

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.”

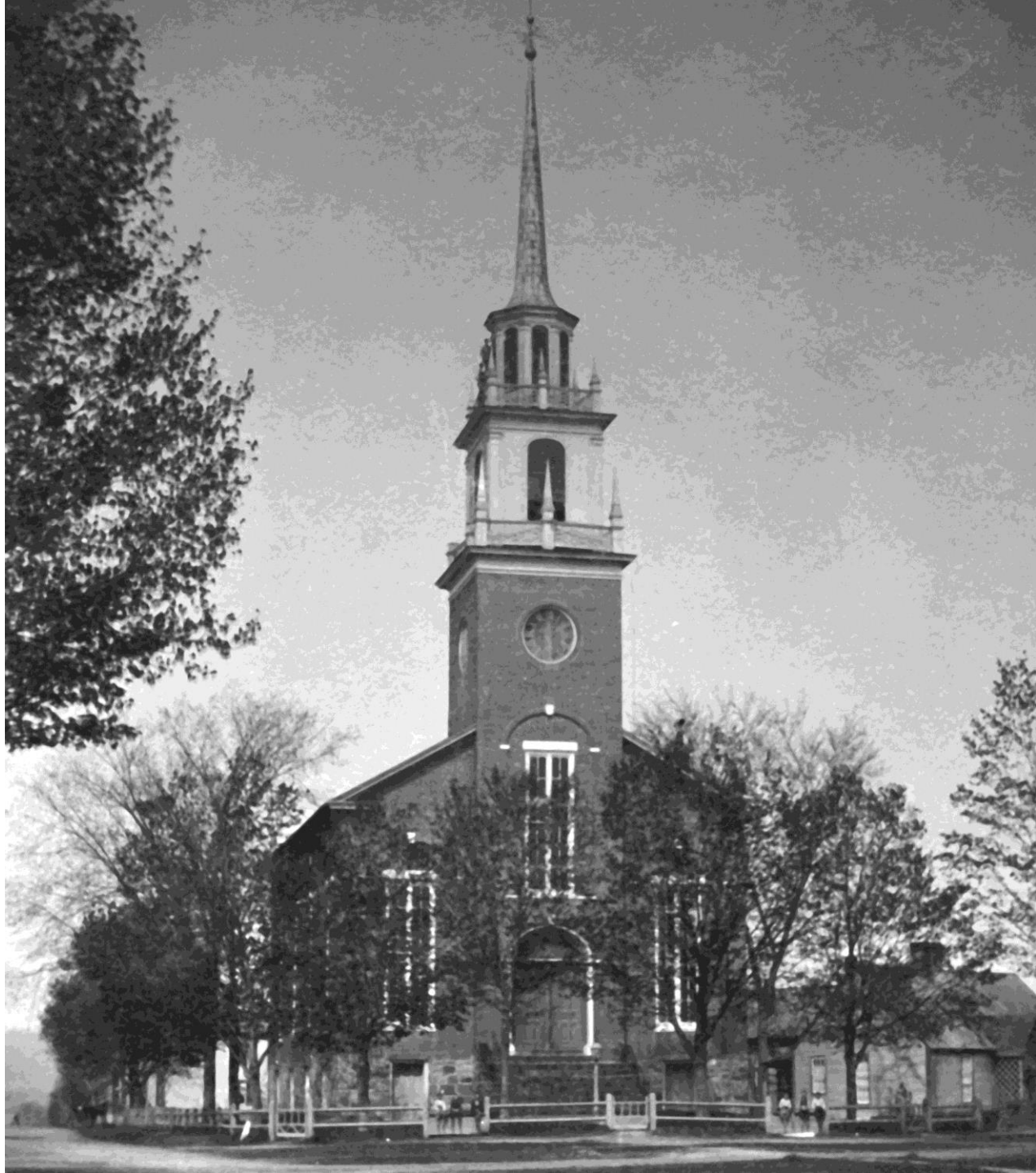
- Brandon Town Plan, “Historic Resources” Section
Introduction, p. 29

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.











1802





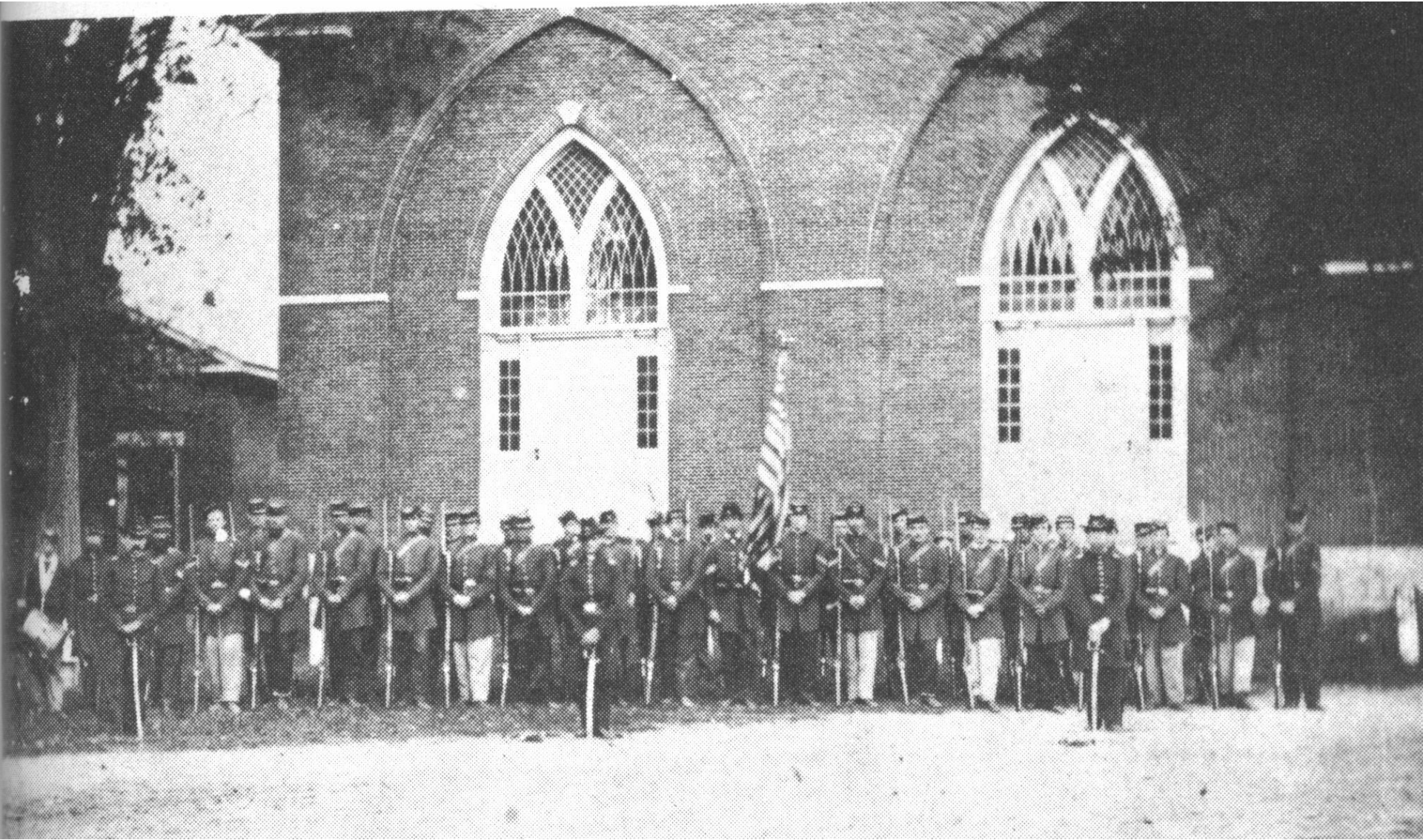








Example 2: The Civil War



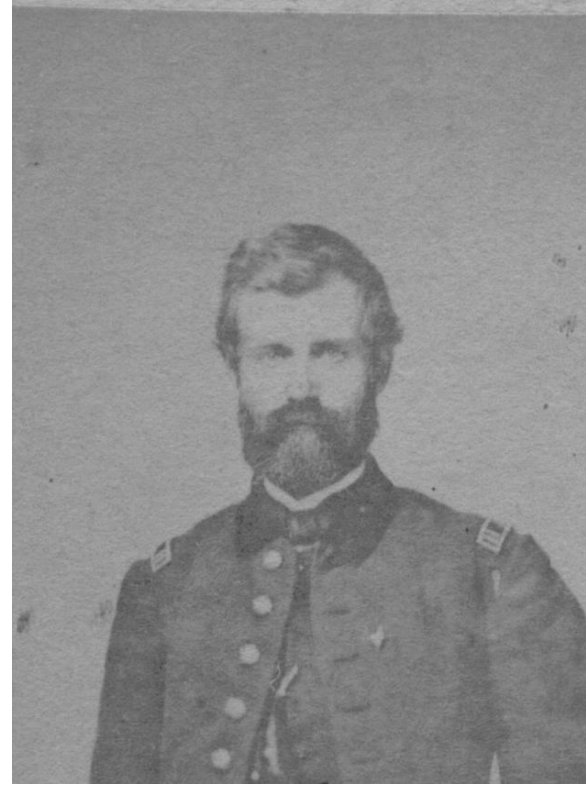
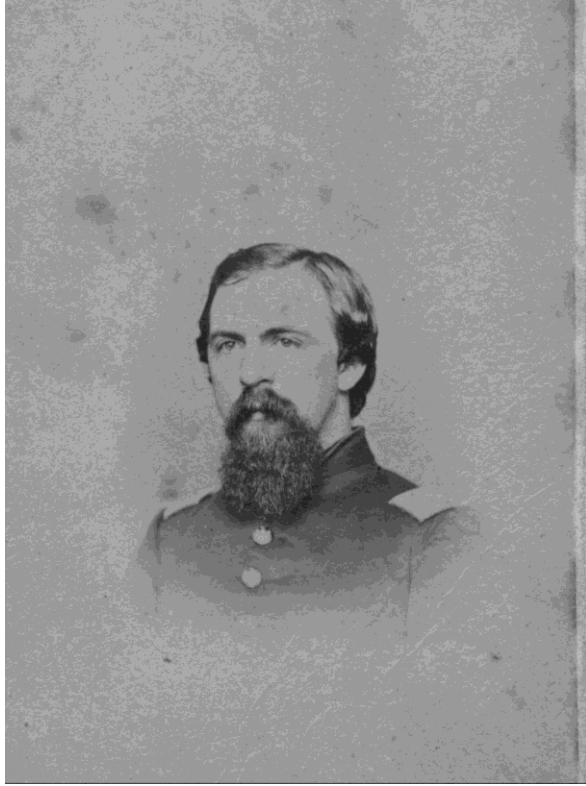
Muster of the Allen Greys, April 1861

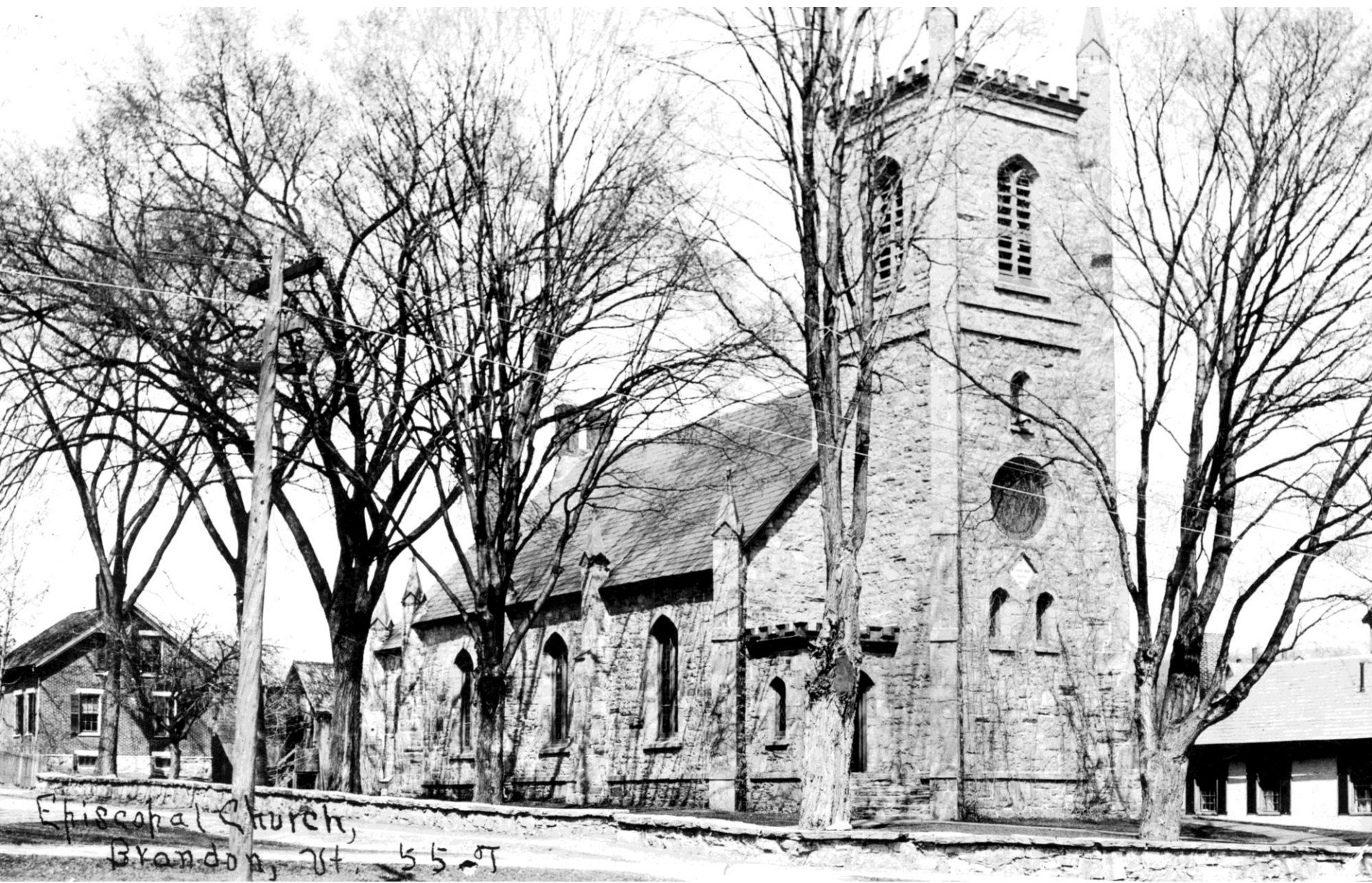


God is still speaking
I Carpet Smart
Braden's Carpet Cleaning
Phone 247-6086



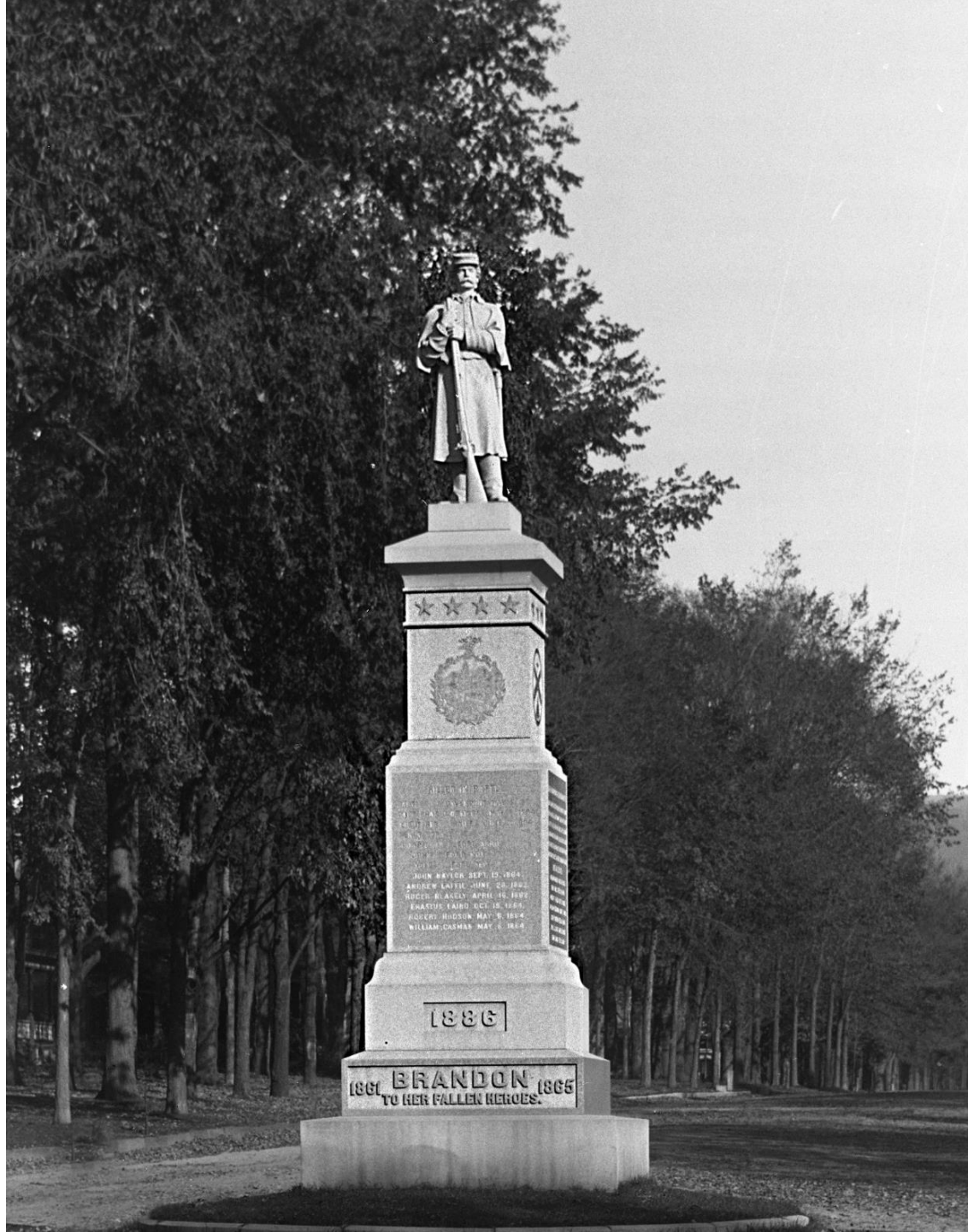






Episcopal Church,
Brandon, Ut. 55-07









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
Small Music
Nancy Lacey Design
Kim S. Lacey
MS-LADC
Michelle Alexander
MC-LADC

Catering and Take Out

37

Gourmet

Provence

Learn

Bakery and Pastries

BREAD CH WHAT'S BAKING?

Cheese
Pockets
1.20

SOUP SALADS MUFFINS

BARBER
SHOP



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....”

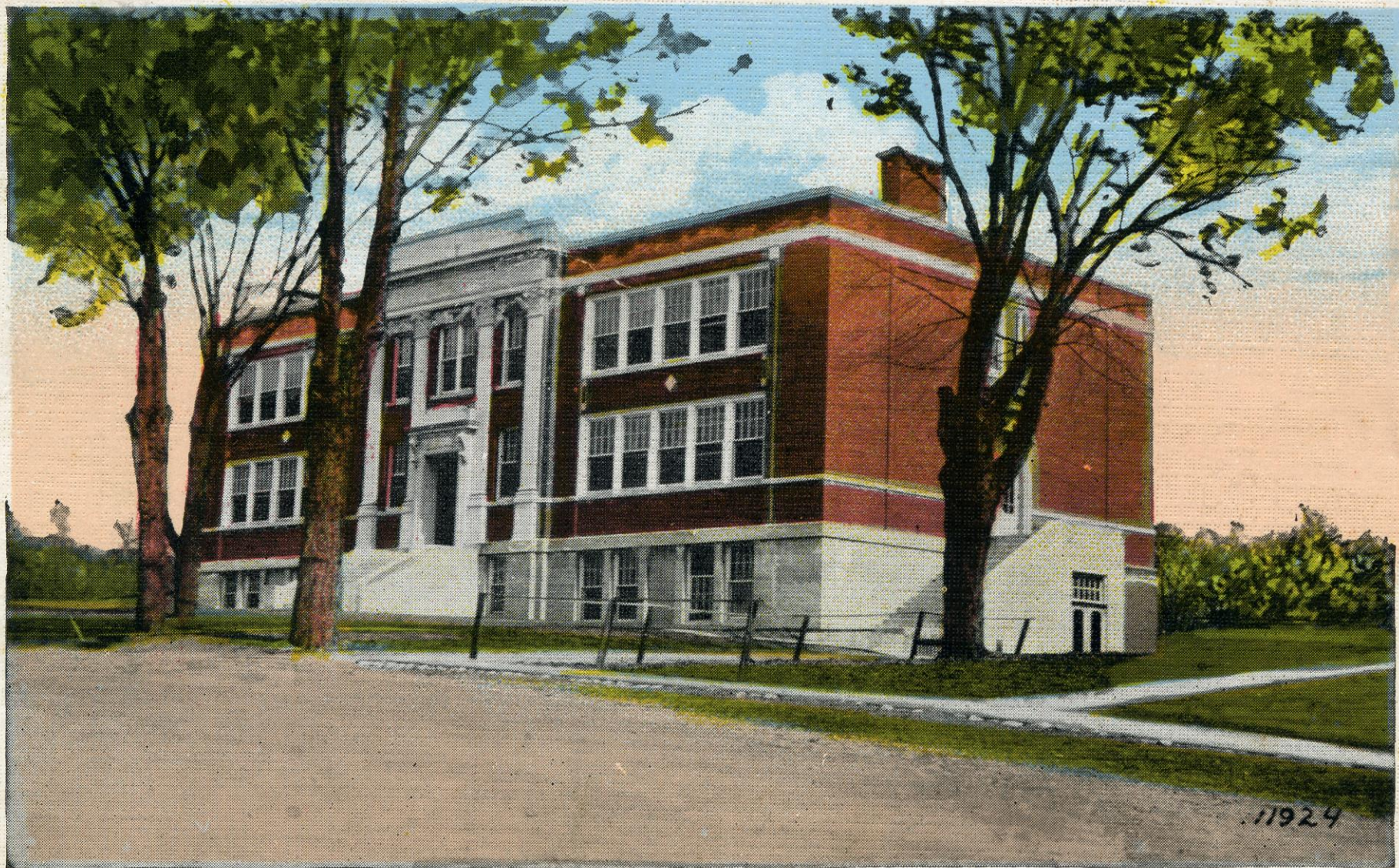
- Brandon Town Plan, “Historic Resources” Section,
Objective # 3, p. 29



BRANDON HIGH SCHOOL

Robert Carl Wilk
Architects

2:—High School, Brandon, Vt.



11924













Historic Buildings Preserved







BRANDON, VT. AND VICINITY.



“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 DIESEL

GAS
DIESEL

Gulf

VISA

MasterCard



FULL
SERVICE

NO SMOKING
STOP ENGINE

Lays

LAUNDRY



Regular 2.69
Plus 2.79
Supreme 2.89
Diesel 2.96



2.99





PACKAGED ICE
CRYSTAL CLEAR ICE

\$1.49









273 ^{9/10}
295 ^{9/10} GAS
DIESEL

Gulf

VISA

MasterCard



FULL
SERVICE

NO SMOKING
STOP ENGINE

Lays

LAUNDRY

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,
purbblind zoning
and corporate
parasites."*
ROBERT TAYLOR
Boston Globe



OF NOWHERE

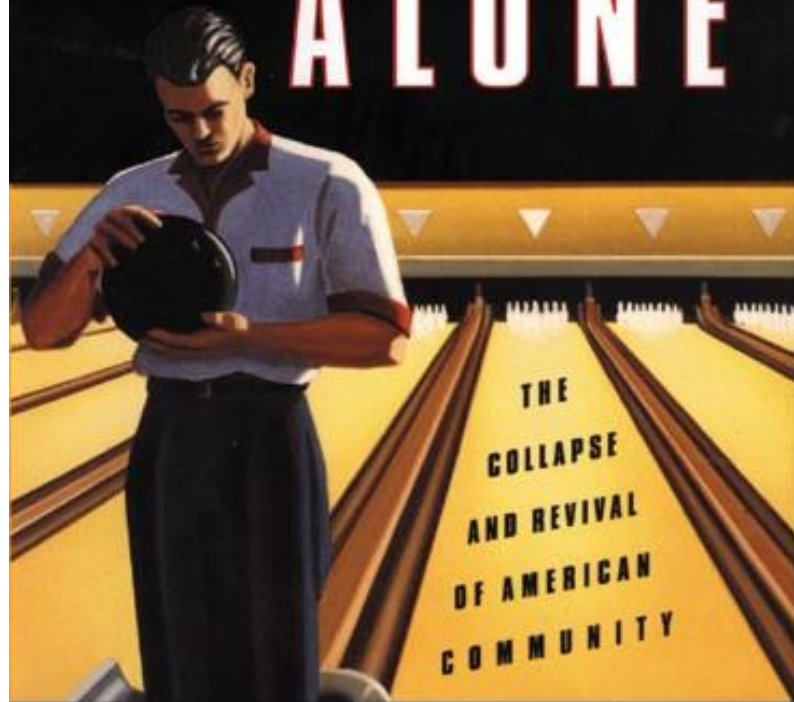


**THE RISE AND DECLINE OF
AMERICA'S MAN-MADE LANDSCAPE
JAMES HOWARD KUNSTLER**



We are not
conducting a new
experiment.

BOWLING ALONE



THE
COLLAPSE
AND REVIVAL
OF AMERICAN
COMMUNITY

Robert D. Putnam