



PRESERVATION TRUST OF VERMONT

# 2025 ANNUAL REPORT







# Wolcott Community Trust

*“People are really wanting a place to gather, be with friends, get some food, a place where there could be music. PTV’s Village Trust Initiative is helping us to lay out the plan and the timeline, keeping us on track, and directing us to get it done.”*

Linda Martin, Chair of the Wolcott Select Board

## HOW WE HELP

### Enable Small Town Transformation

The **Village Trust Initiative**, a partnership of the Preservation Trust, the Vermont Council on Rural Development, and the Vermont Community Foundation, recognizes that strong villages are an essential part of Vermont’s community, identity, and future. VTI offers expertise and funding to help small towns create or bolster a local community trust organization and take on a transformational revitalization project in the village. Between July 2024 and June 2025, PTV has been supporting seven projects through the VTI, with more projects to be added over the next five years.

In Wolcott, it all started with an 1856 schoolhouse that had been derelict for years. First a small committee formed, then a handful of town-supported studies, then a conditions assessment in 2022 funded by the Preservation Trust. The town determined that saving the building was a project worthy of moving forward.

In 2024, the Historic Schoolhouse Committee applied and were selected to be part of the Village Trust Initiative (VTI), a new PTV program formed in partnership with Vermont Council on Rural Development and the Vermont Community Foundation. The VTI helps rural towns form a community trust and funds a capital project over the course of three to five years. Wolcott has been awarded \$300,000 to support this effort.

For the committee — now the Wolcott Community Trust — this means not only thinking about their vacant school building, but also reconsidering the current use of their historic train depot as the library. Under consideration is moving the library to the old school and converting the old depot, situated on the rail-trail, to a cafe.

“The Village Trust Initiative has set the tone. They have guided us on the steps we need to take, assisting with collecting information from the community about what they want, helping with the funding stack, writing grants, networking on our behalf,” says Linda Martin, chair of the selectboard. “We are just volunteers, and I’m seeing that people in Wolcott are excited about what is going on. There is more volunteerism, and middle aged and younger people are stepping up.”





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Autumn 2025

Hope isn't hard to find — if you know where to look. In the village of Gilman, population 267, you'll find a shuttered paper mill and a 26% poverty rate. But you'll also find a committed group of community champions who love their village and are determined to see it thrive.

People like Gary and Tina who, through Preservation Trust of Vermont's *Village Trust Initiative*, are undertaking an adaptive reuse of the elementary school that closed in 2018. In addition to the Head Start classroom already operating in the building, Gary, Tina, and the newly formed Gilman Community Trust hope to create a combination of microbusinesses, affordable housing, and a community gathering space.

Walk down the street and you'll meet Lisa, Scott, Wes, and Bob. These volunteers have spent the past few years restoring the George Fox Chapel, named after one of the Four Chaplains, each of a different faith, who prayed together and gave away their life jackets, as a US troop transport ship sank during WWII. It's a powerful story of belief and sacrifice. With support from the Preservation Trust of Vermont and the Freeman Foundation, the restored chapel will serve as both a place of quiet contemplation and a museum honoring the chaplains.

This is just one village in one small town. PTV worked in 152 communities last year. The hope we see is astounding — but why should anyone be surprised? We all know that community gathering places, especially those that have stood the tests of time and trial, are where hope lives. Add PTV's guidance, connections, funding, and encouragement to that hope, and wonderful things *can* happen.

In the pages of this report, you'll meet more hopeful locals like Gary, Tina, Lisa, Scott, Wes, and Bob. When you support the Preservation Trust of Vermont, you are supporting places — and people — like this.

And that should give all of us hope.

Thank you.

*Ben Doyle*

Ben Doyle, President







## Park House, Rochester

*“I believe every community should have some sort of stopgap for older people to move when living on their own is no longer viable. Park House is not perfect, but it is desperately needed.”*

Lolly Lindsey, former Director of the Park House

### HOW WE HELP

#### Preserve Historic Exteriors

The **1772 Foundation**, based in Providence, RI, plays a leading role in promoting historic preservation nationwide. From July 2024 through June 2025, the 1772 Foundation worked with the Preservation Trust of Vermont to award and administer new grants to 16 nonprofit-owned historic preservation projects for building exteriors.

**B**ack in the 1980s, a small group of citizens with the seed of an idea began the effort that ultimately created Rochester’s Park House. Operating like a group home, the nonprofit Park House rents private rooms and bathrooms to adults 60 years and older, with shared meals and shared activities. All five towns in the Quintown Valley contribute an appropriation to help offset costs.

Today, the Park House has 15 residents who participate in everything from yoga classes to movie nights to knitting sessions to Friday night mocktail parties. None have any major nursing needs, but they can’t live entirely independently, either.

“I believe when people reach their older ages, they should be supported and cared for,” says Lolly Lindsey, former Director of Park House. “Park House helps them retain their independence. They get to live in this beautiful historic building with other people their age, free to come and go with only a small handful of rules. It gives them a sense of continued belonging in the broader community.”

A grant from the 1772 Foundation, administered by the Preservation Trust, supported painting the entire building. “Fresh paint is such a little thing, but it raises people’s spirits,” says Lolly. “We’ve had so many community members comment that the building looks amazing. It makes us feel like people are paying attention and noticing that we are taking care of things, and that we are looking towards the future.”





## Jubilee Farm, Huntington

*“The Preservation Trust is also the ‘Brain Trust.’ PTV knows it all. I had zero expertise in barns. You know about the actual contractors that can do this work and can help us figure out what is to be done. It’s so helpful.”*

Sarah Jane Williamson, Jubilee Farm

### HOW WE HELP

#### Help Barn Owners Plan

Our **Barn Grant Program** offers small planning grants to help with conditions assessments for historic barns. These grants connect barn owners with barn experts to help understand and prioritize repair and restoration. From July 2024 through June 2025, PTV awarded 28 barn assessment grants and one barn stabilization grant.

**W**hen Sarah Jane Williamson and her family considered buying the farm on the Main Road in Huntington in 1995, they made a commitment to caring for the large white 1895 barn for the duration. “I don’t want to be the one to let it fall down,” says Sarah Jane, owner of Jubilee Farm. “Keeping this property in good shape is my job here.”

Used for sheep and dairy farming until 1986, the barn sat empty for years before the Williamsons purchased it. Today the Jubilee Farm is used for vegetable and cut flower farming. The farmstand inside the barn features Vermont products from an additional 40–45 vendors.

The Preservation Trust helped the family thirty years ago with a Barn Assessment that guided major structural work. A 2024 Barn Assessment identified new urgent work to be done and paved the way for a successful 2025 State of Vermont Barn Grant to support work on the cupola and roof.

Sarah Jane sees the barn not just as a home for her business, but also as a monument to the agricultural history of the valley and region. “I was told there used to be all these big barns here, but they have all burned or fallen down. The fact that this is still standing is a miracle,” says Sarah Jane. “People in town really do love this building. It makes us proud to live in Huntington — proud of our town, and of all the farm workers who fill the farmstand every week.”





## George L. Fox Memorial Chapel, Gilman

### HOW WE HELP

#### Partner with Foundations

Collaboration, respect, and an eye for impact are the focal points for PTV's work with the many foundations that support preservation in Vermont. Through our decades-long partnership with the Freeman Foundation, PTV has been able to grant more than \$12 million in **Preservation Grants** to preservation projects in every county. These projects represent more than \$140 million in total project costs. From July 2024 through June 2025, PTV has granted a total of \$250,000 in Preservation Grants for three projects in the Northeast Kingdom of Vermont.

In February 1943, the *Dorchester*, a U.S. troop transport ship en route from New York to Greenland, was torpedoed by a German U-Boat. Calmly distributing life jackets to 900 soldiers were four military chaplains of different denominations — Methodist, Jewish, Catholic, and Dutch Reformed. When the life jackets ran out, the chaplains removed their own and gave them to the soldiers. All four perished as the ship sank. Among them was Rev. George L. Fox, whose last parish was a small chapel in Gilman, Vermont.

When this Methodist chapel went up for sale after standing vacant for years, members of the American Legion, members of the community, and Rev. Fox's granddaughter, Lisa Hirbour, formed the nonprofit Reverend George L. Fox Memorial Chapel Corporation. A fundraising effort commenced, and just when time was running out, a large donation from Lisa's mother, Mary Fox Murray, put the funding over the top, and they acquired the building in June 2023. Mary was the daughter of Rev. Fox and had just turned 15 when he was lost at sea. She passed away at 95 just three months after her donation secured the purchase of the building.

"One of the biggest things I remember as a child was my grandmother's dream to have a non-denominational chapel in my grandfather's memory where people could come and reflect in peace," says Lisa. "It is important to me to make her dream come true 82 years after he was lost."

Today the group's goal is to preserve the 101-year-old building, upgrade the electrical system, improve the thermal envelope, and create better access for all who wish to come. A small grant from the Preservation Trust helped fund a conditions assessment, and a Preservation Grant from PTV helped support a new roof, gutters, and an ADA bathroom.

"The four chaplains became posthumously internationally famous for their message of 'unity without uniformity,'" says Lisa. "All are worthy, and we want to keep this message alive. We want the chapel and museum to memorialize Rev. Fox, and we also want to provide a venue for weekly services, weddings, funerals, classes, concerts, music lessons, and more. Whatever people want — all at no charge."



## Skinner Block, South Royalton

### HOW WE HELP

#### Revitalize Rural Communities

The **Paul Bruhn Historic Revitalization Grant Program** was created by Senator Patrick Leahy in 2019 to support rural revitalization of historic properties of national, state, and local significance. The federal grant program aims to restore, protect, and foster economic development in rural villages and downtown areas throughout the country. From July 2024 through June 2025, PTV awarded a total of \$650,000 to eight projects in Vermont.

*“When you build something that has staying power, it is like clearing a field: you can grow 100 different things for 100 years. Work is immense at the beginning, but after that you just need to keep it going.”*

Thomas Powers, Skinner Block owner

Thomas Powers used to buy comic books in the 1888 brick block on the green in South Royalton, in a time when all the storefronts of the village were occupied with vibrant businesses. By 1984 when he purchased the Skinner Block, one of the ten connected buildings on the block, a lot of the storefronts had emptied out. The Skinner Block's last tenants, a cafe and a thrift store, which had both been there for more than forty years, closed for good following the pandemic.

“I had a sense of what the town could be like,” says Thomas. “One of the things I missed was real businesses and endeavors, people trying to do something bigger than just having a job.”

In 2023, Thomas and his daughter and business partner Susie were awarded a Bruhn Revitalization grant to support interior renovations on his building. Work involved removing years of non-historic finishes including dropped ceilings, vinyl wall paneling, and a large meat cooler. What was revealed transformed the space: beaded board walls, 14-foot-tall ceilings, original wood floors, and to their surprise, a pair of pass-through openings between the front and the back of the store with original period surrounds.

Their new tenant, Robin Maynard Seaver of Green Mountain Linen Company, moved in in June. She intends to build a community around flax and linen through selling products, hosting workshops, weaving linen, and eventually growing her own flax in Vermont.

“There is something about being in town,” says Thomas. “Life is more local and more intimate than most of the shopping centers. Having people try things that are a little unusual and a little daring is good for everyone. It opens minds. *Maybe there is something I could do?* There is an air of that in town now.”





## Haskell Library and Opera House, Derby Line

### HOW WE HELP

#### Provide Nimble Support

Established in 2020, the **Paul A. Bruhn Fund** provides flexible funding to support efforts to preserve the essential character of Vermont. From July 2024 through June 2025, PTV supported 32 projects with Paul A. Bruhn Fund grants.

*“When you come in the door, there is no differentiating between people. Everyone is welcome. Come in and enjoy.”*

Debby Bishop, Library Director

The Haskell Library and Opera House is probably among the most unusual buildings in the entire state. Built between 1901 and 1904 by Marsha Stewart Haskell, the building intentionally straddles the international border between the US and Canada and stands as a symbol of peaceful relations between the two countries. “The communities of Derby Line and Stanstead, Quebec are strongly tied and linked,” says Debbie Bishop, Library Director. “This building is a reflection of that.”

Despite recent tensions around immigration and federal requirements for modifications to the entrances and exits, it is “business as usual.” In addition to both English and French language offerings for all their holdings, this includes summer reading programs, craft clubs, a comic book club for older youth, reading groups for adults, and more. The opera house space hosts the Cinema Haskell with two movies a week, performances by the Borderline Theatre Company and an opera company from Montreal, and area school activities like end-of-the year performances.

Sheltering all of this activity is a 120-year-old slate roof, recently replaced thanks in part to Preservation Trust-administered funds through the federal Bruhn Revitalization Program. Like all work at the Haskell, coordination and approvals for the roof required working with both countries. Sylvie Boudreau, chair of the board, is undaunted. “The symbol and the mission of the Haskell is to unite both communities, especially at these times,” Sylvie says. “We are all there for one thing: to make a place where literacy, arts, and culture thrive. What is happening now won’t divide us, but in the end, we will rise above, and it will create more unity between both communities. It is the only way to look at it.”





*“People understand that this is a special place. It deserves to be preserved and returned to community service.”*

Sarah McClintock, President of Northshire Community Courthouse

**F**ive years ago, when the 1822 Bennington County Courthouse was no longer needed for county court services, ownership of the building reverted to the Town of Manchester. The courtroom and all but the lower-level offices have sat empty ever since.

Part of the Equinox Historic District in Manchester Village, the federal style courthouse once was *the* place for community activities — town official elections, quilting bees, meetings, even the Civil War troops mustered out of the building. Today, a group of 10 area residents and municipal leaders have joined forces to bring the building back into community service.

“We are working on a plan to use it effectively for everyone’s benefit,” says Sarah McClintock, president of the Northshire Community Courthouse project. “We have a strong group with excellent skills, and we realize the potential this building has to become a community center to host films, a small-scale theater, musical productions, community events, and more.”

While the group is awaiting their nonprofit status, the Preservation Trust is acting as their fiscal sponsor (free of charge), a service that enables charitable donations to be gifted to PTV and then granted to the project. This service goes hand-in-hand with technical assistance. The first tasks are understanding the current condition and making the building fully accessible. A grant from the Robert Sincerbeaux Fund is supporting an architect’s assessment.

“The fact that you can get us up the learning curve has been terrific,” says Sarah. “We appreciate that you can introduce us to consultants and architects — all of the people we are going to need to rely on. It’s great to know that you can help us navigate the legal and organizational challenges.”

## Northshire Community Courthouse, Manchester

### HOW WE HELP

#### Empower Emerging Projects

PTV provides critical support for projects’ early fundraising efforts. For those that have applied for but not yet received nonprofit status, PTV acts as a fiscal sponsor and bridges a gap, helping to build local capacity and maintain project momentum, thereby ensuring the project has the best chance for success. From July 2024 through June 2025, PTV acted as a fiscal sponsor for eight community projects.





## Strafford General Store, Strafford

*“This project was entirely a team effort, and the town really stepped up and supported this. It was reassuring to us that we were doing the right thing.”*

Trudi Brock, Strafford  
Community Trust

### HOW WE HELP

#### Facilitate Community Supported Enterprises

With the support of a **Congressional Directed Spending award**, we have helped communities form the necessary business structure to raise funds so that they can purchase real estate and equipment, and lease their place to an operator. It may be for a general store, a restaurant, a cafe, a pub, or something else the community needs to thrive. From July 2024 through June 2025, PTV supported four Community Supported Enterprise projects with grants totalling \$144,862.

When the community learned in 2023 that the long-time owners of the 1883 general store in Strafford were selling, an invitation went out on the local listserve for a porch meeting to discuss what concerned citizens could do: is there a Plan B?

Among those who responded was Trudi Brock, a 47-year resident of the area. “I think the store is an incredibly valuable resource for the community,” says Trudi. “It’s worth putting the time and energy into saving it.” From there, the project bloomed.

Coburns’ General Store is the only store in Strafford, and the closest store for a handful of other nearby towns. Besides groceries and other basic goods, it’s a gathering place for everyone from the local community to summer biking tours to winter snowmobile tours.

With Trudi’s leadership and the cooperation of the Coburns, the group formalized as the Strafford Community Trust and began the process of morphing the privately held business into a Community Supported Enterprise. The group took a Preservation Trust road trip with other groups to towns where a local trust holds real estate to learn how it works. They attended a PTV retreat on Community Supported Enterprises at the Grand Isle Lake House as well as a fundraising retreat. They got a building conditions assessment to identify the needs of the building. “All of this was wonderfully informative,” says Trudi, “and we began to think, maybe we can do this too.”

Two years later, almost to the day, the Strafford Community Trust has done just that: with PTV’s support as a fiscal sponsor prior to getting their tax-exempt status, they raised \$1.8 million to acquire the store and hire a new operator. Amazingly, the store never closed and the transition was seamless. “The entire town will benefit from this,” says Trudi. “We are trying to maintain the activities that were offered by the Coburns like gas and the laundromat, but the store operator is determining the offerings at his own pace. We want to be supportive of whatever changes he’d like to make.”





## Pierce's Hall, East Putney

*"We cradle the fragile gifts that our Vermont history has left us as we keep our sights on both the past and the future."*

Irene Canaris, Volunteer

### HOW WE HELP

#### Provide Technical Assistance and Encouragement

Named for our first benefactor, the **Robert Sincerbeaux Fund** grants provide a little seed money and a lot of encouragement to help projects get off the ground. The RSF grants are used for conditions assessments or any other technical assistance, such as organizational development, project planning, fundraising consultation, feasibility assessments, and other project development activities. From July 2024 through June 2025, PTV supported 46 projects with RSF grants.

Pierce's Hall in East Putney is about as local as they come. Built in 1831 at a Methodist Meetinghouse, the foundation's long granite slabs were hauled from nearby Dummerston, and the bricks that make up the walls came from the Underwood Brickyard in East Putney. Over the years it has been used for storing corn, for dances and weddings, and even for rolling bandages during WWI and WWII with the Ladies Aid Society. In 1950 it was deeded to the community and is now operated by the East Putney Community Club, Inc. In recent years, the building was known as *the* place in New England for contradances.

Still, old buildings inevitably need tender loving care. The Preservation Trust recently administered a 1772 Foundation grant to support the restoration of the windows, doors, and a new sign for the building.

"Our biggest success is being recognized by the town as a community center, and inclusion in their eight-year town plan," says Irene Canaris, volunteer, acknowledging that that recognition comes with a \$7,000 annual appropriation. "We attribute that to grit, and the passion of the board to create a space for people to meet their neighbors and to feel respected and included."

Activities today include potluck movie nights, food shelf pop-ups, artisan shows, clothing exchanges, grafting and seed exchange workshops, birthday and wedding celebrations, dances, Halloween parties, and even chai-making workshops (complete with a slide show on the origin of spices).

"We have wonderful neighbors of the Hall," says Irene. "Some have put gardens in front, others donate water for our use, and still others have donated a popcorn machine to make movie nights possible. We have solid support from a younger generation. There is lots of potential for this to continue to be a wonderful gathering place in the future."





# Hopeful Locals

**T**hrough our work all over the state, we are lucky enough to get to know individuals who, with hard work, tenacity, and a little bit of help from PTV, are saving historic places in their towns. These “hopeful locals” are fueled by a sense of optimism. They stand among their neighbors, and despite differences and across divides, bring people together in the name of building a better community for all. We asked them what gives them hope, and we find their answers inspiring. We think you will too.



## Jess Phelps

*Norwich Community Collaborative*

“One thing about living in a small town that gives me hope is our ability to connect with our neighbors. We can and are working on building a third space to meet and have dialogue. And a lot of people want to do something local where they can have an impact, where they can make something happen. Working at this scale is something tangible that we can do right now.”



## Brian Cali

*Reading Community Trust*

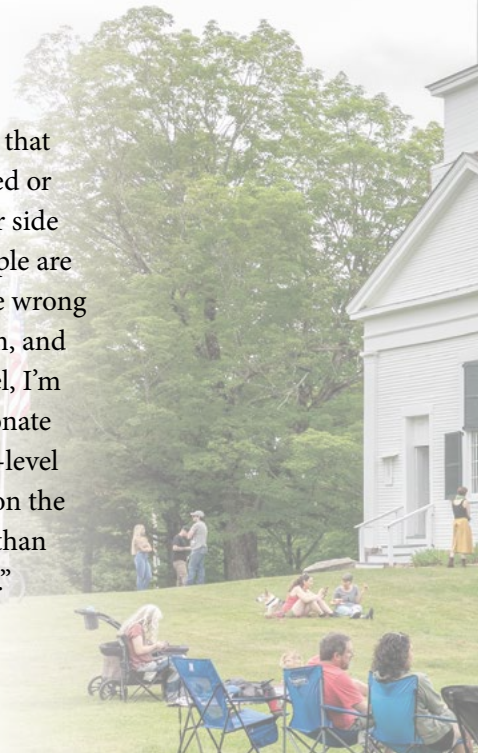
“The more that we humanize our interactions — the more we sit down over shared meals, the more we can talk and listen — the less conflict. It is hard to “other” people that you know well, and it is easier to know people in small communities. Places like Reading bring people together, often across some level of difference. The sound bite culture doesn’t operate in the same way in small rural communities.”



## Megan Clark

*Topsham Community Hall*

“The thing that has been amazing to me is that I went into this thinking that nobody cared or wanted to do anything. I’ve seen a sweeter side of my community by being involved. People are coming out of their shells and proving me wrong about the kind of community I’m living in, and that is awesome. On the micro-social level, I’m seeing people expressing more compassionate and nuanced positions given their macro-level affiliations. I’m seeing more compassion on the ground for each other and for neighbors than people’s politics would lead you to expect.”







## Jillian Abraham

### *Roxbury Roots*

“As hard as life is, there is an ease to living in Roxbury because of its quietude and beauty. We can walk into the store and have a conversation with the owner. We can walk into the Post Office and bump into somebody we know. When we walk down the street or into a town event, eye contact will happen and a real conversation will occur. No matter what your differences are, everyone says hello and really does care when they ask, ‘How are you doing?’ What gives me hope is that relationships can be had no matter the differences that may exist between you. We are all being human together.”



## Bebe Bullock

### *Arlington Commons*

“There is so much change that could possibly happen within our communities in the next five years. I see our town using the center of town more than it has in the recent past. These buildings are part of it. In our community, everyone is different and has unique ideas and backgrounds, but in the end, they love being part of a small town with a strong sense of community. That gives me hope.”



## Cathy Edgerly

### *Windham Meeting House*

“What gives me hope is that it is so direct. You want to find out how \$18,000 will be spent? Join the committee! It is so immediate and so accessible. Ask yourself, ‘What can I do to help? What committee can I join?’ Your voice will make a difference in a town of 500 people. You will absolutely make a difference.”



Photo: Braintree Hill Meetinghouse, a recent Bruhn Revitalization Grant project, at July 2025's "Bluegrass Brunch."





## More highlights from the year



### Gather for Village Meet-Up

The central Vermont town of Reading hosted our second “Village Meet-Up,” a gathering of individuals from around the state to discuss and learn about the future of Vermont’s small towns and villages. Morning sessions on village-scale housing, rural economic development, and Reading’s own revitalization efforts were followed by an outdoor lunch, a self-guided walk through Felchville Village, and a closing reception at the Hall Art Foundation. A joint effort of the Preservation Trust of Vermont, the Vermont Council on Rural Development, and the Department of Housing and Community Development, the Village Meet-up served 128 people.

### Visit Projects in the Field

Our staff travels year-round to every corner of the state, meeting leaders, groups and individuals onsite to help understand their special places and get them moving in the right direction. We also steward our growing portfolio of properties protected by a Historic Preservation Easement. In 2024, we worked on 362 projects in 155 communities.

### Host In-Person Retreats

One of the core programs PTV offers communities is our Preservation Retreats at the Grand Isle Lake House. Preservation Retreats are an immersive adult learning experience designed to support anyone undertaking or considering a community development or historic preservation project. PTV hosted five retreats from July 2024 through July 2025. The retreats served 60 individuals from 40 communities and engaged both statewide and national partners.

### Take Sacred Spaces Retreat on the Road

On April 29<sup>th</sup>, PTV held its second annual “Sacred Places — On the Road” retreat in St. Johnsbury. With grant funding support from the Adelard A. and Valeda Lea Roy Foundation, this event took our familiar retreat format “on the road” in an effort to reach folks who might not otherwise make it to the Grand Isle Lake House. The Sacred Places retreat served 16 individuals from 12 communities and engaged both statewide and national partners.







## A Major Gift for Vermont Rural Communities

**T**he Preservation Trust of Vermont this year received a donation of more than \$1 million to establish a fund to support the preservation and revitalization of rural Vermont.

An unassuming couple from Minnesota, Lawrence and Mary Schwanke have spent nearly 50 years spending time in — and appreciating — Vermont's rural communities. "As we visited and learned, we discovered that the Preservation Trust of Vermont is doing the work to help preserve and support the essence of what we found so attractive about Vermont," says Lawrence Schwanke. "The small communities, the general stores, a church or a town hall that was remodeled or updated to have a day care — these are the things that are critical to keeping these rural areas and small towns viable."

The Lawrence and Mary Schwanke Fund for Rural Communities provides funds to community groups for capital projects or activities that help preserve the essential character of

Vermont: rehabilitation of exterior and interior historic finishes, code improvements, emergency stabilization, and more. The fund also supports activities like community suppers or celebrations that add to the town's vitality or make use of a historic building. Groups supporting projects in towns of less than 3,000 people are eligible.

"We were both raised on farms. In Minnesota, as the farms got larger and the size of families declined, many of the small towns have withered. You drive down Main Street and most of the buildings are empty. Pretty soon schools closed. Eventually there may be nothing left," says Schwanke. "Vermont is working to preserve what we see as a more civilized version of existence — not big box stores, but small towns. The Preservation Trust has helped keep things going like general stores that were in danger of not surviving. These are valuable and critical to the lifeblood of Vermont. Small towns are a key part of what makes

Vermont unique and special."

Remarkably, the actual donation is \$1,050,000. Why? Because the Schwankes wanted to start the giving immediately, and not wait until the beginning of the next fiscal year.



### Meet the Preservation Trust Field Staff

(FROM LEFT)

Denise D'Abramo, Hartland

Jackson Evans, Braintree

Nicole Gratton, Derby

Jenna Lapachinski, Tunbridge







## THANK YOU TO ALL OUR SUPPORTERS

The contributions from the people, foundations, businesses, towns, and civic groups listed below help protect the Vermont we all love for future generations. Together, you help communities throughout our state revitalize important buildings and gathering places. Contributors recognized below are from July 1, 2024, through June 30, 2025.

### Pillars of Preservation

*With a planned gift — no matter how big or small — supporters become members of our Pillars of Preservation. A planned gift is more than a donation; it is a meaningful way to leave a legacy to ensure that your values and beliefs will endure. The Pillars of Preservation recognizes those from whom we have received a bequest, as well as those who have notified us of their commitment of a future gift from their estate.*

Paul A. Bruhn  
Robert Fenix  
Robert Foley  
Francis Foster  
Margot George  
Christine Graham  
Carolyn Hignite  
Henry Jordan  
Tom and Elizabeth Keefe  
Fred “Chico” Lager and Yvette Pigeon, *in memory of Paul Bruhn*  
Lynne and Barry Lawson  
Susan and Walter Richter  
Andrea Rogers  
Charles and Anne Sincerbeaux  
Robert Sincerbeaux  
Demaris Tisdale

*If you have made arrangements for a planned gift to PTV or are interested in supporting our work in this way, please contact PTV President Ben Doyle. Thank you to all our donors, past, present, and future!*

### Founders' Circle

*Donors in this circle of leadership are among our most generous friends and supporters and help power all aspects of PTV's impact in Vermont.*

#### Finial (\$10,000+)

Anonymous  
Mark and Ann Beams  
Judy Geer and Richard Dreissigacker  
Johnson Family Foundation  
Mrs. Henry A. Jordan  
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#### Cornice (\$5,000—\$9,999)

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"When I feel overwhelmed, what grounds me is connecting with neighbors. Those everyday interactions deepen our ties and remind me that we're building a place where everyone can survive and thrive. It's not just the buildings — it's what happens inside them that keeps a community alive."

Katherine Sims has spent the last two decades investing in rural Vermont — from working on a dairy farm after college, to launching community initiatives through the Northeast Kingdom Collaborative, to serving four years in the Vermont House of Representatives. "I'm passionate about revitalizing the buildings that have long anchored our towns — and about helping those spaces host the organizations and activities that keep our communities vibrant," she says.

Katherine and her husband, Jeff Fellingner, a restoration carpenter, are raising their two young boys in Craftsbury. "I'm grateful that the Preservation Trust of Vermont is there with the tools, expertise, and network to help communities both honor our past and imagine our future. For these reasons we have been donors for over 20 years."





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 Sean and Dana Walsh  
 David and Ingrid Webb  
 Verna Wells  
 Emily Wetmore and Thomas Lettow  
 John and Jane Whelihan  
 Jim White  
 Stephen and Stephanie Willbanks  
 James Wilson  
 Robert and Carolyn Wilson  
 Hooker Wurm Family  
 Dorian Yates  
 Michael Zens

**Thetford Center Community Trust**  
 The Windham Foundation

\* *Deceased*

*We have worked hard to ensure these lists are accurate, yet mistakes happen. If you see an error or omission, please let us know so we can make corrections. Thank you!*

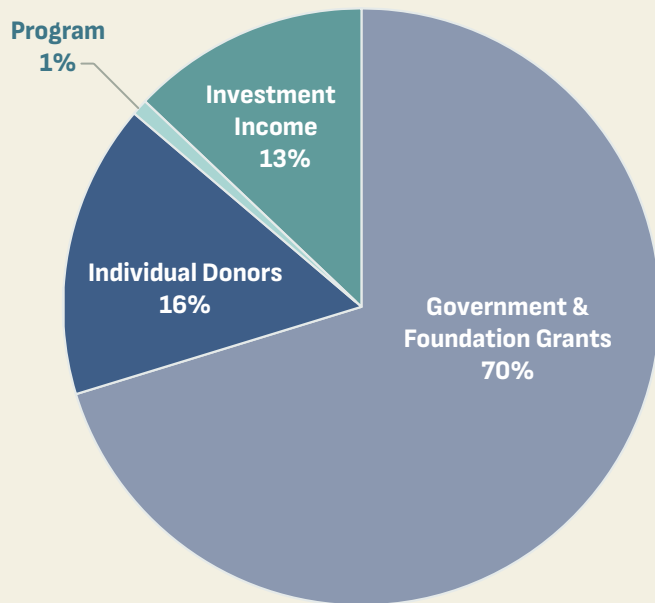
ON THE COVER:  
 Pierce's Hall, East Putney  
 Photos by Jude Donski and  
 Meg Campbell



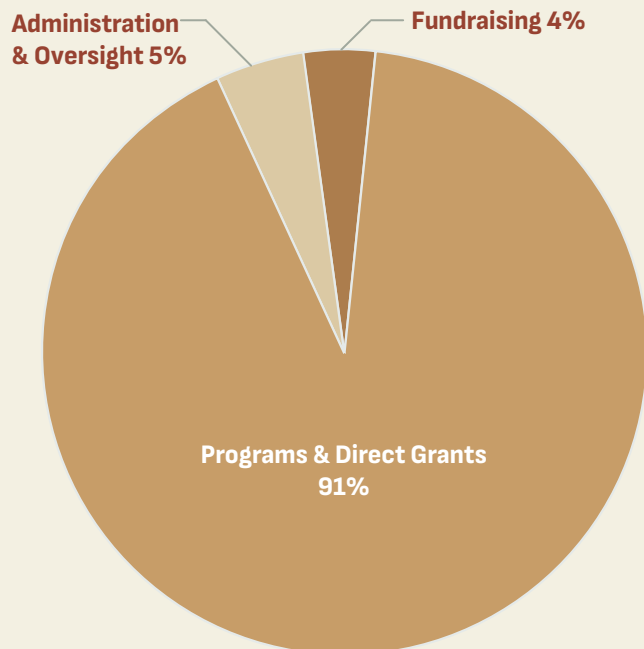
# Preservation Trust of Vermont, Inc.

Fiscal Year October 2023-September 2024

## Sources of Funds: \$3,324,204



## Uses of Funds: \$2,758,226



## FISCAL YEAR SUMMARY

### ASSETS

Cash and money market funds	83,431
Grants and contributions receivable	30,000
Other receivables	143,119
Program-related investments	1,450,121
Beneficial interest in charitable remainder trust	136,868
Investments, at fair market value	9,721,016
Property and equipment, net of accumulated depreciation	1,369,211
Right of use asset	813,778
<b>TOTAL ASSETS</b>	<b>\$13,747,544</b>

### LIABILITIES

Notes payable and advances from individuals	138,136
Accounts payable and accrued expenses	53,956
Grants received in advance, refundable	1,143,083
<b>TOTAL LIABILITIES</b>	<b>\$1,335,175</b>

### NET ASSETS

Without donor restrictions	6,300,805
With donor restrictions	6,111,564
<b>TOTAL NET ASSETS</b>	<b>\$12,412,369</b>

<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$13,747,544</b>
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## USES OF FUNDS

### Programs & Direct Grants

- Grant Programs
- Field Service Program
- Retreat Program
- Easement Program
- Downtown Program
- Fiscal Sponsorships
- Impact Investments
- Program Administration
- Advocacy
- Special Projects



PRESERVATION TRUST  
OF VERMONT

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## Small Donations, Big Impact

**Alex & Jordan Tolstoi  
Waterbury, Vermont**

A builder by trade and a preservationist by training, Alex Tolstoi has always loved history and has developed a career finding creative solutions primarily on old houses.

"It is really easy to see what makes Vermont so special," says Alex. "What is a lot harder is to realize the work and effort that it takes to make it so special. I love that the Preservation Trust is always there to help communities and neighbors keep these buildings alive, and never asks for the spotlight."

For Alex and his wife Jordan, a Physician Assistant in oncology, supporting PTV will help keep Vermont a place that they love so their kids can fall in love with it just like they did. "For these reasons, I feel like our small, monthly donation goes a very long way."