

Historic Preservation Program

Newsletter

University of Vermont * History Department
Wheeler House * Burlington, Vermont 05405

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Louis McAllister: Depression era streetscapes

Each fall, the University of Vermont Historic Preservation graduate students in Professor Tom Visser's HP 206: Researching Historic Sites and Structures course have participated in the Historic Burlington Project by researching a specific era in Burlington's past. In 2005, and again this fall, students have been fortunate to have access to an outstanding photographic archive from the University of Vermont Libraries' Special Collections.

Louis L. McAllister (1876-1963), a commercial photographer (see box, page 14), worked intermittently for the Burlington Street Department for more than twenty years, documenting municipal public works projects on roadways throughout the city. The Street Department later donated their archive of McAllister's prints and negatives to the university.

Last year eleven students studied more than 200 of McAllister's photo-

(Continued on page 14)



*Construction completed at North St.
Elmwood Ave intersection 8/18/30*

A typical McAllister photograph, looking west down Burlington's North Street.
Photo courtesy of McAllister Collection, Special Collections, UVM Libraries.

Greetings from Wheeler House

Welcome to the UVM Historic Preservation Program Newsletter—written, edited and designed by first- and second-year graduate students at the University of Vermont.

We are very excited about this year's incoming class. As you will see from their biographies, this is another strong group with a wide range of academic backgrounds, work experiences and preservation interests. We are also very pleased with the academic achievements of our second year graduate historic preservation students, and especially with the success of their various research and service projects.

A major initiative this year has been to expand the types of funding support available for our graduate students. Recognizing the importance of providing opportunities to study a diverse range of preservation policy and planning issues first-hand in historic places across North America and beyond, Preservation Policy and Planning Research Travel Grants are offered during the spring semester. To receive these grants, funded through gift revenues to the Historic Preservation Program Fund and Endowment, students plan intensive site research itineraries that include meeting with preservation planners and community leaders. In addition to summarizing their findings in professional reports, students also share their discoveries with colleagues through oral presentations.

This year, two additional travel grant awards are being offered to further enrich the educational opportunities for our students. The new HP Development Economics Grants assist graduate students with their travel expenses for a weekend-long site visit to explore urban preservation strategies in New York City as part of the Historic Preservation Development Economics course. The other new grant fund will support graduate student travel associated with accessing archives and conducting on-site field research for thesis projects.

These grants, as well as the printing and distribution costs of this newsletter are funded through gifts by alumni and friends. This generosity has also made possible substantial investments in computers, laboratory equipment and other instructional support for our historic preservation students.

If you would like to join with other alumni and friends in supporting these special initiatives, contributions may be sent to the UVM Historic Preservation Program Fund, Wheeler House, University of Vermont, Burlington, VT 05405.



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Class equips students with HP tools

During the spring semester of 2006, HP 305: Historic Preservation Practice Methods offered students the opportunity to study the National Register of Historic Places, Site and Structures Survey Reports for the Vermont Register of Historic Places, and Rehabilitation Investment Tax Credits. This class also provided students with the opportunity to gain first hand experience preparing professional applications and nominations, and to receive instruction from three specialists working in these areas of preservation.

Under the instruction of Susan Jamele, National Register Specialist for the Vermont Division for Historic Preservation, National Register of Historic Places nominations were created for previously unlisted buildings. In addition, a section of the course was devoted to completing Vermont Historic Sites and Structures Surveys for a number of buildings in the neighboring city of Winooski, under the guidance of Vermont preservation consultant, John Johnson. A third section of the course was dedicated to the completion of Rehabilitation Investment Tax Credit Applications under the supervision of Tax Credit and Certified Local Government co-coordinator, Chris Cochran, also from the Vermont Division for Historic Preservation.

This section of the course stressed the importance of the tax credit both at the federal and state levels. With a rise in awareness for this valuable monetary incentive, the Federal Tax Credit program has grown both in the number of projects completed

and the amount of money leveraged. According to the National Park Service, in 2005, over one thousand projects were completed and more than \$3.1 billion in private investment was leveraged to create 14,354 housing units. Of these units, nearly five thousand were designated for low to moderate-income levels. These projects led to the creation of over fifty two thousand jobs. In Vermont, the use of tax credits has risen from fifteen approved projects for \$6



The former People's Academy in Morrystown, VT, an example of an RITC application project.

million in project activity in 2001, to forty-seven approved projects with project activity of \$29 million in 2005. Further advancing Vermont's successful utilization of the Federal Tax Program, which offers a 20% income tax credit, is the Vermont tax program which offers a matching 20% income tax credit on state income tax return credits. According to Chris Cochran, other factors leading the tax credit success in Vermont can be attributed to low interests rates, the strength of the real-estate market,

and the state designated downtowns and village centers.

Many students worked directly with preservation consultants, adding a further opportunity for real world experience, and a chance to experience first hand the type of work these professionals are involved in. The tax credit applications completed by the students covered a wide area of the state, from St. Johnsbury to Vergennes, and an equally diverse group of building types and proposed uses.

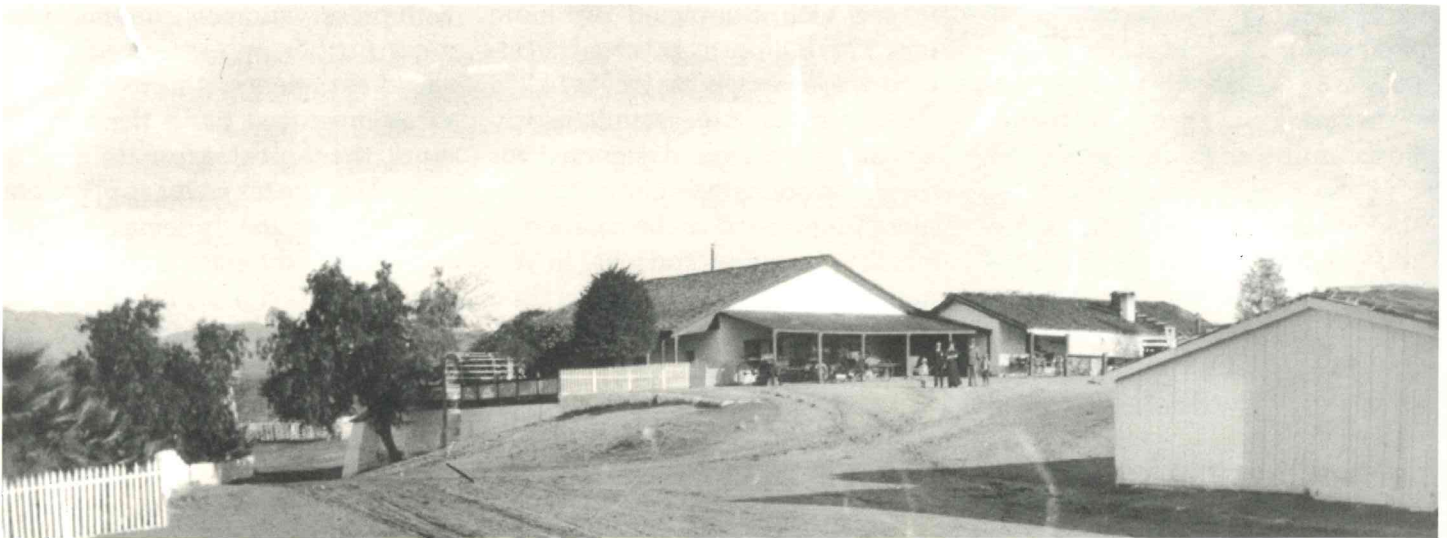
Jackson Evans and Kempton Randolph worked with preservation consultant Liz Pritchett, to prepare a Rehabilitation Investment Tax Credit application for the former Willard Clothing Manufacturing Company building in St. Albans. This 1896 two-story timber framed factory building, most recently occupied by the Leader Evaporator Company, is being rehabilitated to serve as low-income housing. Some of the challenges faced by this project revolved around the structure's unique features including an original 19th century elevator, a massive two story concrete safe with

stenciled iron door, and unusual double glazed, three-over-six-over-three windows. Currently the project is nearing completion of the initial phase of its physical rehabilitation.

Michaela Hutchins and Kurt Jergensen worked with Tim Fariel of White River Development, LLC to prepare a Rehabilitation Investment Tax Credit application for the former US Post Office in the White River Junction Historic District. This

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Researching Santa Margarita Ranch House in Oceanside, California



Santa Margarita Ranch House, photographed circa 1900. Courtesy of Rancho Mission Viejo.

By Julie Weisgerber

The University of Vermont Historic Preservation Program is coordinating a major research project at the Santa Margarita adobe ranch complex on the Camp Pendleton Marine Corps Base in Oceanside, California. This ranch house has served as the residence for the U. S. Marine Corps West Regional Commanding General for the past fifty years.

The main goal of this documentation project is to produce a detailed historic structures report to help with planning for seismic stabilization of the building. This funded project is being conducted through a cooperative agreement between the University of Vermont Historic Preservation Program and the Department of Navy and the U.S. Marine Corps. The National Park Service and the California State Historic Preservation Office are taking consulting roles to assist with rehabilitation and management plans for the ranch house. UVM Historic Preservation Program

Research Associate, Doug Porter, is the project coordinator with Prof. Thomas Visser serving as principal investigator. This large project has involved a wide variety of professional consultants, including historical architects, engineers specialized in the seismic stabilization of historic adobe buildings, cost estimators, Navy and Marine Corps historians, and materials testing firms. University of Vermont graduate students have provided assistance with historical research and a window and door survey of the building.

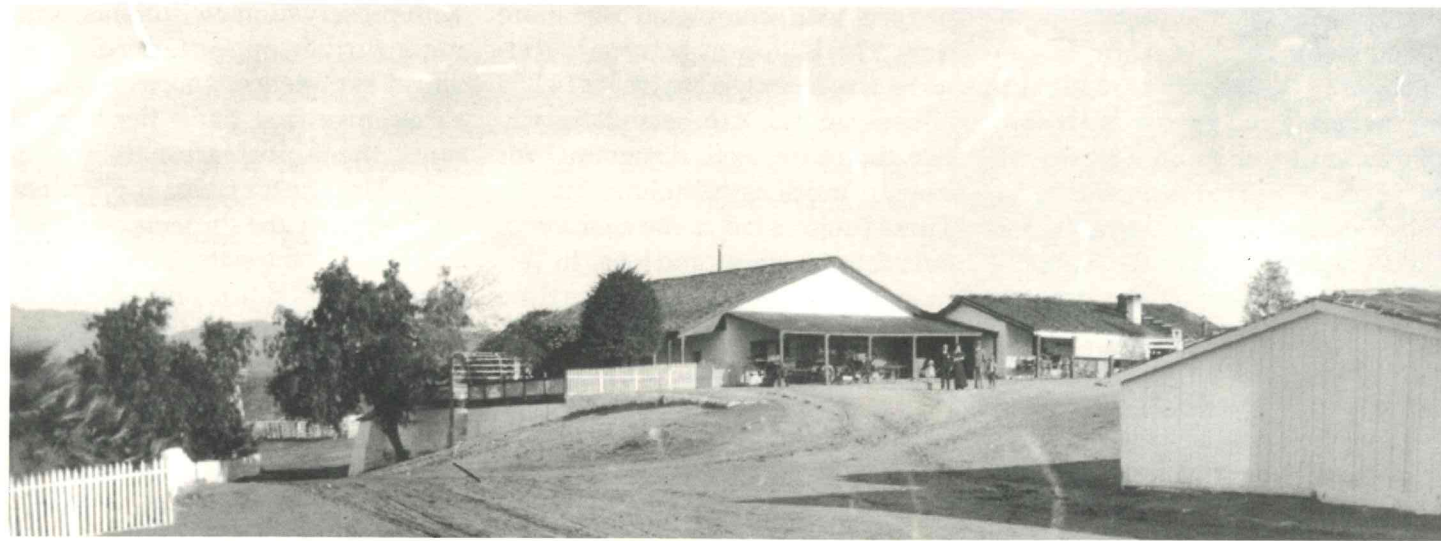
A very significant historic resource, the building chronology of Santa Margarita mirrors much of the social history of California. Long before there was a Marine Corps base in the coastal hills of southern California, the site was a Spanish rancho during a period when Spanish missions were being secularized in the 1830s. Pio Pico, a successful hide and tallow trader, and his brother Andres purchased a large tract of land on the

former mission. The business generated a lucrative income during the 1840s and 1850s. In 1845, Pio Pico became the last Mexican Governor of California. After the Mexican-American War, Pio Pico and his wife moved to Los Angeles, and Andres left for the gold fields of San Francisco. The rancho was left in the hands of their brother, Jose Antonio Pico. Without any direct contact from Pio and Andres, the Santa Margarita ranch fell onto difficult times. Pio Pico's brother-in-law, Don Juan Forster became the owner of Santa Margarita y Las Flores on February 25, 1864. Forster expanded the rancho, adding a corral and two barns, a winery and wine cellar, and built back up the orchards and cultivated fields.

After Don Juan Forster and his wife passed away in 1882, the Forsters' sons sold the rancho to James Flood who employed Richard O'Neill to manage the property. O'Neill traded his management fee

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Santa Margarita Ranch House, photographed circa 1900. Courtesy of Rancho Mission Viejo.

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Exploring cultural landscapes: a multidisciplinary approach

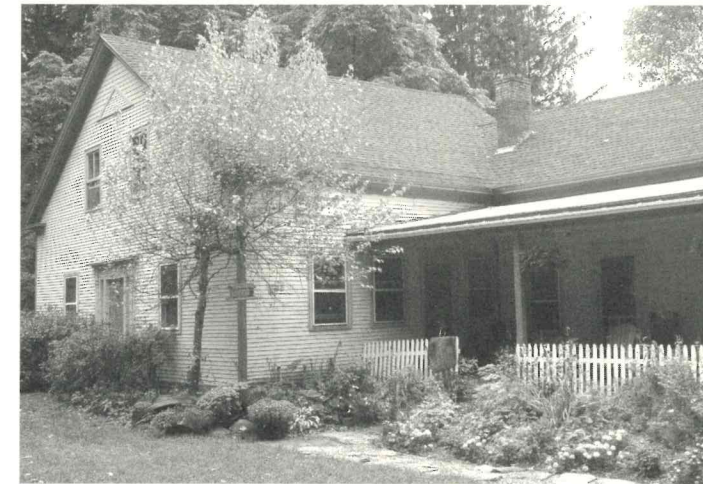
By Kurt Jergensen

Each fall semester, second year students take part in HP 302: Community Preservation Projects. This course was designed to encourage students to become advocates for historic preservation and to develop a better understanding of the need for an interdisciplinary approach to that advocacy. The students also learn to work as independent professionals through preservation projects around Vermont and neighboring states. Students are also encouraged to further develop their skills for reading the changes on the cultural landscape through course lectures, readings and field research.

This year, Professor Robert McCullough led students on explorations of the forested and industrial landscapes in Vermont through field trips to the Green Mountain National Forest and the University of Vermont's Jericho Research Forest.

Dave Lacy, archeologist for the U.S. Forest Service, met with the group at the Green Mountain National Forests in Rochester to discuss the barn complex on the site that was moved several hundred feet back from the road to allow for its protection and rehabilitation. Mr. Lacy also explained the Forest Service's plans for cultural resource protection in the Granville Gulf region of the forest. Afterwards, the group looked at the former

locations of several homesteads in the area that are now important archaeological sites. Students also met with members of both the White River Partnership and the Moosalamoo Association to discuss the partnerships that develop between those who use or own important landscapes and those who wish to help conserve the integrity



The circa 1790 Thompson Farmhouse at UVM's Jericho Research Forest.

of the landscape, whether for cultural or natural purposes. Finally, the group visited the remains of the Forestdale blast furnace in Brandon, VT to learn about the changes that occur in a landscape after heavy industry has left.

A second field visit took the students to UVM's Jericho Research Forest to investigate a wooded area that has been planted on the remains of a late 18th and 19th century farmstead. Using the principles outlined in author Tom Wessels' book, *Reading the Forested Landscape: A Natural History of New*

England, and with the guidance of landscape enthusiast McCullough, students read the change in use of the land, from arable land, pasture, and woodlot to the managed forest that exists today.

In order to gain experience in preservation advocacy and professional practice, Professor McCullough asked the students to choose a project within a local community. The projects included: establishing the historical significance of a Swanton, VT damn site; a conservation assessment of a defunct castle-themed amusement park in Troy, NY; research on the history of public waterworks in Burlington, VT; a Historic Structures Report for a barn complex on land associated with renowned sculptor Augustus Saint-Garudens; a historic downtown and arboreal walking tour of Rutland,

VT; a barn, carriage shed and garage survey of downtown Brandon, VT; a Historic Structure Report and National Register Nomination for a historic firehouse in Chester, VT; and a Historic Cultural Landscape report for a former railroad corridor soon to be converted into a bike path.

The diversity of these projects, and of the interests of each member in this year's graduating class, should prove to be a great asset to the preservation community in the very near future.

©

Graduating Class of 2007



From left to right: (bottom row) Kurt Jergensen, Rebecca McNamara, Jackson Evans, Lucille Pittman, (middle row) Kim Smith, Michaela Hutchins, Kempton Randolph, Rachel Podgurski, (top row) Jean Innamorati, Julie Weisgerber.

Jackson Evans chose historic preservation as a way of tying together interests in antiques, historic research, traditional building techniques, community development, and a Fine Arts degree in film and photography. Since beginning his studies at the University of Vermont, Jackson has worked on projects in a variety of preservation settings, including site and structure research in Burlington's Old North End, the history of the bicycle and its continued effects on landscape, tax credit and National Register projects, historic structures reports, a field research project on disaster preparation for historic resources in the Florida Keys. Jackson completed an internship with the Vermont Division for Historic Preservation/Vermont Agency of Transportation. Presently, Jackson serves as a board member for Preservation Burlington, local non-profit, and is working on a community-oriented project to establish the significance of

an early dam in Swanton, VT.

Michaela Hutchins, a native of Kennebunkport, ME, is a 2005 graduate of Roger Williams University with a BS in Historic Preservation. Recently, she worked as an intern and honorary fellow at Old York Historical Society in York, ME, where she collaborated on the restoration and interpretation of their newly acquired Ramsdell house. After graduation she hopes to find a job in southern Maine or New Hampshire so that she can explore a career in preservation consulting and advocacy and restore her new home in NH.

Jean Innamorati, a Humanities Center fellow and second year student, is interested in research topics including nineteenth century urban and industrial development, especially the history of public works projects. Her

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Jean Innamorati, a Humanities Center fellow and second year student, is interested in research topics including nineteenth century urban and industrial development, especially the history of public works projects. Her

thesis will focus on the career of the Ammi Burnham Young, who drew up the 1830 map of Burlington, designed the second VT State House and the Boston Customs House and later served as the U.S. Treasury Department's first supervisory architect. Jean is a member of the Stowe, VT Historic Preservation Commission and a former member and chairperson of the Historic Districts Commission in Falmouth, Massachusetts. Recently she prepared NR nominations and RITC proposals for buildings in Bennington, Hardwick, Morristown and Burlington, VT. She holds an A.B. degree magna cum laude from Harvard University and lived in the Lombardy region of Italy for several years where she worked as a freelance technical translator and an administrative and research assistant at an archeological institute.

Kurt Jergensen graduated from Roger Williams University with a Bachelor's of Science in Historic Preservation in 2005. Since graduation, he has taken on several projects to augment his classroom learning, including conducting a paint analysis for the Worcester Village School in Worcester, VT, and planning for the reconstruction and restoration of the Cornwall house, a 1691 house from Portland, CT, on his land in Dunbarton, NH. Kurt is currently working on researching his thesis topic on preservation and financial tools useful to small non-profit organizations, such as local historical societies, within the context of the State of NH in particular. He is looking forward to starting a preservation consulting and restoration practice in southern NH and beginning work on his new home.

Rebecca McNamara spent the summer interning at the Northeast Office for the National Trust for Historic Preservation. Her main focus was researching the implications of historic preservation on waterfront revitalization projects. Rebecca has a strong interest in community revitalization issues; she has worked at the Champlain Housing Trust (formerly known as the Burlington Community Land Trust) for the past two years providing homeownership opportunities to low and moderate-income families. Rebecca earned her undergraduate degree in Historic Preservation from Roger Williams University in 2004.

Lucille Pittman received her undergraduate degree from the University of North Carolina at Chapel Hill with a B.A. in Art History and a minor in French Lan-

guage. She spent her summer interning for a commercial developing company in Raleigh, NC. The internship focused on downtown development and adaptive reuse projects within the Moore Square Historic District. Her real estate knowledge and experience with Rehabilitation Tax Credit Applications enticed her to choose this challenging internship. She has also researched boat-house construction on the shoreline of Lake Champlain in conjunction with her studies in Historic Preservation at the University of Vermont. Her future goals are to pursue a career in downtown commercial development to improve the economic vitality of town centers through the reuse of historic buildings.

Rachel Podgurski, originally from NJ, graduated in 2005 with a BFA in Interior Design from Kean University. She worked as a freelance renderer before moving to VT to attend UVM. During this past summer Rachel worked as an intern at Historic Speedwell Village in Morristown, NJ. At Speedwell she worked along side the collections specialist, learning about artifact conservation. Rachel is continuing to work with Speedwell helping to put together a Historic Structures Report. Currently Rachel is working as an intern at the Sheldon Museum in Middlebury, VT. Following graduation, Rachel will pursue a second Bachelor's degree in architecture, and she hopes to be able to use the skills she has acquired while at UVM to work in an architectural firm that specializes in preservation.

Kempton T. Randolph, a second year student, hails from Newburyport, MA and is now a resident of Cabot, VT. Kempton interned with Elizabeth Pritchett Associates in Montpelier this past summer, gaining experience in writing National Register nominations and RITC applications. Recently Kempton completed a window survey of the Jacob Davis Jr. house in Montpelier, and is currently writing an NR for the Chester, VT firehouse. Come spring, he will be finishing his research on Greek Revival architecture in the New Hampshire and Vermont Connecticut River valley. For his hands-on fix, Kempton enjoys tending his pigs and chickens while slowly restoring his 180 year-old Cabot farmstead. Kempton is looking to delve into the world of private consulting and restoration services in the spring.

Kimberly Smith, from Bloomington, IL, attended Illinois State University and received a B.A. in Art, B.S. in
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History, and a Master's degree in Interior Design. Her goal has always been to work within preservation and she has done so in different capacities. She has worked as a docent and staff assistant at the Vermilion County Museum, Danville, IL; assistant curator at the McLean County Museum of History in Bloomington, IL; and in exhibit maintenance at Fort Mackinac, Mackinac Island, MI. This past summer, she interned at the Gardner Museum of Architecture and Design in Quincy, IL where she designed new exhibit space and completed a National Register nomination for the organization. Through her many work and study experiences, she has realized that community revitalization is a very important component to preservation and she hopes to find an opportunity within that area after graduation.

Julie Weisgerber is a 2003 graduate of San Diego State University. She earned a B.A. in Art with emphasis in Interior Design and worked as a commercial interior designer for two years before joining UVM's preservation program in 2005. In addition to her classes last year, Julie assisted with compiling a Historic Structures Report for the Rancho Santa Margarita adobe, and traveled to the project site in Oceanside, CA as part of her research. This past summer, Julie ventured to Camp Santanoni, a National Historic Landmark located within NY's Adirondack Park. She helped with interpretation of the site as well as restoration projects associated with the boathouse including conserving windows and shingling the roof. Upon graduation, Julie plans on pursuing hands-on conservation work as well as design work for historic buildings. ◉

Preservation

(Continued from page 3)

two-story Colonial Revival style masonry structure was constructed in 1934 by the General Service Administration, has been occupied by the VT District court for Windsor County and a branch of the NH/VT Visiting Nurses Association since its decommissioning. It is going to be rehabilitated as mixed-use commercial space, with a restaurant on the first floor and offices on the second. Several character-defining features needed to be preserved in the plans for rehabilitation, such as a 1930's safe, the large, ornately decorated vestibule and forty-foot long skylight in the former mail sorting area, while other significant features had to be removed to allow for code compliance, such as original 1930's bathrooms on the second floor.

Jean Innamorati and Rachel Podgurski worked with River Arts, a non-profit arts and education group in Morrisville, to rehabilitate an 1847 Greek Revival building which

served as the first People's Academy, a private, coeducational secondary school. Subsequently, the building was used as a grain and feed store and as a Grange Association meeting hall. River Arts plans to correct the building's structural problems and add a small addition to the rear. They will use the two assembly rooms, one on each floor, for art exhibitions, classes and other community functions.

Lucy Pittman and Julie Weisgerber worked on the Ryan Block in Vergennes, VT. The Ryan Block is an 1848 structure originally built as a Greek Revival style hotel, which received an Italianate facelift in 1870. As the largest structure in the city, it presented a special challenge to find a use for all 18,000 square feet of space, as well as finding a way to install an elevator into the long and narrow structure.

Kimberly Smith and Rebecca McNamara worked on compiling Part 1 of an application for the Hale Block, a circa 1850 building with Queen Ann architectural details in

downtown St. Johnsbury, Vermont that suffered a severe fire in the year 2000. The building was left open and exposed to severe elements and deterioration. The building was later purchased by the Gilman Housing Trust and underwent a major rehabilitation in spring and summer of 2006. New commercial tenants should occupy the building beginning in the fall of 2006. Liz Pritchett, the preservation consultant for the project, assisted graduate students Kimberly Smith and Rebecca McNamara in learning and finalizing the tax credit compliance process.

Vermont will likely rank in the top ten nationally for the number of approved RITC projects per capita for the 2006 fiscal year. It is safe to say that the numbers demonstrate that preservation is thriving in Vermont, and Rehabilitation Tax Credits are most definitely an important factor in encouraging future preservation efforts, just as the National and State Registers help to identify historically significant structures that need attention. ◉

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two-story Colonial Revival style masonry structure was constructed in 1934 by the General Service Administration, has been occupied by the VT District court for Windsor County and a branch of the NH/VT Visiting Nurses Association since its decommissioning. It is going to be rehabilitated as mixed-use commercial space, with a restaurant on the first floor and offices on the second. Several character-defining features needed to be preserved in the plans for rehabilitation, such as a 1930's safe, the large, ornately decorated vestibule and forty-foot long skylight in the former mail sorting area, while other significant features had to be removed to allow for code compliance, such as original 1930's bathrooms on the second floor.

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served as the first People's Academy, a private, coeducational secondary school. Subsequently, the building was used as a grain and feed store and as a Grange Association meeting hall. River Arts plans to correct the building's structural problems and add a small addition to the rear. They will use the two assembly rooms, one on each floor, for art exhibitions, classes and other community functions.

Lucy Pittman and Julie Weisgerber worked on the Ryan Block in Vergennes, VT. The Ryan Block is an 1848 structure originally built as a Greek Revival style hotel, which received an Italianate facelift in 1870. As the largest structure in the city, it presented a special challenge to find a use for all 18,000 square feet of space, as well as finding a way to install an elevator into the long and narrow structure.

Kimberly Smith and Rebecca McNamara worked on compiling Part 1 of an application for the Hale Block, a circa 1850 building with Queen Ann architectural details in

downtown St. Johnsbury, Vermont that suffered a severe fire in the year 2000. The building was left open and exposed to severe elements and deterioration. The building was later purchased by the Gilman Housing Trust and underwent a major rehabilitation in spring and summer of 2006. New commercial tenants should occupy the building beginning in the fall of 2006. Liz Pritchett, the preservation consultant for the project, assisted graduate students Kimberly Smith and Rebecca McNamara in learning and finalizing the tax credit compliance process.

Vermont will likely rank in the top ten nationally for the number of approved RITC projects per capita for the 2006 fiscal year. It is safe to say that the numbers demonstrate that preservation is thriving in Vermont, and Rehabilitation Tax Credits are most definitely an important factor in encouraging future preservation efforts, just as the National and State Registers help to identify historically significant structures that need attention. ©

Entering Class of 2008



Left to right: (front) Brandee Wagner, Carrie Mardorf, Sara Casten, Sarah Graulty, Ashley Bushey, Jesse Zanavich, (back) Jonathan Holdsworth, Caitlin Meives, Caitlin Corkins, Susan Arena, and Erin Rainwater.

Susan Arena is originally from Fulton, NY and completed her undergraduate work at Hobart and William Smith Colleges with a B.A. in Architectural Studies. She has most recently been living in Boston where she worked at the Old State House Museum and then the Massachusetts Historical Society. Susan's interest in preservation stems from spending time on her father's construction sites when she was younger, and seeing her hometown's poor management of its older structures. Susan would like to eventually work as a consultant for Historic Districts and structures on the state or local level.

Ashley L. Bushey, a Vermont native from Bristol, is a 2006 graduate of Castleton State College with a B.A. in Social Studies and Secondary Education. Her interest in historic preservation derives from the desire to maintain the historic structures that define American history so that they may be appreciated by subsequent genera-

tions. Moreover, her passion for history motivated her to pursue a career directly tied to its preservation. She has always been fascinated by old structures, particularly barns, and would enjoy working on these buildings in a future career.

Sara Casten comes to University of Vermont after finishing a two-year Americorps fellowship with the Worcester Art Museum and Citizens Schools in Worcester, MA. She is a graduate of Massachusetts College of Art in Boston with a BFA in Art History and Sculpture. Sara studied painting conservation in Florence, Italy after finishing her undergraduate studies. Upon returning home, she decided she wanted to be involved in preservation work at a larger scale, which led her to UVM. While she is still uncertain of her career goals, she is interested in hands on preservation and public advocacy for historic monu-

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ments and public works of art.

Caitlin Corkins is originally from Bristol, VT. Her first job was as an assistant for her father's contracting business. From this job, she gained experience in carpentry to painting, as well as an early appreciation of historic buildings in VT. She received a Bachelor's degree in History from Knox College in Galesburg, IL in 2002.

Following graduation, she spent three years in Boston where she completed a Certificate in Museum Studies at Tufts University and was an intern for the Bostonian Society. Last year, Caitlin was a collections assistant at the Bennington Museum, in Bennington, VT.

She also curated an exhibit on women's fashions of the 1920s. A fascination with old buildings and a desire to work in an historic house museum drew Caitlin to UVM's Historic Preservation program.

Sarah LeVaun Graulty graduated from Smith College in 2003, where she earned her B.A. in Art History. Before receiving her degree, Sarah spent a year focusing on American history and preservation in Washington, DC. She first interned in the Office of the Curator at the U.S. Supreme Court and then worked for the Save America's Treasures program at the National Trust for Historic Preservation. Sarah also spent an undergraduate summer at the Chesterwood Museum, a National Trust property that was the summer home and studio of sculptor Daniel Chester French. Following graduation, she moved to the Midwest, where she was employed at the Ryerson Library of the Art Institute of Chicago and studied Historic Preservation at the School of the Art Institute. Sarah is from the Berkshires in Western MA, where she grew up with deep interest in the historic built environment and vernacular architecture, in particular. Sarah is thrilled to be continuing her education back in New England and is very much looking forward to a career in preservation.

Jon Holdsworth graduated magna cum laude with a Bachelor of Arts degree, double majoring in History and Art, from Saint Michael's College in Colchester, VT in 2006. He was involved with student government for four years including a year on the Executive Board of the Saint Michael's College Student Association. He is from Bow, NH, and as a result, his interests in preservation stems from growing up in small New England town surroundings. Jon recently completed his third summer

as a laborer/driver for the Town of Bow Highway & Cemetery Departments, maintaining the grounds of the town's historical buildings and cemeteries. He currently works at the University of Vermont for the College of Arts & Sciences as a Student Service Representative.

Carrie Mardorf comes to the UVM Graduate Historic Preservation Program after receiving a Bachelor's degree in Landscape Architecture from Iowa State University. She has studied historic urban landscapes in Rome, Italy and interned with the National Park Service, assisting in the completion of a Historic Structures Report and Cultural Landscape Report at Antietam National Battlefield. She is currently employed as a preservation landscape architect and project manager at Heritage Landscapes in Charlotte, VT where she has been involved in several landscape preservation projects throughout the nation. Her preservation interests include barns, cemeteries, and vernacular buildings and landscapes.

Caitlin Meives grew up in Syracuse, NY. She attended the University of Rochester in western New York, graduating in 2005 with a B.A. in American History and Spanish. During her senior year at UR, she spent a semester interning with a cultural resource management firm. After graduating, she spent a year working as a Spanish tutor and substitute teacher. Caitlin's great love of history as well as her interest in historic structures brought her to UVM's Historic Preservation Program. She looks forward to continuing her education and exploring the field of preservation.

Erin Rainwater earned a B.A. in Ethics, with a minor in Art History from Principia College in 1999. She moved to Vermont with her husband in 2000 to attend Vermont Law School and, after completing her Juris Doctor degree in 2003, moved to Burlington to work for the law firm Schoenberg and Associates. She left the firm to have a baby in 2005, during which time she taught public speaking, ethics, legal issues, theater, and dance choreography at Vermont Commons School. Her passion for the arts, together with her legal background and personal love of historic architecture, called for a career change that would combine her education and interests more effectively. Recalling how much she enjoyed Preservation Law in law school, she decided to join UVM's Historic Preservation program. She is interested not only in the legal aspects of preservation, but also the artistic, social, and economic potential of

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restoration and adaptive reuse.

Brandee Wagner graduated in May, 2006 from Franklin Pierce College in Rindge, NH. She received her B.A. in American Studies with a History concentration, minored in philosophy, and earned a certificate in women's leadership. Born and raised in Lowell, MA, Brandee grew up surrounded by built reminders of history and developed first hand an awareness of the need for preservation. She is excited to be a part of this program and cannot wait to join the professional field.

Jesse Zanavich received his B.A. in History and minor in Biology from Central Connecticut State University in December of 2005. Since graduating, Jesse has split his time between working at ESPN and assisting a home-based antique business. A native of Oakville, CT, Jesse was drawn to the University of Vermont, as well as Burlington itself, because of its numerous historically significant buildings and familiar New England architecture. His predominant interests lie in downtown revitalization and architectural history.

Las Flores Ranch

(Continued from page 4)

for an interest in the ranch, which was fully vested approximately twenty years after Flood's purchase. In addition to the 133,000 acres at Santa Margarita y Las Flores, Flood and O'Neill also purchased two neighboring ranchos: Mission Viejo and Trabuco. The ranch grew to over 205,000 acres. In 1915, management of the ranch passed to Jerome O'Neill although ownership was still shared with the Flood family.

Cattle ranching continued at the site until the outbreak of World War II. In 1942, under the authority of the Second War Powers Act, the United States government took control of the bulk of the acreage of the huge ranch. The O'Neill and Flood families were paid a sizeable sum and Camp Pendleton was founded. President Roosevelt visited the camp on September 25, 1942 for the dedication ceremony. As he toured the ranch house, he stated that the Santa Margarita ranch house should be preserved. It was first used as an officer's club, then briefly served as a museum. In 1947 it became base housing for the Marine Corps West Regional Commanding General.

Robert McCullough speaks up for bridges



Recently, Robert McCullough, Assistant Professor of Historic Preservation at UVM, specializing in preservation law and the cultural landscape, wrote a book entitled, *Crossings: A History of Vermont Bridges*. McCullough penned the book using information collected from carefully chosen images from local, state, regional and national photo archives, along with information from the VT Agency of Transportation records, and town and state annual reports, among other documents. McCullough says that he wrote this book to "raise public awareness about these resources," and that the most favorable outcome for this book could be "preserving a single bridge that would otherwise have been destroyed." The book not only discusses Vermont's iconic covered bridges, but bridges that are oftentimes overlooked or considered to be nothing more than utilitarian structures not worth much attention. It is because these bridges are viewed in this light rather than as an important historic resource that they are disappearing in vast quantities. McCullough's book is a step in the right direction for raising public awareness about the importance of these "features that make important visual contributions to our landscapes."

Travel grants enable field research

Each year, students in HP 304: Contemporary Preservation Policy and Planning take their knowledge beyond the classroom through spring break field research. Aided by modest grants from the UVM Preservation Program Fund, students investigate preservation issues in the U.S. and other countries. The work of this year's students reflects the diversity shaping historic preservation today.



Old Customs House, Key West, FL, circa 1891.

This spring, **Jackson Evans** traveled to the Florida Keys to research the best practices in disaster planning and preparation for historic resources. While there, he conducted interviews with professionals ranging from a city planner, the principal architect of a preservation architectural firm, and the head of a local preservation non-profit organization. Through these interviews and site visits, Jackson found that engineering, creativity, and a realistic approach to what is possible in preparing for disasters are the keys to successfully protecting a sensitive built environment.

Jean Innamorati followed the National Register Travel Itinerary along the GA-FL coast from Savannah, to Saint Augustine. She toured colonial forts, including Fort Frederica, the Castillo de San Marcos and Fort Matanzas, along the Golden Crescent. Jean also stopped at Jekyll Island, a National Historic Landmark District. In Savannah, she met with preservation officers of the Chatham County Metropolitan Planning Commission to learn more about how their agency administers and regulates the city's eight historic districts. She also sat

down with the director of the Historic Savannah Foundation to discuss the non-profit organization's work and collaboration with local government agencies.

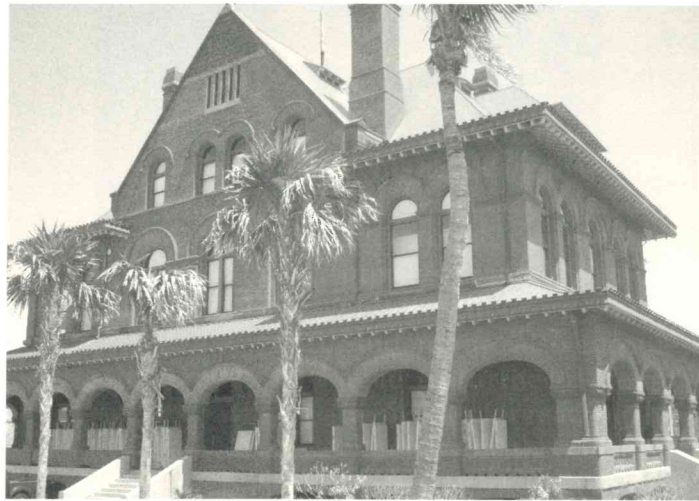
Kurt Jergensen and **Michaela Hutchins** took the opportunity to travel to Great Britain for their spring break. There, they took part in a British National Trust working holiday on Lundy Island, off of the northern coast of Devon. Kurt and Michaela explored the island, which is rife with archaeological remains from over a thousand years of human habitation, as well as several structures that remain from the late 18th and 19th centuries. They also took part in the natural and structural conservation efforts taking place on Lundy, including removal of invasive rhododendron bushes that are choking out the endemic Lundy cabbage and repairing thousands of feet of deteriorating dry-laid stone walls built over the last four hundred years. They also got the chance to encounter ways in which preservation practices in Britain differ from those currently in use in the US, and brought back valuable lessons on how these differences may be used to benefit future preservation in America.

Lucille Pittman chose to investigate how the California State Park Agency stewards the sixteen Arts and Crafts style buildings designed by the renowned architect Julia Morgan at the Asilomar Conference Center in Pebble Grove. She analyzed the preservation issues confronting the State Park Agency through the lens of the California Environmental Quality Act, which serves to protect California's environmental and cultural resources, and Delaware North Systems, the park's concessionaire. Lucy took a tour of the grounds with two park rangers, who described how the California State Park Agency protects the historical, environmental, and social aspects central to Morgan's plan, as they work in conjunction with Delaware North Systems. She discovered that the key challenges shaping the present state of Asilomar are innovatively servicing conference participants, preserving the historic buildings, and nurturing the environment. Overall, Lucy found that the park is maintained exceptionally well, considering the balancing act it controls between private funding and state interests.

During the spring break, **Rachel Podgurski** visited the Roseville School in Byram Township, NJ. The Roseville School is an historic one-room schoolhouse that was

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During the spring break, **Rachel Podgurski** visited the Roseville School in Byram Township, NJ. The Roseville School is an historic one-room schoolhouse that was

bought and restored by a private group. The focus of the study was to evaluate the preservation of the building. This project showed the impact that amateur historians and local politics can play in the fate of a building. The Roseville project moved the building from its original location and greatly compromised the integrity of the structure. Still, the building, though altered, was saved by community involvement, and now serves as a symbol of pride for the town.

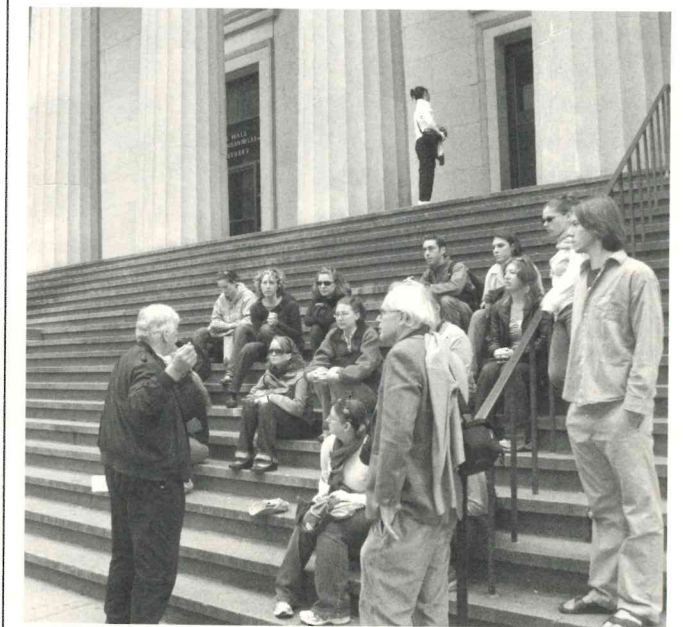
Kempton T. Randolph traveled to Baja California, Mexico to study a completed conservation project at several remote aboriginal rock art sites. Scattered throughout an arid mountain range 500 miles south of the U.S. border, the numerous larger-than-life rock murals were recognized as a UNESCO World Heritage Area in 1993. Concerns over deterioration and visitor traffic spurred a conservation and visitor management effort headed by the Mexican government, with assistance from the Getty Conservation Institute, in 1995. After traveling to the two most heavily visited sites on the peninsula, Kempton witnessed a regulatory and physical management system suffering the effects of a decade of neglect. However, underneath a veneer of disorganization and poor communication lay rural communities dedicated to the conservation and stewardship of their cultural resources. His final report cited the innovative consensus method for developing the region's heritage management system as critical in fostering this grassroots preservation ethic that will continue to protect and interpret these sites for the foreseeable future.

Kimberly Smith spent her spring break getting back to preservation efforts in her hometown of Danville, IL. She spent time reconnecting with Sue Richter, director of the Vermilion County Museum, an organization with which Kim worked before pursuing a graduate degree at UVM. The museum recently completed a new visitors' center to accompany their house museum, and discussion centered on how the new building allowed for restoration projects in the house, as well as artifact conservation in the new building. She also spent time with the director of the Renaissance Initiative, a Danville non-profit organization, discussing how they survey, purchase, and resell properties to encourage neighborhood revitalization.

Research projects address the most common and difficult contemporary preservation challenges.

Julie Weisgerber traveled to explore different approaches to revitalization efforts in the neighborhoods of Atlanta, Georgia. She first visited East Point, an area designated as a Main Street District by the National Trust for Historic Preservation. She then went to Sweet Auburn, the birthplace of Dr. Martin Luther King, Jr., and saw how a local non-profit organization handles revitalization of the neighborhood. There, Julie met with Marie Cowser, director of the Historic District Development Commission and learned strategies used to build community, strengthen low-income housing, and fight gentrification. At the end of the trip, Julie returned to Burlington with many new ideas on how to bolster Main Street neighborhoods. ☉

Students study economics of development in New York City



Students in HP204: Historic Preservation Development Economics listen to Professor Roger Lang speak about the history of the New York Stock Exchange during a recent trip to New York City. The tour of both Upper and Lower Manhattan focused on successful adaptive and extended use projects involving the historic built environment. Stops on the tour included Grand Central Terminal, Park Street, South Street Seaport, and the Wall Street Financial District to name a few.

LOUIS L. McALLISTER (1876-1963)

By Jean Innamorati

Louis Leon McAllister practiced photography in Burlington, Vermont, for more than sixty years. Known by generations of high school and college graduates for his group pictures, he became something of an institution himself.

Born in Nebraska, McAllister moved to Randolph, Vermont in 1897. A few years after arriving in Vermont, the young McAllister set up a photography studio in Burlington. For decades, he memorialized graduations and other ceremonial occasions perched atop a stepladder with his very large panoramic camera. In an article about his work written by Ralph Nading Hill and published in *Vermont Life* in 1960, McAllister dismissed newer technology: "no detail in those midget cameras," he said. "Can't blow up a negative without losing something."

Although best known for his large outdoor panoramic photographs, McAllister also took on commissions and created studio portraits. Among the large collection of his prints and negatives at the University of Vermont's Bailey-Howe Library are hundreds of images McAllister captured of Burlington streetscapes, donated by the city's Street Department. These photographs document road construction and repair work carried out by the city from circa 1928 until 1950, and are the current subject of UVM's Historic Burlington Project.



Louis L. McAllister (photo c. 1960) atop his stepladder setting up a panoramic shot in front of Billings Library. (Photo courtesy of McAllister Collection, Special Collections, UVM Libraries).

(Continued from front page)

graphs of road work in Burlington's Old North End and its environs. By supplementing evidence visible in the photographs with information gathered from sources as varied as the city's telephone directories, annual government reports, newspaper articles and Sanborn Company fire insurance maps, they were able to produce an architectural and landscape history of Burlington's neighborhoods from the late 1920s through

the years of the Great Depression and the Second World War.

The McAllister photographs proved to be an amazingly rich source of information not only about historic structures, from single family homes and tenement houses to churches, banks, grocery stores and gasoline stations, but also of early twentieth century infrastructure systems: sidewalks and streetlights, telegraph and electric poles, trolley car lines and tracks. Stately elm trees,

now gone, shade many of the streets. The older images depict roadwork underway with construction vehicles and machinery in operation, surfacing roads with materials as varied as macadam, reinforced concrete and asphalt and laying granite and concrete curbs and gutters. Many of the McAllister photographs show road crews in the streets, sometimes with passers-by observing their labor. A series of McAllister's pictures docu-

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Alumni News

Jeff Fellingner '04, Sarah Vukovich '04 and Jamie Duggan '06 have welcomed Liisa Reimann '06 to the New England Preservation Collaborative (NEPC) and are entering into their second year of operation. The Montpelier-based consulting group, which also includes architectural photographer Neil Dixon, has expanded its list of services and anticipates continued growth over the next year. More about NEPC projects can be found online at www.nepcinc.com.

In January, Elizabeth André '06 completed her Master's thesis, entitled, *Fire Escapes in Urban America: History and Preservation*. By tracing the historical, social, and architectural history of the fire escape, from its mid-19th century introduction to its early 20th century demise, she demonstrates the importance of these so-called 'white elephants' to the fabric of urban American neighborhoods.

Mayor O'Malley of Baltimore, MD has nominated Tyler Gearhart '94 as the new Chair of the Commission for Historical and Architectural Preservation. Within this position, he is responsible for design review of the city's 30 local historic districts and 120 individual historic landmarks.

Devin Colman '06 recently completed his Master's thesis, entitled, *The Future Comes Home:*

Modernist Residential Architecture in Chittenden County, Vermont, which documents Modernist homes built in northwest VT between 1930 and 1960. One of the buildings documented is by local architect Marcel Beaudin. This Burlington house designed in 1959 recently underwent a complete restoration to its original form - including removal of a shed roof and repair of the original flat roof. Hopefully, this will be the first of many projects to protect and preserve Vermont's modernist architectural heritage.

Sabina Wiedenhoef Dugan '96, working with a consortium of international institutions, helped organize exhibitions in Washington, D.C. and Heilbronn, Germany (fall 2005 through spring 2006) that recognized the extraordinary contributions that German-born architect Adolf Cluss made in post-Civil War Washington, in shaping the city as a modern capital. Focusing her research on Cluss' early political connections with Karl Marx and his later professional emergence as architect and engineer, Ms. Dugan authored two chapters for the book *Adolf Cluss, Architect: From Germany to America* (2005). The project and book have since received awards from the Victorian Society of America and the American Association for State and Local History.

(Continued from previous page)

ments the process of moving a house, with one shot showing the owners posed in front.

Part of the students' work involved identifying the viewpoint from which Louis McAllister shot his images and capturing contemporary images to document how Burlington's streetscapes have changed in the last seventy-five years. After identifying the buildings and streetscapes depicted in the pictures and researching their history, students developed web pages that included maps, detailed captions, and juxtaposed 'then and now' images of city neighborhoods. To see the students' work, please access the Depression Era

Streetscapes: Old North End portion of the Historic Burlington Project at <http://www.uvm.edu/~hp206/2005oldnorthend/>.

The students' work in collecting contemporary views of areas photographed by McAllister for the Historic Burlington Project is now in the process of being incorporated into the Landscape Change Project. Directed by UVM Professor of Geology, Paul Bierman, the Landscape Change Project aims to create a collection of photo comparisons for the state of Vermont, in an effort to educate the public about landscape and geographic change. The two projects intersect where built and natural environments interact. More informa-

tion on this project, along with the current collection of photographs, can be reached through the Historic Burlington Project website. ©

This fall, the University of Vermont's incoming Historic Preservation students are continuing work on the Historic Burlington Project. The first year students are examining the remaining photographs, from the city's southerly neighborhoods. The final product will culminate in web pages within the Historic Burlington Project.

visit us at:

www.uvm.edu/histpres/



The University of Vermont's Johnson House sits in its new location at the corner of University Heights and Main Street. Built in 1806, the house was moved twice: first in 1907 to make room for Morrill Hall at the corner of Main Street and University Place, and again on July 9, 2005 to make room for the new Dudley Davis Student Center.

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