

Outline:

## 1) *HISTORY*

Brandon has a rich and important history. The town plan specifically recognizes the importance of Brandon's historic resources and repeatedly\* emphasizes their protection as a priority.

## 2) *FRAGILITY*

Brandon's downtown historic resources are fragile. The town plan prioritizes their preservation.

## 3) *ECONOMIC IMPORTANCE*

We have planned badly in the past and squandered historic resources. This has real-world economic consequences in the present. The Brandon Plaza project would repeat and compound those errors. The town plan recognizes that the historic village center is a crucial non-renewable resource for Brandon.

## 4) *COMMUNITY*

Our sense of community is entwined with our historic townscape. We will pay a long-term price for eroding our downtown. The town plan specifically enjoins us to avoid that mistake.

\* Town plan sections on "Future Land Use," "Economic Development," "Vision," "Historic Resources."

# *I. HISTORY*

*What are Brandon's Historic  
Resources?*

***“Brandon’s historic resources, especially in the town center, [are] unique among Vermont towns because Brandon has not been harshly impacted by modern pressures such as strip development and big chain stores.”***

- Brandon Town Plan, “Historic Resources” Section  
Introduction, p. 29

# Example 1: Brandon's Anti-Slavery Movement

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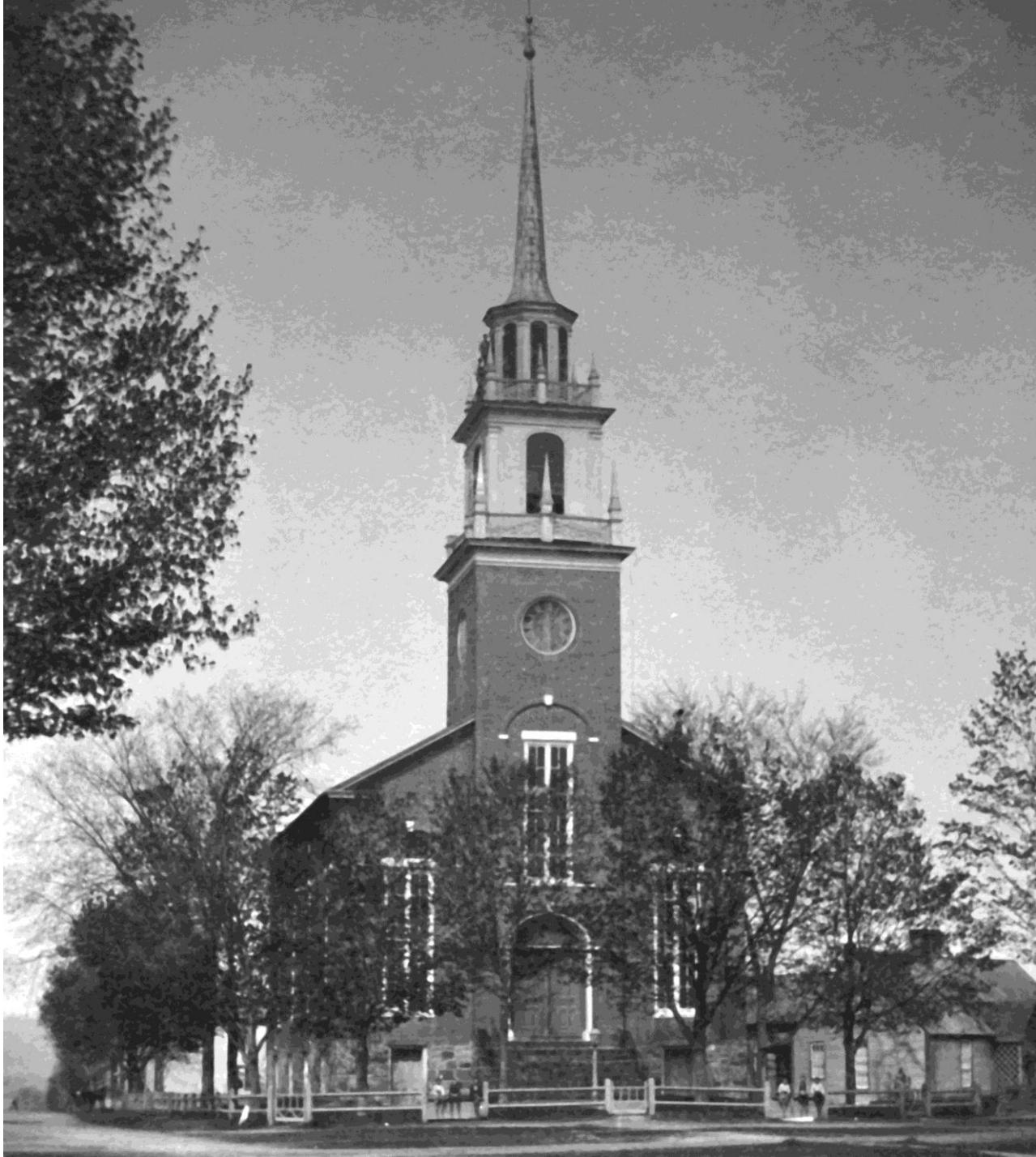
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## ANTI-SLAVERY.

A meeting will be held in the Baptist Meeting house, this evening, Thursday, for the purpose of forming an Anti-Slavery Society, to commence at six o'clock.

An address will be delivered by Mr. O. S. Murray.

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1802





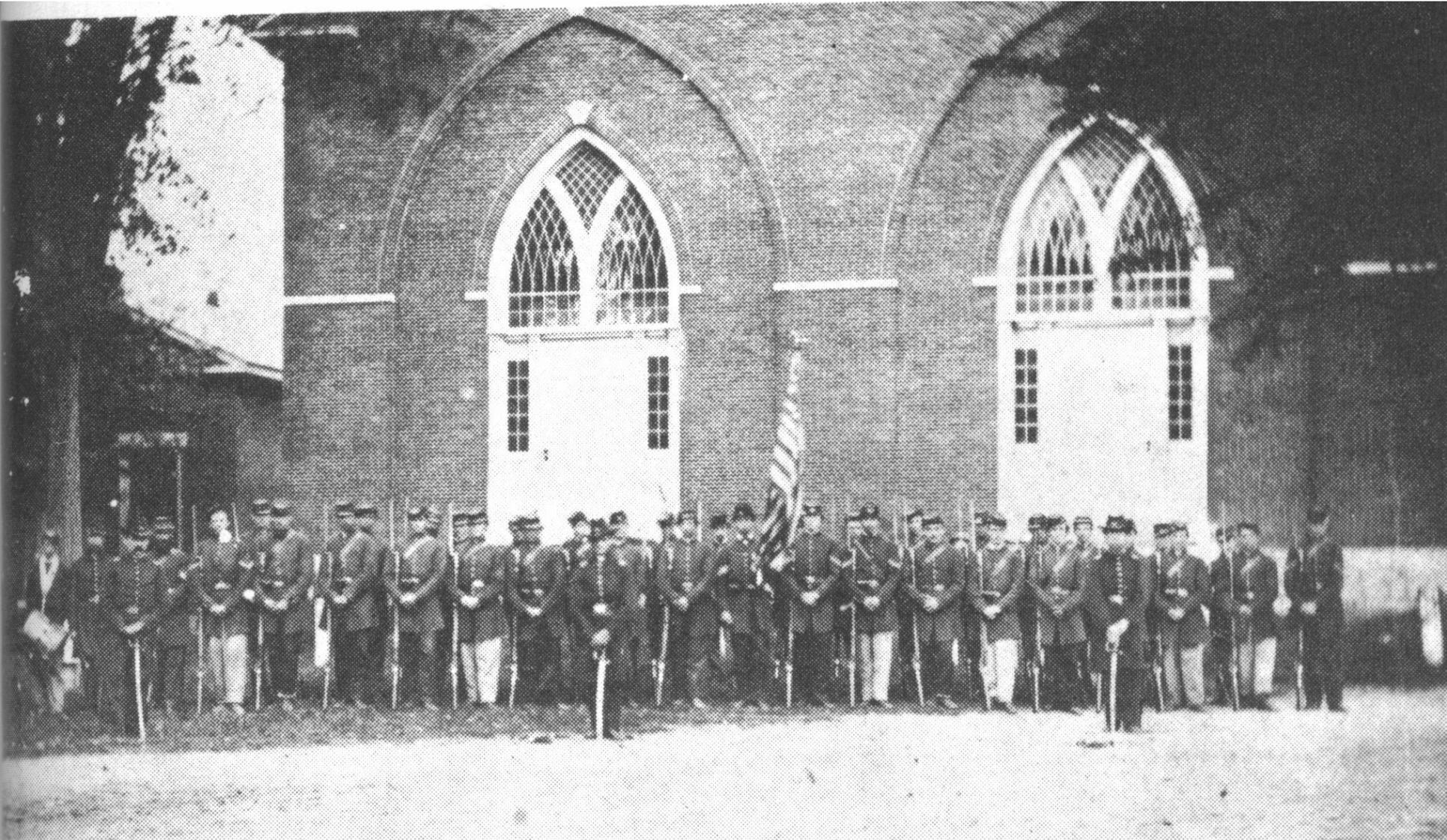








# Example 2: The Civil War



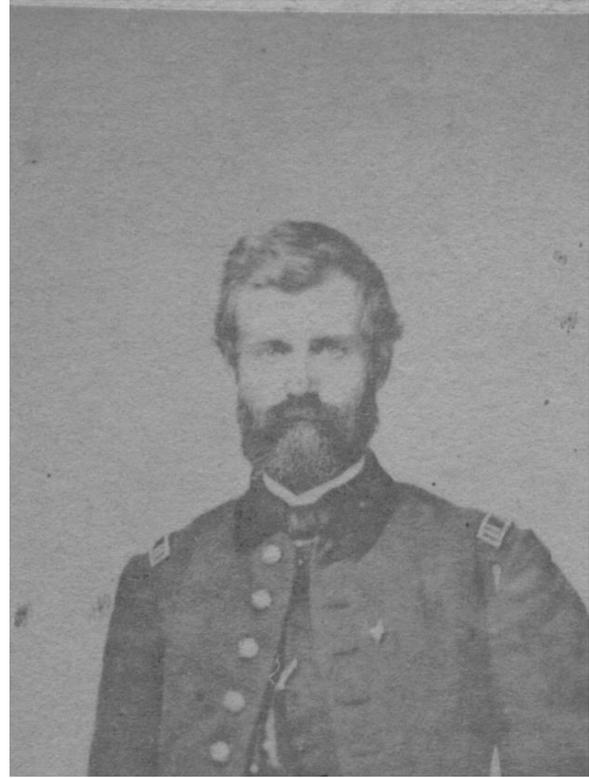
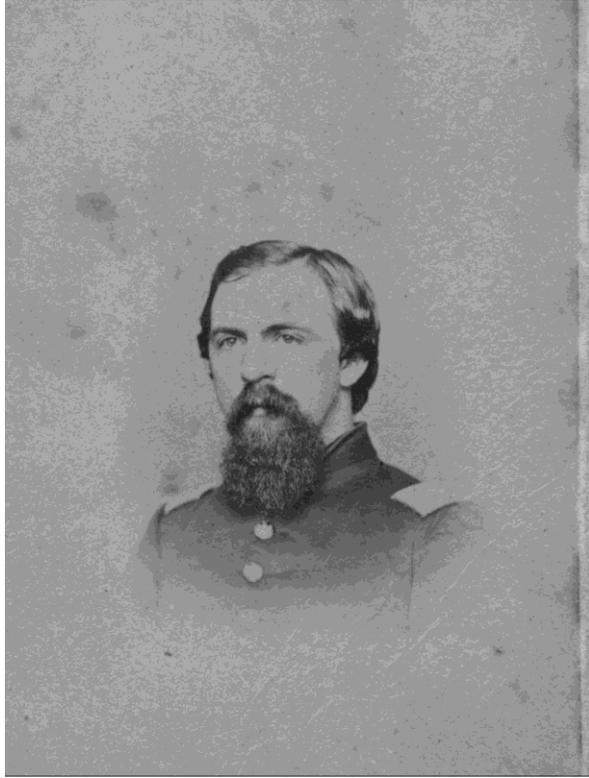
Muster of the Allen Greys, April 1861

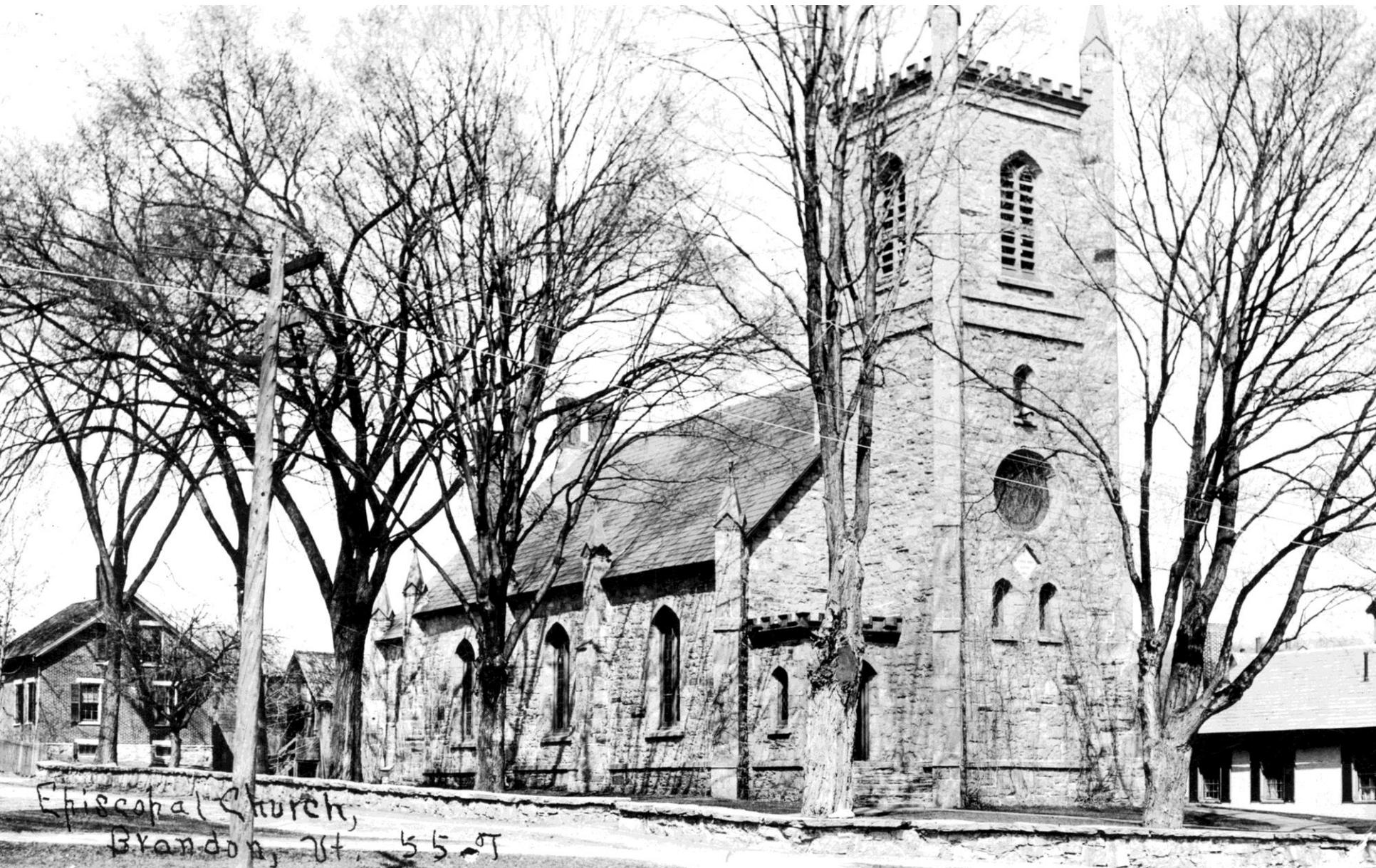


God is still speaking.  
1 Canal Street  
Franklin, Vermont 05731  
Phone 247-6088  
Franklin County National  
Grange Building  
EST. 1811



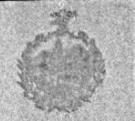






Episcopal Church,  
Brandon, Ut. 55-97





ALLIED HEROES  
THE  
JOHN BAYON SEPT. 12 1864  
ANDREW LAYNE JUNE 20 1862  
RUFUS BLACELY APRIL 16 1862  
EMARTUS LAIRD OCT. 18 1865  
ROBERT BRIDGES MAY 5 1864  
WILLIAM CASMAN MAY 4 1864

1886

1861 BRANDON 1865  
TO HER FALLEN HEROES.



ALLIED IN BATTLE  
FRANCIS W. BAYBERRY MAY 6, 1864  
EVA LOU S. GUMBEL MAY 2, 1864  
HERN HIGAN BATTLE JUNE 9, 1864  
SERVA BENT F. WEST JUNE 28, 1864  
JUDY BENT A. TOWN APRIL 2, 1864  
SIRIE C. TOWN NOV. 22, 1864  
HARLEY W. TOWN MAY 12, 1864  
JUDAH LAWRENCE SEPT. 15, 1864  
ANDREW LAFELT JUNE 26, 1864  
NORAH B. LAFELT APRIL 14, 1864  
FRANKIE TOWN DEC. 21, 1864  
ROBERT HUSTON MAY 1, 1864  
WILLIAM CASMAN MAY 1, 1864

1886

SPEED  
LIMIT  
25

SPEED  
LIMIT  
25



Note the transom window on the left that says "GAR." That stands for "Grand Army of the Republic, the Union Army veterans' organization, which met upstairs in this building. The photograph was taken during the flood of 1938.



39

Conant Block  
UPSTAIRS

Education Center  
Smart Meters  
Nancy Leary Design  
Cecilia S. Leary  
MS, LADC  
Michelle Alameda  
MC, LADC

Catering and Take Out

BREAD CHEESE WHAT'S BAKING?

Cheese  
Pockets  
1.20

37

Gourmet  
Provence

Learn

Bakery and Pastries

SOUP SALADS MUFFINS

BARBE  
SHO



Brandon Town Plan, p.30, listing the buildings in the village on the state historic register. Brandon has an extremely large number of historic resources.

## *II. FRAGILITY*

*Historic Buildings are Fragile*

Objective:

**“Support the protection and preservation, where appropriate, of significant historic structures, sites and districts, the *townscape* and landscape....”**

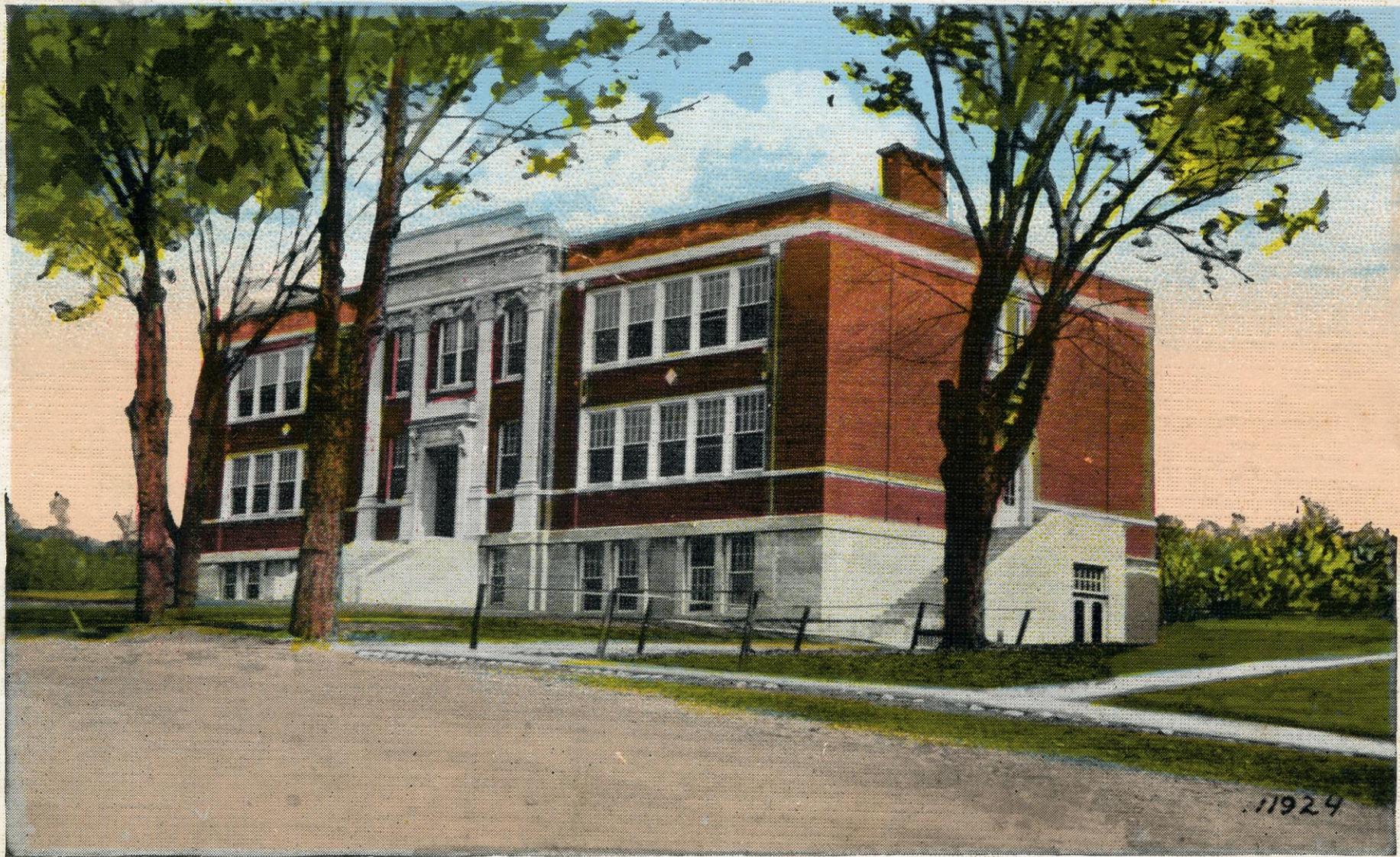
- Brandon Town Plan, “Historic Resources” Section,  
Objective # 3, p. 29



BRANDON HIGH SCHOOL

Robert Carl Wilkerson  
Architects

2:—High School, Brandon, Vt.



EXIT









BN  
25.65





UNITED STATES POST OFFICE  
NEWPORT

# Historic Buildings Preserved







BRANDON, VT. AND VICINITY.



BRANDON INN

UNION ST

“Brandon is an intimate, warm and walkable small town with a strong sense of place and significant community and historic assets, including a **compact** and **full-service** downtown. ***Brandon's downtown is unusual in that it still provides the essential goods and services that have moved to the outskirts of many Vermont towns.***”

- Brandon Town Plan, “Vision” Section, p. 5

Objective:

**“Ensure the *preservation, restoration, and adaptive re-use* of historic public buildings and privately owned structures.”**

- Brandon Town Plan, “Historic Resources” Section,  
Objective #1, p. 29

Recommendation:

**“Encourage businesses to utilize space in  
*downtown* Brandon....”**

- Brandon Town Plan, “Economic Development” Section,  
Recommendation # 14, p. 36

### *III. ECONOMIC IMPORTANCE*

*We have planned badly in the past. The Town Plan explicitly instructs us to preserve historic resources as an economic priority.*

“Brandon also has significant Recreational, Historical and Cultural attributes, as previously discussed. These add substantially to the quality of life and ***can influence businesses and individuals considering locating or investing in Brandon. Care should be taken to protect and enhance these resources and they should be part of a fully integrated strategy for economic and community development.***”

- Brandon Town Plan, “Economic Development” Section, Introduction, p. 33

**Bad Planning Hurts  
Neighborhoods, Lowers  
Property Values and Hinders  
Economic Development**



*BRANDON, VT. AND VICINITY.*





Conant Square Brandon Vt.







273 9/10 REG. GAS  
295 9/10 REG. DIESEL

Gulf

VISA MasterCard

FULL SERVICE  
\* \* \*  
NO SMOKING  
STOP ENGINE

Lays



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Plus 2.79  
Supreme 2.89  
Diesel 2.96

**Lay's**

**CHAMPLAIN FARMS**

2.99

**Gulf**



PACKAGED  
CRYSTAL  
CLEAR ICE

\$149











273 <sup>9</sup>/<sub>10</sub> REG. UNL.  
295 <sup>9</sup>/<sub>10</sub> DIESEL

Gulf VISA MasterCard

FULL SERVICE  
\* \* \*  
NO SMOKING  
STOP ENGINE

Lays

⚠️  
↙

111 552

# Erosion of Town Center

Moved:

School\*

2<sup>nd</sup> Story Offices\*

Bank Drive-Thru\*

Medical Building

Aubuchon Hardware

\* = still empty

Lost:

Train Station (which hurts us now that Amtrak is reviving passenger service in western Vermont)

Recommendation:

***“Protect and enhance Brandon’s ... historical and cultural attributes.”***

- Brandon Town Plan, Economic Development Section,  
Recommendation # 19, p. 36

Objective:

“Recognize ***the town’s cultural resources and historic settlement pattern as a significant, non-renewable resource*** that creates a sense of place and community well-being.”

- Brandon Town Plan, “Future Land Use” Section, Objective #4, p. 50

## *IV. COMMUNITY*

*“A Sense of Place and  
Community Well-Being”:  
Community and “Townscape”*

***“Brandon possesses ‘an architectural legacy, a cultural history, and a unique visual identity’ that contributes to the creation of community, historic pride, and economic advantage. These assets must be carefully managed.”***

- Brandon Town Plan, “Historic Resources” Section  
Introduction, p. 29



2005



Some Easy Further Reading

*"A wonderfully entertaining, useful and provocative account of the ravaging of the American*



# THE GEOGRAPHY

*environment by the auto, suburban developers, paralytic zoning and corporate pirates."*  
ROBERT TAYLOR  
Rolling Stone



# OF NOWHERE

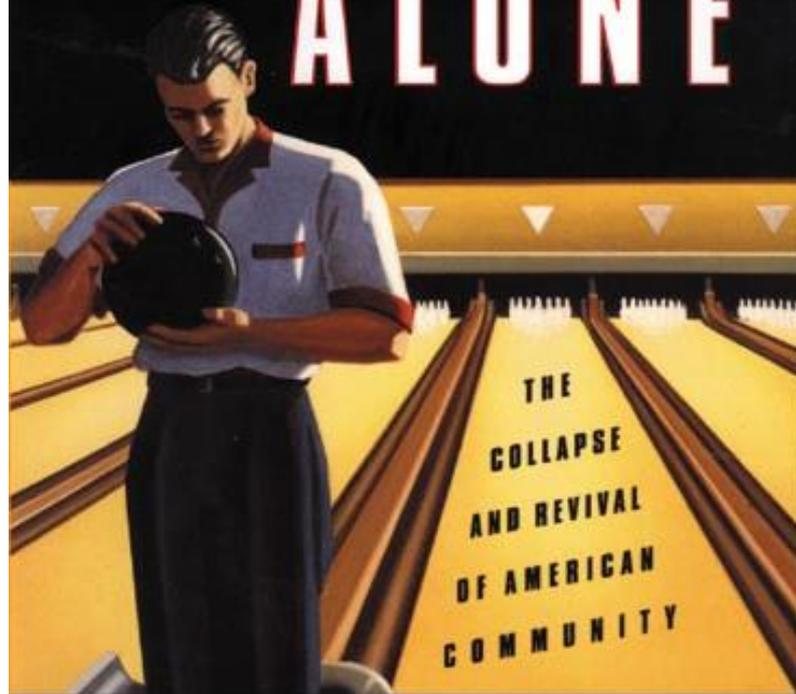


**THE RISE AND DECLINE OF  
AMERICA'S MAN-MADE LANDSCAPE**  
**JAMES HOWARD KUNSTLER**



We are not conducting a new experiment.

# BOWLING ALONE



THE  
COLLAPSE  
AND REVIVAL  
OF AMERICAN  
COMMUNITY

Robert D. Putnam