



STATE OF VERMONT
JOINT FISCAL OFFICE

MEMORANDUM

To: Joint Fiscal Committee members
From: Sorsha Anderson, Senior Staff Associate
Date: October 23, 2025
Subject: Grant Request - JFO #3266

Enclosed please find one (1) item, which the Joint Fiscal Office has received from the Administration.

JFO #3266: \$500,000.00 to the Agency of Commerce and Community Development, Division for Historic Preservation from the Patrick Foundation for the Theron Boyd State Historic Site in Quechee, VT. The funds will cover the cost related to the foundation repair and drainage mitigation. An additional \$185,720.00 will be utilized from the Agency's maintenance funds allocated to the Division of Historic Preservation. *[Received October 20, 2025]*

Please review the enclosed materials and notify the Joint Fiscal Office (Sorsha Anderson: sanderson@leg.state.vt.us) if you have questions or would like this item held for legislative review. Please submit concerns by **November 10, 2025**, or we will assume that you agree to consider as final the Governor's acceptance of this request.



State of Vermont
 Department of Finance & Management
 109 State Street, Pavilion Building
 Montpelier, VT 05620-0401

Agency of Administration

[phone] 802-828-2376

STATE OF VERMONT FINANCE & MANAGEMENT GRANT REVIEW FORM

Grant Summary:						The Division for Historic Preservation (VDHP) respectfully requests approval to accept this donation of \$500,000 for the Theron Boyd State Historic Site in Quechee (Hartford), which will cover the costs related to the foundation repair and drainage mitigation. It is generously offered by Harriet "Happy" Patrick of the Patrick Foundation, who wishes to remain anonymous (notice in the AA-1 has been approved by Ms. Patrick but she asks that there will be no press releases or signage mentioning her donation). Although no match is required for this donation, to ensure the project's completion, major maintenance funds allocated to the Agency of Commerce and Community Development, Division for Historic Preservation will provide \$185,720 and any other necessary costs for the stabilization of this significant Vermont landmark.							
Date:						9/23/2025							
Department:						ACCD HCD							
Legal Title of Grant:						Theron Boyd Site Donation							
Federal Catalog #:						n/a							
Grant/Donor Name and Address:						Patrick Foundation							
Grant Period:						From:		7/1/2025		To:		6/30/2027	
Grant/Donation						\$500,000							
Grant Amount:		SFY 1		SFY 2		SFY 3		Total		Comments			
		\$200,000		\$300,000		\$		\$500,000		No match required but ACCD HCD is planning related work from their major maintenance appropriation.			
Position Information:						# Positions		Explanation/Comments					
						0							
Additional Comments:						HCD major maintenance 7110992401 balance is \$594K							



STATE OF VERMONT		
FINANCE & MANAGEMENT GRANT REVIEW FORM		
		Donor has requested t oremain anonymous, other than on the AA-1. Donor requests no press release or inclusion on project signage.
Department of Finance & Management	Digitally signed Adam Greshin Signed by Adam Greshin Date: 2025.09.23 15:23:49 -0400	(Initial)
Secretary of Administration	Nick Kramer 5710487A28F8404	(Initial)
Sent To Joint Fiscal Office	Anna Reinold	Date
	REVIEWED By Anna Reinold at 8:38 pm, Oct 20, 2025	

Jason
Aronowitz

Digitally signed by Jason Aronowitz
Date: 2025.09.23 14:28:19 -0400



STATE OF VERMONT REQUEST FOR GRANT (*) ACCEPTANCE (Form AA-1)

BASIC GRANT INFORMATION			
1. Agency:	Agency of Commerce and Community Development		
2. Department:	Department of Housing and Community Development, Division for Historic Preservation		
3. Program:	State Historic Sites Program		
4. Legal Title of Grant:	Theron Boyd State Historic Site Foundation Restoration and Drainage Mitigation		
5. Federal Catalog #:			
6. Grant/Donor Name and Address: Patrick Foundation, 705 Cedar Beach Road, Charlotte, Vermont 05445			
7. Grant Period:	From:		To:
8. Purpose of Grant: The purpose of this project is to address the drainage issues and restore the foundation of the Theron Boyd Homestead, a 30-acre state-owned historic site under the stewardship of the Vermont SHPO. The centerpiece of the farm complex is the well-preserved two-story house with a Georgian plan and transitional Federal-style detailing. Built in 1786 for Revolutionary War veteran William Burtch, the house is one of the most outstanding examples of late-18th-century architecture and notably one of the most high-style architectural expressions in the post-Revolutionary War years in Vermont. The stately home was enlarged by the addition of a two-story brick ell circa 1830 by Judge James Udall, whose father had served as lieutenant in the Revolutionary War and purchased the 5,000-acre property from Burtch in 1805. The project will focus on structural stabilization and repair the original 1785 stone foundation walls with below-grade, exterior wall insulation treatments and a complete, exterior foundation wall drainage plane with sub-surface drainage pipes conveying water away from the structure. These features were devastated by flood and rain run-off during the June 2023 disaster (DR-4720), and because they have not been properly repaired nor mitigated, continue to be damaged. The expected project using these donated funds will be positive drainage and grading to mitigate water infiltration and complete restoration of the masonry foundation of the main dwelling. Major Maintenance funding allocated to the Agency of Commerce and Community Development Division for Historic Preservation shall ensure completion of this project. The beneficiary of this project is the Theron Boyd Homestead State Historic Site, architectural and building scholars, and the public. The Vermont SHPO shall carefully conserve the dwelling with a preservation philosophy to present all imperfections and changes, allowing it to educate future generations about late-18th- and early-19th-century design, construction, and rural agricultural life in Vermont. This project shall serve as a finely tuned model that shall guide our cyclical maintenance program and risk management at the other state historic sites. Although this model is styled for the Vermont State Historic Sites, informing and directing operations and maintenance, it shall serve as an example to be shared with other Vermont and New England museums and owners of late-18th and 19th-century buildings plagued by flooding.			
9. Impact on existing program if grant is not Accepted: The Vermont State Historic Sites Program receives \$550,000 annually (FY26 and 27) for operational and major maintenance projects for 84 buildings, sites, and structures under our purview. The scope and scale of the proposed work at the Theron Boyd Homestead is not feasible to fund without reprioritizing and delaying critical needs at other state historic sites, including properties associated with two presidents and a US senator. If this project is not funded, conversations will have to pivot to mothballing and temporary stabilization, forbidding access for a notable period. At present, access is solely granted to the directors of preservation and state historic sites to monitor conditions and address moisture, rain, and flooding. If we do not manifest a way to gather the required money for this project, ultimately preservation and restoration of this significant landmark will be replaced by deconstruction and force conversations of demolition due to safety and costs. Deconstruction and demolition will eliminate our ability to study a high-style late-18th-century building, an			

STATE OF VERMONT REQUEST FOR GRANT (*) ACCEPTANCE (Form AA-1)

ornate structure that has yet to be intensely explored and holds many secrets to construction and design from the settlement of Windsor County in the years just after America won independence and at time when Vermont was transitioning from an independent republic to the 14th state.

10. BUDGET INFORMATION

	SFY 1	SFY 2	SFY 3	Comments
	FY 26	FY 27	FY 28	
Expenditures:				
Personal Services	\$	\$	\$	
Operating Expenses	\$385,720	\$300,000	\$	
Grants	\$	\$	\$	
Total	\$385,720	\$300,000	\$	
Revenues:				
State Funds:	\$185,720	\$	\$	
Cash	\$	\$	\$	
In-Kind	\$	\$	\$	
Federal Funds:	\$	\$	\$	
(Direct Costs)	\$	\$	\$	
(Statewide Indirect)	\$	\$	\$	
(Departmental Indirect)	\$	\$	\$	
Other Funds:	\$200,000	\$300,000	\$	
Grant (source)	\$	\$	\$	
Total	\$385,720	\$300,000	\$	

Appropriation No:	7110992401	Amount:	\$185,720
	7110010000		\$500,000
			\$
			\$
			\$
			\$
			\$
		Total	\$600,000

PERSONAL SERVICE INFORMATION

11. Will monies from this grant be used to fund one or more Personal Service Contracts? ☐ Yes ☒ No
If "Yes", appointing authority must initial here to indicate intent to follow current competitive bidding process/policy.

Appointing Authority Name: _____ Agreed by: _____ (initial)

12. Limited Service Position Information:	# Positions	Title
Total Positions		

12a. Equipment and space for these positions: ☐ Is presently available. ☐ Can be obtained with available funds.

13. AUTHORIZATION AGENCY/DEPARTMENT

I/we certify that no funds

Signature: _____

DocuSigned by:

Laura Prosser

E88B1280163F42E

Date: 8/14/2025

STATE OF VERMONT REQUEST FOR GRANT (*) ACCEPTANCE (Form AA-1)

beyond basic application preparation and filing costs have been expended or committed in anticipation of Joint Fiscal Committee approval of this grant, unless previous notification was made on Form AA-1PN (if applicable):	Title: State Historic Preservation Officer		
	Signature:	Signed by: <i>Alex Farrell</i> 98820326852546F	Date: 8/17/2025
	Title: Commissioner of DFCED		
14. SECRETARY OF ADMINISTRATION			
☒ NK	Approved:	(Secretary or designee signature) <i>Nick Kramer</i> E710487A28EB404	Date: 9/25/2025 9:21:12
15. ACTION BY GOVERNOR			
☒	Check One Box: Accepted	<i>[Signature]</i> (Governor's signature)	Date: 10/15/25
☐	Rejected		
16. DOCUMENTATION REQUIRED			
Required GRANT Documentation			
☒ Request Memo ☐ Dept. project approval (if applicable) ☐ Notice of Award ☐ Grant Agreement ☐ Grant Budget		☒ Notice of Donation (if any) ☐ Grant (Project) Timeline (if applicable) ☐ Request for Extension (if applicable) ☐ Form AA-1PN attached (if applicable)	
End Form AA-1			
(*) The term "grant" refers to any grant, gift, loan, or any sum of money or thing of value to be accepted by any agency, department, commission, board, or other part of state government (see 32 V.S.A. §5).			



State of Vermont
Division for Historic Preservation
Deane C. Davis Building, 6th Floor
One National Life Drive, Montpelier, VT 05620-0501
www.accd.vermont.gov/historic-preservation

*Agency of Commerce and
Community Development*

INTEROFFICE MEMORANDUM

TO: SARAH CLARK, SECRETARY OF ADMINISTRATION, AND JOINT FISCAL COMMITTEE

FROM: LAURA V. TRIESCHMANN, STATE HISTORIC PRESERVATION OFFICER Initial
LVT

SUBJECT: REQUEST FOR APPROVAL FOR ACCEPTANCE OF DONATION FOR FOUNDATION AND DRAINAGE MITIGATION AT THERON BOYD STATE HISTORIC SITE

DATE: JULY 18, 2025, REVISED AUGUST 14, 2025

CC: ALEX FARRELL, COMMISSIONER DHCD
DANIEL DICKERSON, ADMINISTRATIVE SERVICES DIRECTOR ACCD
JAMIE DUGGAN, DIRECTOR OF PRESERVATION
JOSH BELL, DIRECTOR OF STATE HISTORIC SITES

The Division for Historic Preservation (VDHP) respectfully requests approval to accept the donation for the Theron Boyd State Historic Site in Quechee (Hartford). Attached are the grant letter and project scope. The donation amount of \$500,000 will cover the costs related to the foundation repair and drainage mitigation. It is generously offered by Harriet "Happy" Patrick of the Patrick Foundation, who wishes to remain anonymous (noticed in the AA-1 has been approved by Ms. Patrick but there will be no press releases or signage mentioning her donation). Although no match is required for this donation, to ensure the project's completion, major maintenance funds allocated to the Agency of Commerce and Community Development, Division for Historic Preservation will provide \$185,720 and any other necessary costs for the stabilization of this significant Vermont landmark.

Historic Site Background: The Theron Boyd Homestead is a 30-acre state-owned historic site under the stewardship of the Vermont Division for Historic Preservation. The centerpiece of the farm complex is the well-preserved two-story house with a Georgian plan and transitional Federal-style detailing. Built in 1786 for Revolutionary War veteran William Burtch, the house is one of the most outstanding examples of late-18-century architecture and notably one of the most high-style architectural expressions in the post-Revolutionary War years in Vermont. The stately home was enlarged by the addition of a two-story brick ell circa 1830 by Judge James Udall, whose father had served as lieutenant in the Revolutionary War and purchased the 5,000-acre property from Burtch in 1805. The property was owned



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Theron Boyd State Historic Site Restoration Project Donation

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during the 20th century by the Cowdry and Boyd family; Theron Boyd lived in the house where he was born in 1901 for 88 years. Representing agricultural development in the Upper Connecticut River Valley from the period of settlement following the American Revolution to the mid-20th century, the property along with the house and several associated outbuildings was transferred to the Ottauquechee Regional Land Trust (later renamed the Vermont Land Trust) in two separate transactions. In 1989, the Land Trust sold 30.16 acres of property to the Vermont State Historic Preservation Office. The Theron Boyd Homestead was listed in the National Register of Historic Places at the state level in 1993 under Criteria A and C for agriculture and architecture with a period of significance from 1786 to circa 1945. It was nominated under the Multiple Property Documentation Form for Agricultural Resources of Vermont and meets the registration requirements for a farmstead property type. The Georgian-style house with its Federal-style alterations is an outstanding and rare example of the architectural and agricultural resources in Vermont, reflecting the settlement of Hartford in the years just after the Revolutionary War (by two war veterans) and at a time when Vermont was an independent republic.

Threat: The severity of the threat to the 1786 Theron Boyd House is acute due to pervasive and longstanding harmful impacts of water and moisture. Water damage has been a serious and growing concern for more than 50 years, well before Theron Boyd transferred ownership of the property in the late 1980s. The moisture problem and foundation deterioration were stabilized to a limited extent, however the recent flooding and rain runoff caused by the July 2023 (DR-4720) disaster have re-energized deterioration of the foundation, causing it to collapse, stressing critical structural members, and allowing mold to invade the house. Disruptions at this level will certainly impact the stability and soundness of the wood lath and plaster wall surfaces due to differential settling and movement that will lead to cracking and material loss of the plaster from the walls, which are ornamented with early 1800s block and hand-painted wallpapers and period paneling and woodwork. As a result of DR-4720, with continuing saturation, the exterior soils adjacent to the foundation softened, allowing water and soil flowed through the joints of the stone walls. Soil has been deposited inside the building to the basement floor above the plastic vapor barrier. This saturation has created several major issues. Foremost, the hydrostatic and lateral pressure of the saturated soils on the exterior of the wall have created failure of the stone foundation. Lateral movement of stones has created an 8" displacement of wall plane within a 24" run.

Restoration Plan: To protect and preserve the Theron Boyd Homestead, as well as ensuring the structure is safe for staff and visitors, the Vermont Division for Historic Preservation must stabilize the building immediately. Our goal is to reconstruct/repair the aging foundation damaged by stormwater and roof runoff and install sub-surface drainage around the perimeter of the building's main block. The first step in this process will require cribbing up the building and lifting it just enough to relieve the pressure of the structure on the masonry foundation. This will require utilizing existing openings in the foundation (cellar windows) and potentially creating additional "windows" in the stone to needle steel beams through the foundation walls and lift the structure from the timber sills and other interior framing members at the first-floor level in the main block only. Some minor timber sill repairs are anticipated



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as part of the stabilization. In addition, the brick ell and carriage barn will not be cribbed or lifted as they are essentially built upon grade level stone piers with no footers or simply on grade. Some work will be required to carefully separate and exploit the seam between wood-framed main block and rear brick ell so that the main block can be lifted independently from the brick ell, which remains in place. Once the structure is stabilized on the cribbing, excavation can begin around the perimeter of the main block. Excavation will be required to the base of the foundation walls at the footer-level. There may be some anomalies to the overall datum/design, especially in the SW corner of the cellar, where the keeping room floor was excavated to be a few feet deeper than the rest of the foundation. The excavation will need to be sequenced to access the wall fully for the masonry repairs to the displaced stonework as needed, as well as installing the drainage to convey water away from the building. The drainage design for the Theron Boyd Homestead will be very similar in scope to what is being proposed now at the Sen. Justin Morrill Homestead State Historic Site. The design features a poured concrete "facing wall" against the exterior surface of the original masonry (a slip-layer will be placed between the concrete and the stonework to protect the original stonework from concrete bonding). Next, a waterproof, insulating membrane is installed on the exterior of the wall and leads directly to an underground, perforated PVC drainage pipes integrated within appropriate stone trenches and ultimately leading to daylight some distance away from the structure. After the drainage is completed and the trenches back-filled appropriately, final site grading can be accomplished. Due to the nature of the excavation work needed for this project and the ground disturbance it will create, namely exploiting the original builder's trench fully, archaeological investigation is required for regulatory needs and due diligence. Research goals for archaeology would include gaining a better understanding of the construction techniques of the foundation, as well as any socio-cultural related data gleaned from this early development period. Additional research goals may be developed as the work proceeds. Archaeology must be completed prior to construction.

Impact of Drainage and Foundation Restoration: The expected project outcome will be positive drainage and grading to mitigate water infiltration and complete restoration of the masonry foundation of the main dwelling, supported by a risk management and cyclical maintenance plan. With the completion of the project to address moisture/water infiltration and structural integrity of the foundation, focus on the Theron Boyd Homestead will pivot to restoration. Rather than undertake a full-fledge restoration project, the Vermont SHPO shall carefully conserve the interior with a preservation philosophy to present all imperfections and changes. An interpretation plan would be executed to present the Theron Boyd Homestead as a research and conservation center highlighting Georgian and Federal architecture, the settlement of Hartford in the post-Revolutionary War years, the Republic of Vermont, the acceptance of Vermont as the 14th state in 1791, and the agricultural heritage of the rural Green Mountain state. The history of the property owners, especially Revolutionary War veterans William Burtch and Samuel Udall, Judge James Udall, and 20th-century occupant Theron Boyd, will be highlighted in exhibits, recounting how they lived at this Vermont homestead. It is the goal of the Vermont SHPO to finally open the Theron Boyd Homestead, one of the oldest and unaltered late-18th-century buildings in Vermont, inviting the public to explore and learn. The result will increase tourism



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in this county and charge its economy, as we partner with area historical societies, cultural facilities, and chambers of commerce. This model of interpretation shall attract countless visitors seeking tours by docents, students of Federal and Georgian architecture, and tradespeople seeking to understand 18th- and 19th-century construction. Income raised by tours, studies, and trainings will be rejuvenating for the house, applied to expand offerings, promote new adventures, and market this state landmark.

Thank you very much for considering this request. Please do not hesitate to contact me at 802-505-3579 or at laura.trieschmann@vermont.gov should you need additional information.

