

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.”

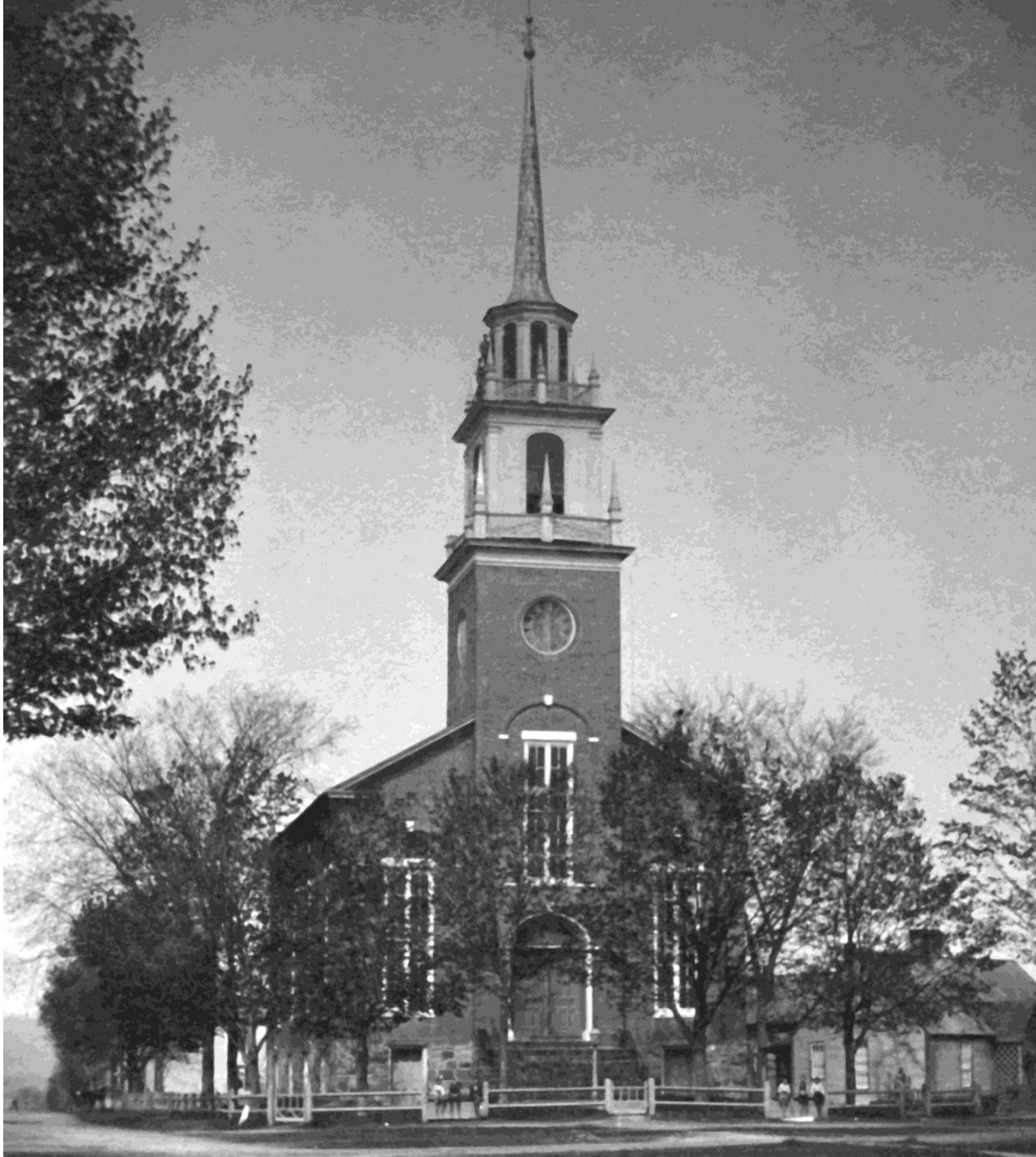
- Brandon Town Plan, “Historic Resources” Section
Introduction, p. 29

Example 1: Brandon's Anti-Slavery Movement

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.





WEST
73
SPEED LIMIT
25

Historic
Garden Baptist Church
A Fellowship of Christians
1000 West 73rd Street
West Des Moines, IA 50314
Phone: 515-281-1111
www.gardenbaptist.org







1802





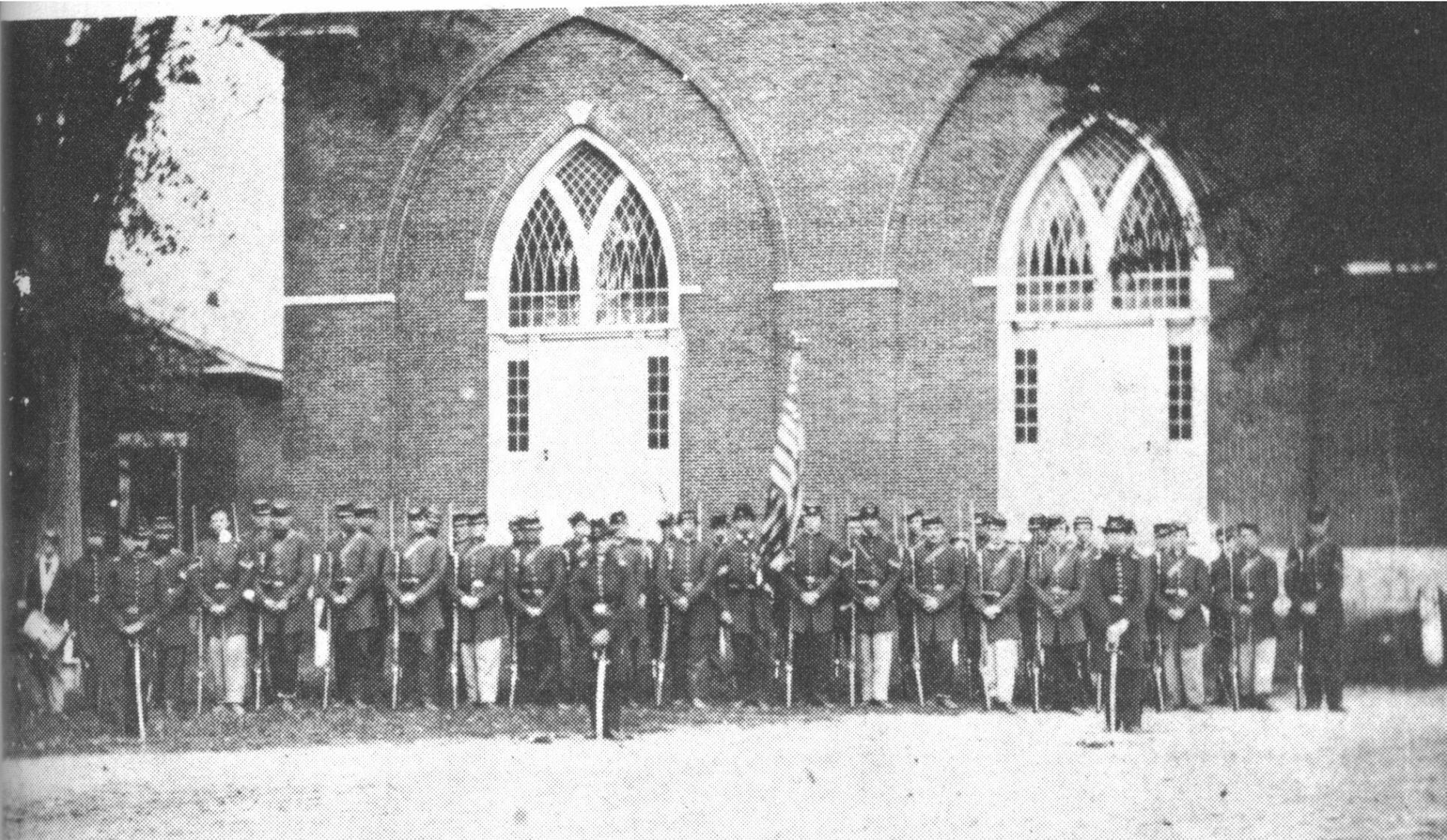








Example 2: The Civil War



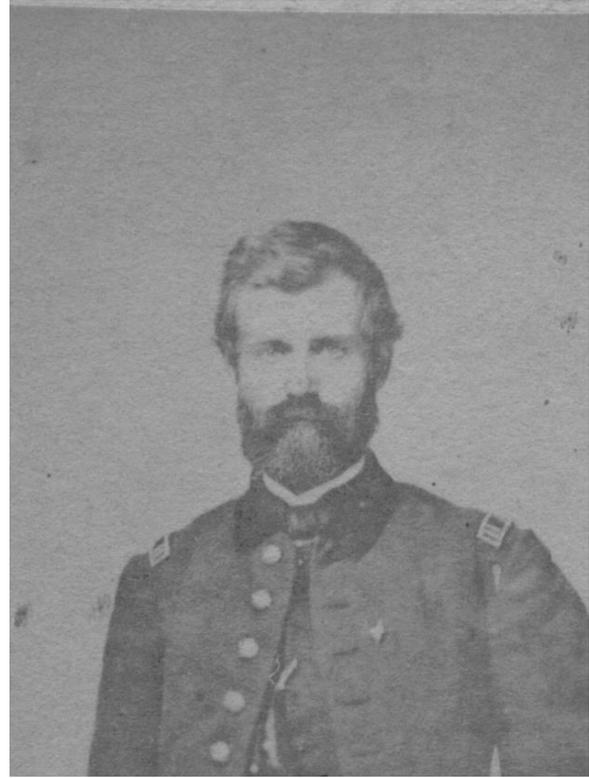
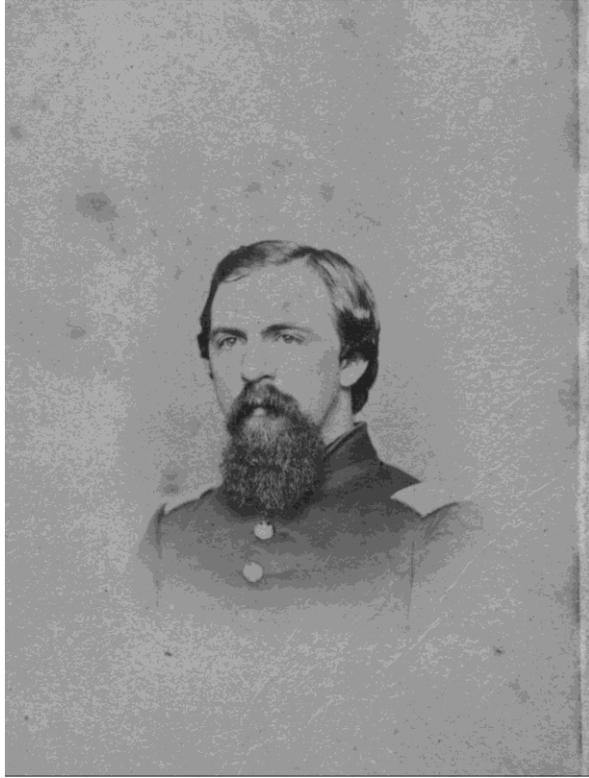
Muster of the Allen Greys, April 1861

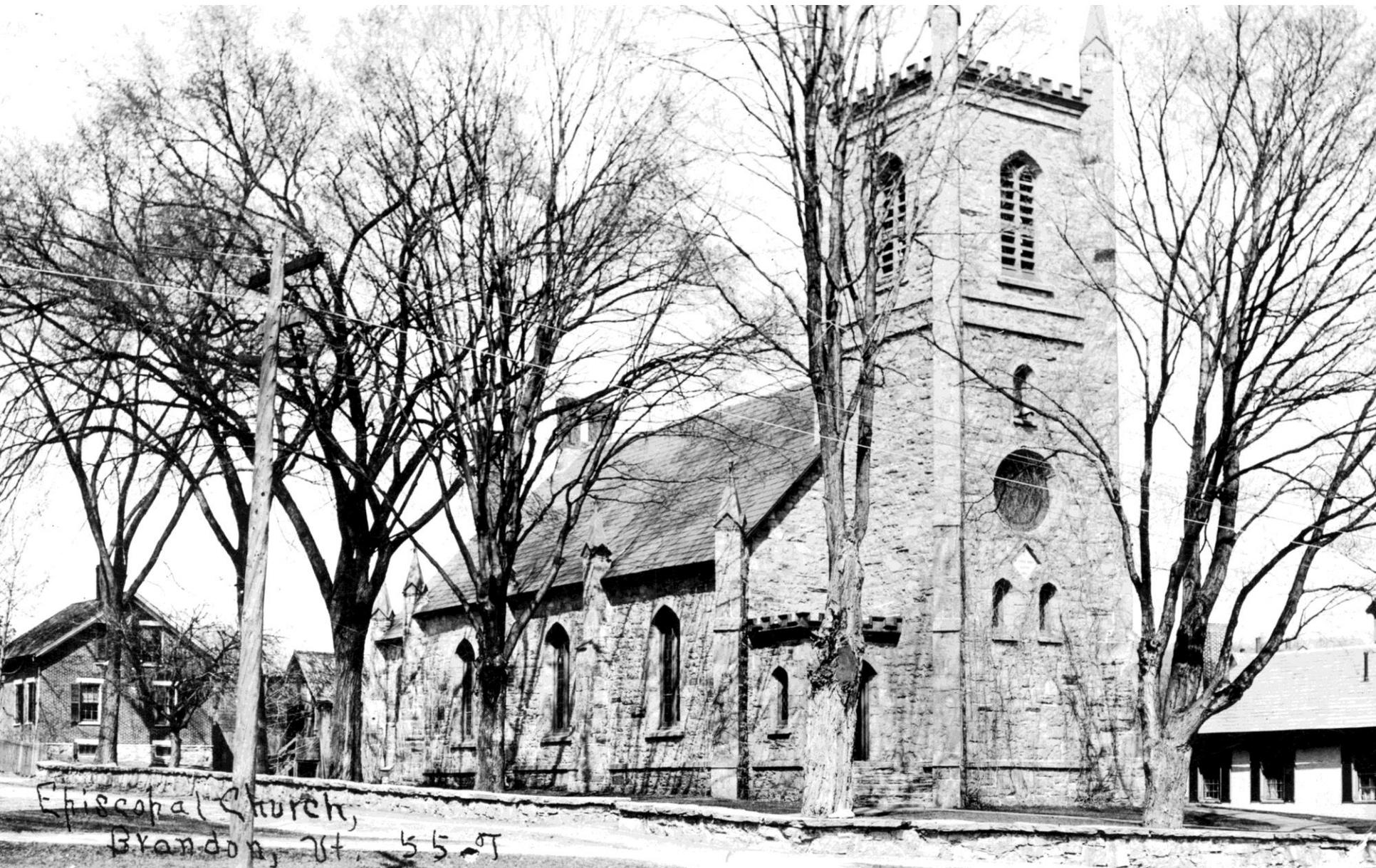


God is still speaking.
1 Canal Street
Franklin, Vermont 05731
Phone 247-6088
Franklin County National
Grange Building
1862









Episcopal Church,
Brandon, Ut. 55-97





ALLIED IN BATTLE
FRANCIS W. BAYBERRY MAY 6, 1864
EVA LINDA J. GUMBEL MAY 2, 1864
HERN HIGAN BALLEE JUNE 9, 1864
SERVA BENA F. WEST JUNE 28, 1864
JUDY BENA A. LINDO APRIL 2, 1864
SIRIE E. FORD NOV. 22, 1864
HARLEY W. FORD NOV. 22, 1864
JUDAH LAWRENCE SEPT. 15, 1864
ANDREW LAFFEL JUNE 28, 1864
NORCH B. LINDLEY APRIL 22, 1864
EDGARDE LINDLEY APRIL 22, 1864
ROBERT HURSTON MAY 7, 1864
WILLIAM CASMAN MAY 7, 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 Leroy Design
Est. 1988
MS-LADC
MA-ALAC
MA-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....”

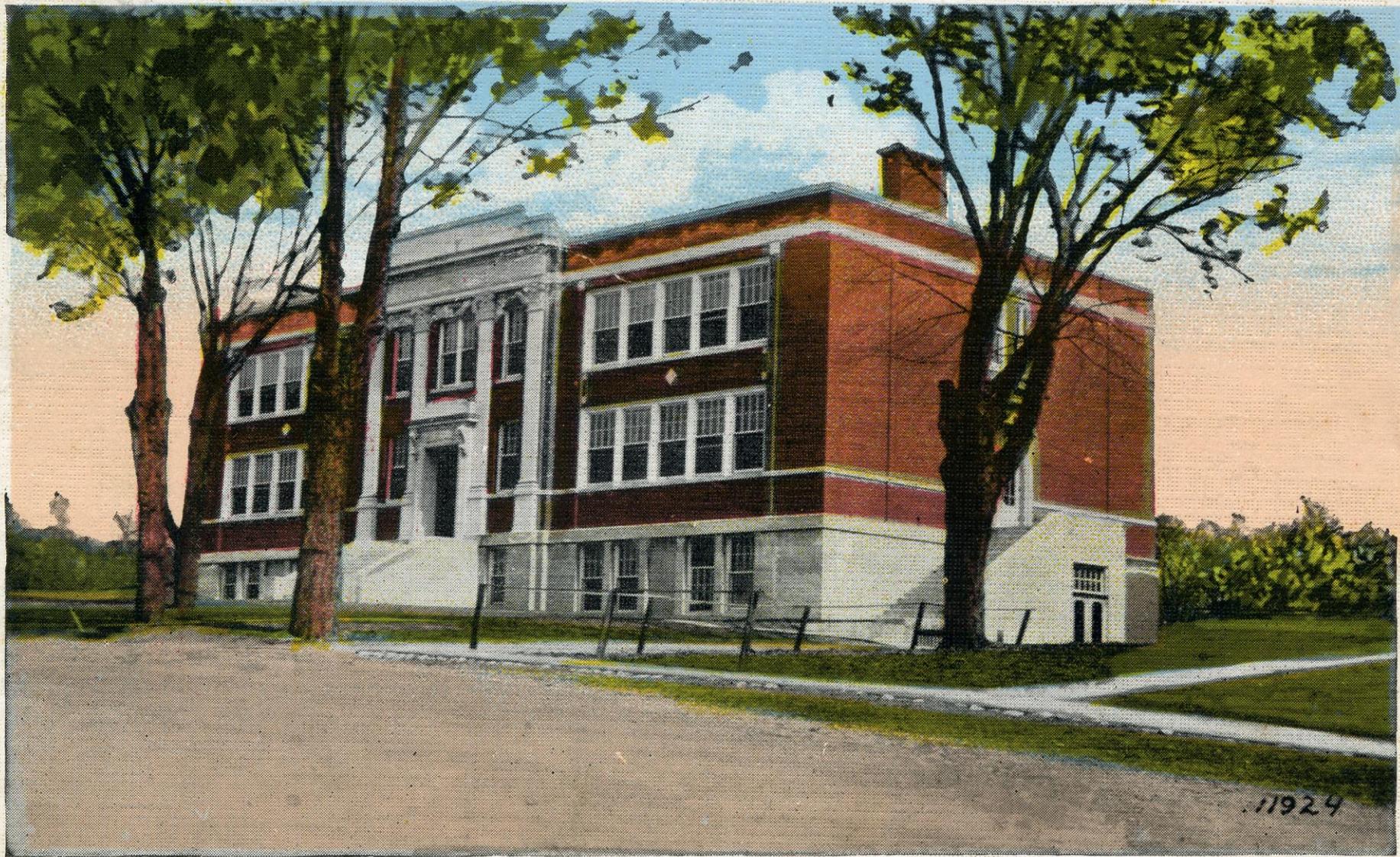
- Brandon Town Plan, “Historic Resources” Section,
Objective # 3, p. 29



BRANDON HIGH SCHOOL

Robert Carl Wilkerson
Architects

2:—High School, Brandon, Vt.



EXIT









A large, green, corrugated metal industrial building with a gabled roof. It features a large white door on the left side and two smaller windows with white shutters on the right side. The building is situated on a street corner.

An industrial complex in the background featuring several tall, cylindrical silos and a tall, thin tower. A white building with an American flag is visible to the right. A sign with the letters "BN" is visible on the white building. A chain-link fence runs along the right side of the street.

A row of residential houses on the left side of the street. The houses are mostly white with grey roofs. A utility pole is visible in the foreground. A white van is parked on the street in front of one of the houses.

The rear end of a dark-colored car, possibly a sedan, is visible on the right side of the street. The car is parked on the asphalt.

A wide, paved street with a large pothole in the foreground. The street is flanked by buildings and utility poles. The sky is overcast.





UNITED STATES POST OFFICE
NEWPORT

Historic Buildings Preserved





EXIT

EXIT



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



One World LAUNDRY





Gulf
Regular 2.69
Plus 2.79
Supreme 2.89
Diesel 2.96

Lay's

CHAMPLAIN FARMS

2.99

Gulf



PACKAGED
CRYSTAL
CLEAR

149











273 ^{9/10}
REG. UNL.
295 ^{9/10}
DIESEL

Gulf

VISA

MasterCard

▲
▲

FULL SERVICE

NO SMOKING
STOP ENGINE

Lays

111
111 552

Erosion of Town Center

Moved:

School*

2nd 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

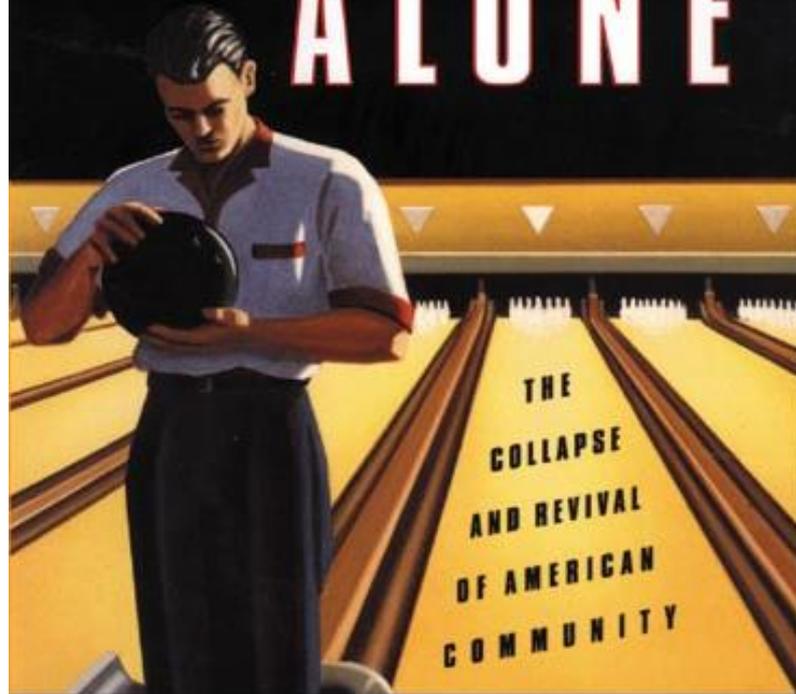


**THE RISE AND DECLINE OF
AMERICA'S MAN-MADE LANDSCAPE
JAMES HOWARD KUNSTLER**



We are not conducting a new experiment.

BOWLING ALONE



THE
COLLAPSE
AND REVIVAL
OF AMERICAN
COMMUNITY

Robert D. Putnam