

# Bellevue Falls

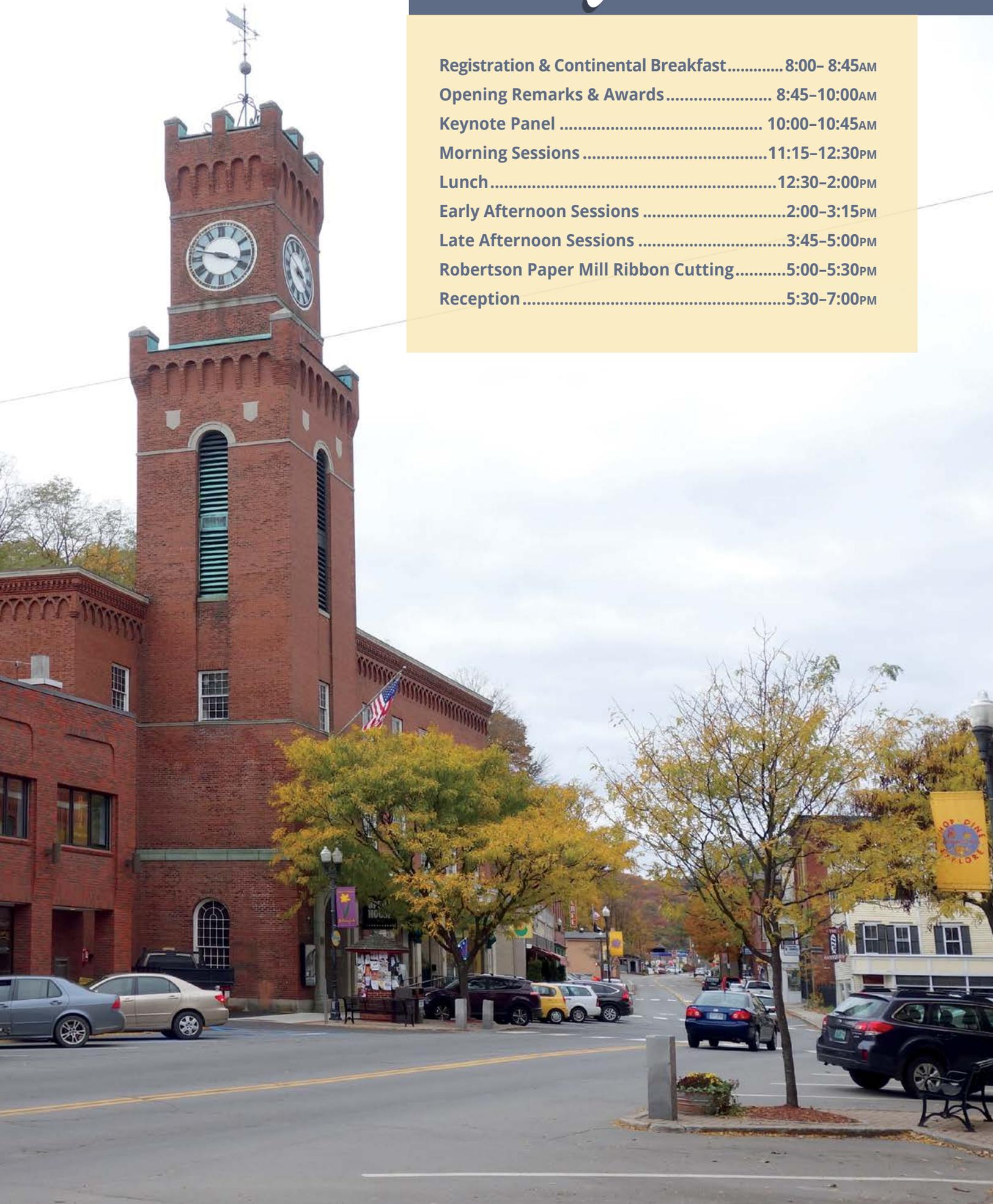


2024

DOWNTOWN & HISTORIC  
PRESERVATION CONFERENCE

# At A Glance

Registration & Continental Breakfast.....	8:00- 8:45AM
Opening Remarks & Awards .....	8:45-10:00AM
Keynote Panel .....	10:00-10:45AM
Morning Sessions .....	11:15-12:30PM
Lunch .....	12:30-2:00PM
Early Afternoon Sessions .....	2:00-3:15PM
Late Afternoon Sessions .....	3:45-5:00PM
Robertson Paper Mill Ribbon Cutting.....	5:00-5:30PM
Reception .....	5:30-7:00PM





## Registration & Continental Breakfast 8:00– 8:45AM

## Opening Remarks & Awards 8:45–10:00AM

Bellows Falls Opera House, 7 Square, Bellows Falls

- **ROGER LONGTOE SHEEHAN** and **RICH HOLSCHUH**, Elnu Abenaki Tribe
- **BEN DOYLE**, Preservation Trust of Vermont
- **MIKE PIECIAK**, Vermont State Treasurer
- **CONGRESSWOMAN BECCA BALINT**, Video Remarks
- **PRESERVATION TRUST OF VERMONT AWARDS**, Jenna Lapachinski, Preservation Trust of Vermont
- **DOWNTOWN LEADERSHIP AWARD**, Gary Holloway, Department of Housing and Community Development

## Keynote panel 10:00–10:45AM

### *The Dynamic Downtown: Many Hands, Many Voices, and a Little Bit of Grit*

Bellows Falls has seen booms and busts but has always stayed true to itself. Its understated pluck and dogged persistence says a lot about this Indigenous settlement, turned industrial site, turned artistic haven. How has this village survived and thrived for generations? Learn about the many community champions and voices that have helped preserve a dynamic and diverse community.

**MODERATOR: SUSAN EVANS-MCCLURE**, Vermont Arts Council

#### **PANEL:**

- **MICHAEL BRUNO**, Windham Antique Center
- **GAIL GOLEC**, Kchi Põntegok Project
- **JEFF DUNBAR**, Rockingham For Progress
- **ROBERT MCBRIDE**, Rockingham Arts and Museum Project
- **ELIZABETH BRIDGEWATER**, Windham and Windsor Housing Trust

## Morning Sessions 11:15–12:30PM

See Workshop Descriptions For Locations

## Lunch & Learn 12:30–2:00PM

TOURS WILL START AT 1PM

## Early Afternoon Sessions 2:00–3:15PM

See Workshop Descriptions for Locations

## Late Afternoon Sessions 3:45–5:00PM

See Workshop Descriptions for Locations

## Robertson Paper Mill Ribbon Cutting 5:00–5:30PM

Gary Fox, Town of Rockingham

See Workshop Descriptions for Locations

Dedication of the Robertson Paper Mill Historic Interpretive Kiosk made from materials reclaimed from the demolition in 2019, will feature an installation of paper lanterns, decorated by town residents with paper salvaged from the mill to shine a light on the powerful, storied past and bright potential future for this prime location.

## Reception at Welcome Center 5:30–7:00PM

See Workshop Descriptions for Locations





## BOARDING AT 11:00 AM

### TOUR: Bellows Falls: Railroad Town

#### 51 Depot Street

Hop on the train in Bellows Falls! Take the Green Fleet, the 405 first generation diesel engine on a short run to the engine house and back.

#### PRESENTER:

**CATHY BERGMANN**, Bellows Falls Historical Society

### Bellows Falls Island and Under the Hill: A Historic Redevelopment in Progress

#### Opera House (Upper)

Located in the Bellows Falls Downtown District, the Bellows Falls Island and Under the Hill, provide important redevelopment opportunities. Come learn about the industrial heritage, brownfields cleanup and steps the Town of Rockingham has taken to pursue redevelopment. Learn about funding opportunities and the many partners needed for revitalization.

#### PRESENTERS:

**SUSAN WESTA**, Windham Regional Commission

**GARY FOX**, Town of Rockingham

**DAVID DEACON**, SUNY, Oswego

**SARAH BARTLETT**, Vermont Department of Environmental Conservation

### Kchi Põntegok Akiõtloka: The Land Speaks Its Stories

#### Library

The Kchi Põntegok Petroglyph Project received a National Parks Service Underrepresented Communities Grant in 2022 to amend the National Register listing of the Bellows Fall petroglyph site. Team members discuss their research and the implications for the Western Abenaki and other non-federally recognized tribes in the United States.

#### PRESENTERS:

**WALTER WALLACE**, Rockingham Historic Preservation Commission

**GAIL GOLEC**, Kchi Põntegok Project

**RICH HOLSCHUH**, Kchi Põntegok Project

**ROGER LONGTOE-SHEEHAN**, Kchi Põntegok Project

**ANNETTE SPAULDING**, Kchi Põntegok Project

**HALE MORRILL**, Longview Forestry, Inc.

### Creative Community Resilience

#### Masonic Temple

Learn about creative ways a community can come together to overcome the challenges of a catastrophic event and adapt to the inevitable change that follows. Using the summer's flood as an example, the panelists will share their stories of recovery, and speak specifically about the creativity that was required in uplifting the community afterwards.

**MODERATOR: AMY CUNNINGHAM**, Vermont Arts Council

#### PRESENTERS:

**PAM WILSON**, Barre Up

**KATIE TRAUTZ**, Montpelier Alive

**MONICA DI GIOVANNI**, Renewal Project

**AMANDA OTTO**, Cabot Public Library

**ROSE FRIEDMAN**, Civic Standard

**MELISSA BOUNTY**, Central Vermont Economic Development Corporation

### VT Homes For All Toolkit: Missing Middle Housing Solutions

#### Opera House (Lower Theater)

Learn about actionable tools and resources in the newly developed Homes for All Toolkit for novice and emerging small-scale home builders, seeking to start developing new and renovated homes in Vermont. Using an infill parcel in Bellows Falls as a case study, we'll explore how the Rockingham Incremental Development Working Group is helping Rockingham/Bellows Falls become a development-ready community. Learn how you can apply these lessons to your community or housing project as a community development professional or local leader looking for new housing tools to support Vermonters.

#### PRESENTERS:

**AMY TOMASSO**, Department of Housing and Community Development

**SARAH LANG**, Rockingham Incremental Development Working Group

**JOHN DUNBAR**, Whitaker Properties, Inc.



## TOURS START AT 1 PM

meet at 26/35 Hotel Windham on Bridge Street

### 33 Bridge Street

Grab lunch and walk to 33 Bridge Street, a former paper mill that houses artists, glass blowing studios, a local radio station, and Stage 33 Live, a small theater. Artists include Grace & Miss Mouse Soaps, Kekic Glass, Sherwin Art Glass, Hunter Studio, Scott J. Morgan, Gail Hynes Photography, and The WOOL-Black Sheep Radio 91.5. Meet artists and watch demonstrations.

#### PRESENTER:

**MARK PIEPKORN**, Stage 33 Live

### Visit the Grand Ladies

Join a guided tour through the neighborhoods of Bellows Falls where the lovely 'Painted Ladies' reside! From Mansard to Greek Revival to the glorious Queen Anne you will be breathtaken at their beauty!

#### PRESENTER:

**DOUG MACPHEE**, Local Resident

**JIM MONAGAN**, Local Resident

### Two Centuries of the Square in Bellows Falls

Bellows Falls's Square, the commercial center of the village since the 1790s, has evolved over the years, and has recovered from numerous fires. The result is a fascinating assortment of architectural styles. This tour will examine the history of the Square, highlighting historic buildings and their modern adaptations.

#### PRESENTER:

**DAVID DEACON**, SUNY, Oswego

### Frank Adams Grist Mill and Riverfront Park

This tour will take a small group through the historic 1800 grist mill. Learn about the history, operation, and structure of the mill, and the Bellows Falls Historical Society's future plans for the building.

#### PRESENTER:

**JIM NARKIEWICZ** and **LARRY CLARK** Bellows Falls Historical Society

### TOUR: Bellows Falls: Railroad Town

51 Depot Street

See Morning Session for Description





## DEPARTS BY 1 PM (15 MINUTE DRIVE)

### **TOUR: Saxtons River: A Village Reimagines its Three Churches**

**Meet tour bus at 26/35 Hotel Windham on Bridge Street. Participants can bring lunch on the bus.  
Tour Location: 24 Main Street Saxtons River, VT.**

Participate in a panel discussion of the three church buildings that have been adapted for reuse and then visit other destinations on Main Street. Learn from challenges and successes experienced through these conversions and how they contribute to a more inclusive future for the village.

#### **MODERATOR:**

**AMY HOWLETT**, Saxtons River Village Trustees

#### **PRESENTERS:**

**WANDA SALTER**, 24 Main Street Community Building

**LOUISE LURING**, Saxtons River Historical Society

**ANNE MANNER-MCLARTY**, Heurista and 22 Main

### **TOUR: Under the Hill: A Tour of Mill Sites in Bellows Falls**

**26/25 Hotel Windham on Bridge Street**

Take a walking tour “under the hill” in Bellows Falls, home to the origins of the towns industry. Originally the location of the canal locks, it became home to the Fall Mountain Paper Company. This tour will visit the remaining mill buildings and the sites of the other former mills.

**PRESENTER: DAVID DEACON**, SUNY, Oswego

### **Keeping the Home Fries Burning: Community Supported Enterprises and the Miss Bellows Falls Diner**

**Opera House (Lower Theater)**

How do you reimagine a beloved community enterprise that faces overwhelming economic headwinds? Rockingham for Progress, a volunteer non-profit, outlines steps that community organizations can take to transform a dream to reality while honoring the past.

#### **PRESENTERS:**

**CHARLIE HUNTER**, Rockingham For Progress

**BEN DOYLE**, Preservation Trust of Vermont

**BONNIE NORTH** and **SUSAN MACNEIL**, Rockingham For Progress

### **Floodproofing Strategies for Historic Buildings**

**Opera House (Upper)**

With increasing flood intensity and frequency, buildings in our historic settlements need unique strategies to add resilience while retaining their historic value. This session will briefly cover the physics and rules of flood mitigation and then share strategies available specifically to historic structures with a discussion of the risks and costs. Numerous case studies will provide examples and hope for building back better.

**PRESENTER: BOB STEVENS**, Stevens & Associates

### **Creative Spaces from the Inside Out**

**Masonic Temple**

The arts drive economic and cultural development in Windham County, exemplified by four creative spaces in old buildings, such as a former car dealership, and an Odd Fellows lodge. They now house vibrant centers for performing and visual arts while keeping their historic character. Hear stories of resilience and creativity from arts leaders in Bellows Falls and Brattleboro.

**MODERATOR: KATE TRZASKOS**, Downtown Brattleboro Alliance

#### **PRESENTERS:**

**TOM BODETT**, High Street & Green

**KAY CURTIS**, Harmony Collective

**ASHLEY STORROW**, Main Street Arts

**DAVID STERN**, Wild Goose Players

### **Coordinated Calais: One Town’s Preservation Story**

**Library**

Within the past year the town of Calais has seen three of its most historically significant buildings fully restored and rehabilitated. Gathering places were revived, resiliency improved and community ownership embraced. Join us in discussing lessons learned in balancing preservation with bringing historic resources into the 21st century.

**MODERATOR: RYAN EDWARDS**, R. Edwards & Company

#### **PRESENTERS:**

**DAVID SCHÜTZ**, Friends of the Calais Town Hall

**DEBORAH DEBBY HASKINS**, North Calais Memorial Hall Association

**MARC MIHALY**, East Calais Community Trust



## DEPARTS BY 3:25 PM (8 MINUTE DRIVE)

### **TOUR: Rockingham Meeting House: The Story of a National Historic Landmark**

**Meet tour bus at 26/35 Hotel Windham on Bridge Street. Location: 11 Meeting House Road, Rockingham, VT.**

Take a tour of the Rockingham Meeting House! Built in 1787, the Meeting House was awarded National Landmark status in 2000 as a rare eighteenth-century New England meeting house. This session will explore the opportunities and challenges of caring for an NHL, the role of a Historic Structures Report in preservation work, and graveyard and historic landscape conservation strategies.

#### PRESENTERS:

**WALTER WALLACE**, Rockingham Historic Preservation Commission

**LYSSA PAPAIZIAN**, Historic Preservation & Architectural History Consultant

### **Bellows Falls Pride and the Andrews Inn: The Rural Gay Experiment**

**Opera House (Lower Theater)**

The Andrews Inn was run as a gay-friendly bar and hotel in downtown of Bellows Falls in 1974, when few such places existed anywhere, let alone a small New England mill town. In the forty years since the Inn closed, the existence of this groundbreaking LGBTQ+ establishment was rarely acknowledged or talked about – until recently.

**PRESENTER: GAIL GOLEC**, Bellows Falls Pride

### **Art Walks as Creative Economic Drivers**

**Masonic Temple**

Presentation of case studies of Vermont art walk/gallery hop/art stroll events with practical, applicable tactics for promoting participation, downtown vitality, and the purchase of artwork. Learn about how Montpelier, St. Johnsbury, and Brattleboro use their art gallery events to promote creative communities in their downtowns. We will discuss logistical and promotional strategies and more importantly, why we continue to organize these free events and what they add to our respective downtowns.

#### PRESENTERS:

**PHAYVANH LUEKHAMHAN**, Center for Arts and Learning

**ANDREA OTTO**, Catamount Arts

**GILLIAN SEWAKE**, Discover St. Johnsbury

**ERIN SCAGGS**, Downtown Brattleboro Alliance

**KATE TRZASKOS**, Downtown Brattleboro Alliance

### **“Get on Board!”: Inviting New Voices for Leadership**

**Library**

Vermont communities are volunteer-powered, but a lack of volunteers is one of the most common challenges identified by towns and community project leaders. Learn how a recent pilot program called ‘SoVT Get on Board’ took on the work of inviting and training new volunteers.

#### MODERATOR:

**RACHEL SHIELDS EBERSOLE**, Brattleboro Development Credit Corporation

#### PANEL:

**TED BRADY**, Vermont League of Cities and Towns

**ALYSSA JOHNSON**, Vermont Council on Rural Development

**NAOMI PAREKH**, Bennington Coalition for the Homeless

**AILEEN CHUTE**, Town of Putney

**WILL GREER**, Town of Bennington

**MEG STALOFF**, Brattleboro Development Credit Corporation

### **Vanish: Disappearing Icons of a Rural America**

**Opera House (Upper)**

A remarkable story of past and present, Vanish chronicles the “visual preservation” adventures of fine art photographer, Jim Westphalen, as he travels across the country seeking out and creating stunning imagery of America’s disappearing rural structures.

#### PRESENTER:

**JIM WESTPHALEN**, Jim Westphalen Photography

### **Robertson Paper Mill Ribbon Cutting 5:00–5:30 PM**

**21 Island Street**

**GARY FOX**, Town of Rockingham

Dedication of the Robertson Paper Mill interpretive kiosk made from materials reclaimed from the mill’s demolition in 2019. The ribbon-cutting will feature an installation of paper lanterns, decorated by town residents with paper also salvaged from the mill to shine a light on the powerful, storied past and bright potential future of this prime downtown location.

### **Reception • 5:30 PM**

**Waypoint Visitor Center, 17 Depot Street**

Join us for food, music and cheer to celebrate Bellows Falls.

# Locator Map

## MAP KEY

-  ADAMS GRIST MILL MUSEUM
-  AMTRACK STATION
-  BROWN-FULLER MEMORIAL PARK
-  HOTEL WINDHAM CIAO POPOLO
-  MASONIC TEMPLE
-  33 BRIDGE STREET ARTISTSTUDIOS
-  OPERA HOUSE
-  ROCKINGHAM FREE PUBLIC LIBRARY
-  WAYPOINT VISITOR CENTER
-  PARKING
-  INFO KIOSK
-  Conference Buildings are ADA Accessible



# Sponsors

*The event is made possible by a partnership with the Vermont Division for Historic Preservation, Vermont Creative Network, Town of Rockingham, Bellow Falls Downtown Development Alliance, and all of our sponsors. We are very grateful to have such a wonderful community of statewide partners, thank you! Conference artwork generously provided by artist Charlie Hunter, [Hunter Studio](#).*

## MOUNT MANSFIELD – \$5000

---



VERMONT  
CREATIVE  
NETWORK  
*create vermont*

**Vermont Creative Network** is a collaborative, statewide effort to bring together Vermont's creative sector, quantify its impact, and advocate for its growth in the future. Creativity is essential to the cultural & economic vitality of Vermont. Authorized by the Vermont Legislature in 2016, the Network is an initiative of the Vermont Arts Council. Learn more at

[www.vermontcreativenetwork.org](http://www.vermontcreativenetwork.org)



**National Park Service** The 2024 Downtown & Historic Preservation Conference has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior, through the Certified Local Government program. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability, or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity National Park Service 1849 C Street, N.W. Washington, D.C. 20240.

## KILLINGTON PEAK – \$1500

---

**evernorth**

Investing in communities. Building possibilities.



**Evernorth** is a nonprofit organization serving the low and moderate income people of Maine, New Hampshire and Vermont with affordable housing and community investments. Evernorth has raised and deployed over \$1.5B in equity capital for affordable housing and built more than 17,000 affordable homes and apartments for low and moderate income people across northern New England.

**VHFA** Vermont Housing Finance Agency (VHFA) was established in 1974 to finance and promote affordable, safe and decent housing opportunities for low- and moderate-income Vermonters.



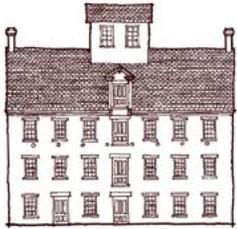
**Vermont Community Foundation**, established in 1986, makes it easy for people to find and fund the causes they love. The family of more than 1,000 funds, foundations, and supporting organizations puts more than \$60M annually to work in Vermont Communities and beyond. The heart of its work is closing the opportunity gap—the divide that leaves too many Vermonters struggling to get ahead, no matter how hard they work. Visit [vermontcf.org](http://vermontcf.org) or call 802-388-3355 for details.

# Sponsors

## MOUNT ELLEN – \$1000



**AARP Vermont** is dedicated to enhancing the quality of life for all as we age. We lead positive social change and deliver value to our members through information, advocacy, and service. [www.aarp.org/vt](http://www.aarp.org/vt), [vt@aarv.org](mailto:vt@aarv.org), Facebook @AARPVermont, Twitter @AARPVT.



ARNOLD & SCANGAS  
ARCHITECTS

**Arnold and Scangas Architects** specializes in historic restoration and rehabilitation of underutilized historic buildings. Bringing old buildings back to life is what we enjoy most. Our designs provide clients and the community with new opportunities for their existing buildings. We have extensive experience with the Secretary of Interior's Standards for Rehabilitation and the Reinvestment Historic Tax Credits program.

[www.arnoldandscangas.com](http://www.arnoldandscangas.com)

**Necrason Group, PLC**, is a top-ranked government affairs and communications firm based in Vermont. Working with Preservation Trust of Vermont for over twenty years and now the newly minted Downtown Coalition, we know the importance of historic preservation and downtown vitality.



**Stevens and Associates** is an award-winning architecture, civil and structural engineering, and landscape architecture consulting firm that builds livable communities. Established in 1994, we specialize in historic building preservation and campus design. We're passionate about projects that embrace the fabric of our New England cities and towns through adaptive reuse of old buildings, sensitive design of new buildings, and the creation of pedestrian friendly downtowns. The knowledge we provide our clients goes beyond urban design – experience in real estate development, project funding, marketing and public campaigns are some additional ways we help projects succeed.

<https://www.stevens-assoc.com>



**TRORC** is an association of thirty municipalities in east-central Vermont. Our primary goals are to advocate for the needs of our member towns, and to articulate a vision for building a thriving regional economy while enhancing the region's quality of life. TRORC provides technical services to local, state and federal levels of government and to the Region's non-profits and businesses.



**Vermont Agency of Transportation** is responsible for planning, development, implementation, and maintenance of transportation infrastructure including roads, bridges, state-owned railroads, airports, park and ride facilities, bicycle facilities, pedestrian paths, public transportation facilities and services, and Department of Motor Vehicles operations and motor carrier enforcement. AOT serves the entire population of the State of Vermont.



**Vermont Housing and Conservation Board** supports the development of affordable housing and the conservation of agricultural and recreational land, forestland and natural areas, and the restoration and adaptive reuse of historic public buildings. VHCB makes grants and loans to Vermont's network of non-profit housing and conservation organizations, preservation groups, municipalities and state agencies. Since 1987, VHCB funding has helped to protect and rehabilitate 80 historic buildings with community uses and conserve close to 450,000 acres of land. VHCB housing awards have helped create or improve over 15,000 affordable homes, many in buildings eligible, nominated or listed on the State or National Register of Historic Places. To learn more, visit [vhcb.org](http://vhcb.org) or call 802 828-3250.



**White and Burke** specializes in public private partnerships – It's what we do. White + Burke Real Estate Advisors has decades of experience making downtown projects happen. We negotiate development agreements, structure financing, leverage state and federal programs, and solve the inevitable challenges. When your community is ready to move from planning to action, call us. Pragmatic, creative, effective. We get projects built.

## CAMEL'S HUMP – \$500



**Black River Design, Architects** has helped communities renovate beloved historic buildings for modern and vibrant uses for more than 45 years. Our work encompasses renovation, addition, energy efficiency, and code compliance for libraries, schools, theaters, town halls, and housing. For more information, visit: [www.blackriverdesign.com](http://www.blackriverdesign.com).



**Cole Engineering and Construction** Chris Cole's experience in historic preservation, conservation, and construction management brings value. He has worked with many not-for-profits passionate about saving their historic buildings. Cole's knowledge of government policy is essential to administration. There is full transparency during every step. [www.colecompanyinc.com](http://www.colecompanyinc.com)



**Guilford Sound** is New England's premier residential recording studio, located on 300 private acres in Southern Vermont.



**James Plumbing Heating Oil Co** for over 50 years has been offering 24 hours full emergency service. We added Heating oil delivery in 1995 and propane delivery and service in 2010. Our team of technicians are certified and trained to provide prompt, quality service. We offer a wide variety of services to meet the needs and provide a solution to every problem. Our customers are our most valuable resource, therefore, we pride ourselves on outstanding customer service.



**Rockingham Arts and Museum Project (RAMP)** was created in 1995 to integrate artists and the arts into the revitalization and long-term sustainability of Bellows Falls and the surrounding area. RAMP has a broad vision involving the arts and describes itself as an arts advocacy organization that strives to collaborate with creative, diverse partners. For more information, visit: [www.ramp-vt.org](http://www.ramp-vt.org)



**VHB's Cultural Resources Group** supports projects throughout Vermont including historic documentation, archaeology investigations, and regulatory reviews. VHB professionals work together to help shape our communities in a meaningful way from 30+ locations along the east coast. [www.vhb.com](http://www.vhb.com) | [btonn@vhb.com](mailto:btonn@vhb.com)



**Vermont Natural Resource Council (VNRC)** protects and enhances Vermont's natural environments, vibrant communities, and productive working landscapes through research, education, collaboration and advocacy. VNRC's Small Grants for Smart Growth offers seed funding for catalyzing community-based smart growth initiatives.

## MOUNT ABRAHAM – \$250





PRESERVATION  
TRUST  
OF VERMONT



VERMONT  
AGENCY OF COMMERCE & COMMUNITY DEVELOPMENT  
DEPT. OF HOUSING & COMMUNITY DEVELOPMENT