

PROSPECTUS

FOR SALE

Main Street

DANBY, VERMONT

(05739)

\$5,000,000.00

(Forget the cattle ranch. Buying a town is much more fun.)



Danby Green

P.O. Box 225

Danby, VT 05739

(802-293-5362)

ABOUT THIS OFFERING

This offering will be of interest to a very select few. If you're looking for a conventional investment, looking to make a quick buck, look elsewhere. But if you've got more money than you know what to do with and you're looking for some elusive something to invest in, something rare and captivating, some tangible holding that will capture your mind and pay you back in visceral satisfaction, in that case, this project may be for you.

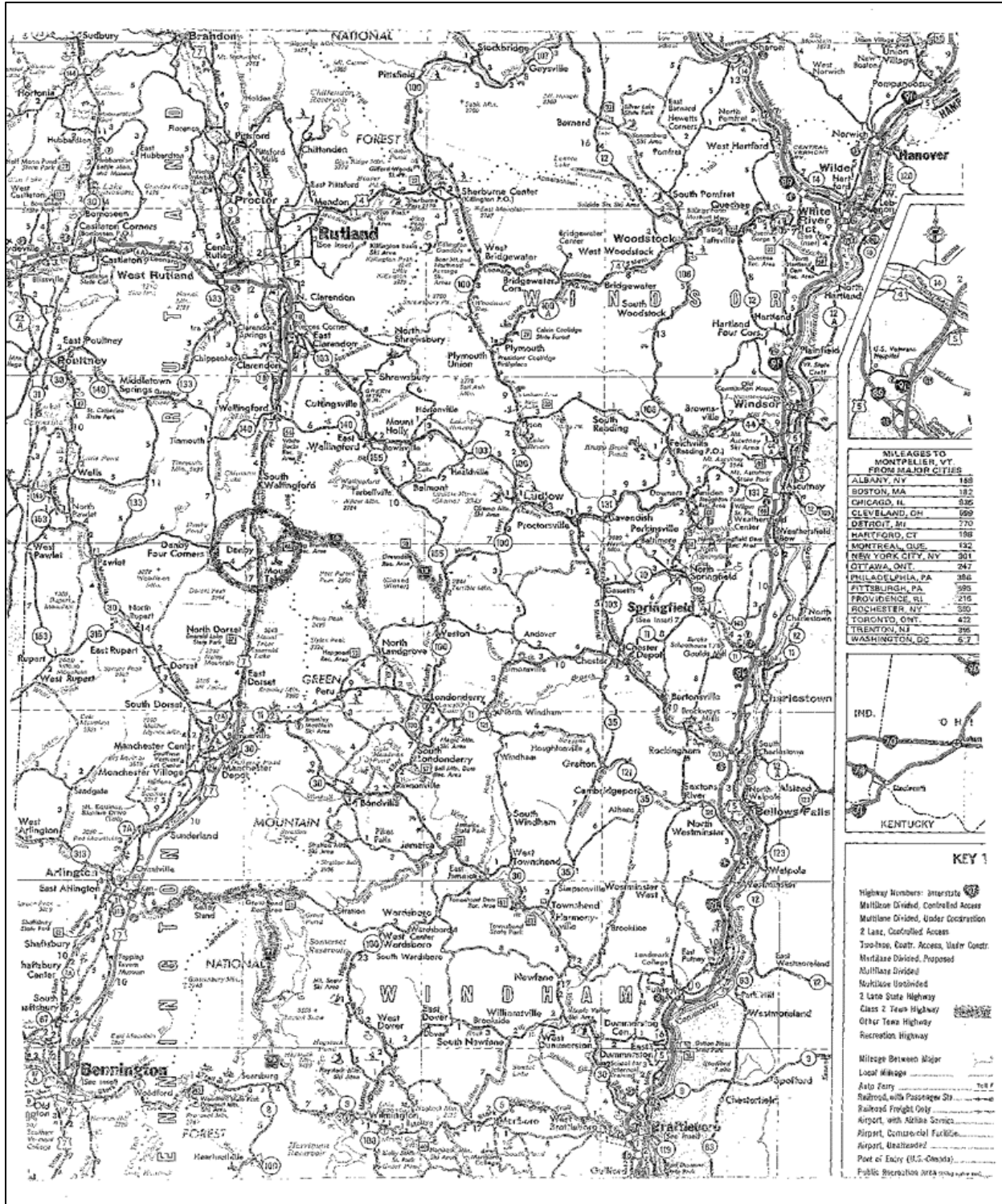
This challenging, once-in-a-lifetime entrepreneurial opportunity (priced accordingly) is a flexible financial instrument and project which will appeal to a bright, civic-minded, multitalented, visionary investor frustrated by the under-utilization of his or her varied abilities. It is hoped the purchaser will be a vibrant, honorable, vital individual, a perfectionist, a collector with a penchant for old buildings who would derive satisfaction in assuming a place in history.

Your money will buy and entrust you with the care of six closely neighbored and connected buildings, authentic 19th century gems designated in the National Register of Historic Places. Along with their surrounding acreage, which offers opportunities for further development, they comprise the very spine of the enchanting Main Street of the up-scale southern Vermont town of Danby.

At the least, you would be expected to properly maintain and safe-keep the heart of the historic commercial district of this mini-metropolis, a task that can be handled locally for a minimal yearly outlay; (Sometimes the project may surprise you and break even.) But where the challenge comes in, is what Danby really needs: your energy and talent to bring Danby's commerce into the 21st century, as you complete its restoration, molding it to conform to your vision of Danby's commercial future.

Instead of investing in a cattle ranch, buy a Main Street. (There's no bigger kick-in-the-ass investment than owning a town). Instead of being paid in sirloin, become a benefactor for your buck, a really Big Cheese, whose name and the quality and success of your accomplishments will be recorded in history.

Danby located in Southwestern Vermont.



DANBY, VERMONT

The Township (Population 1311)

Tucked neatly in a niche where the overpowering Green Mountains seem to intersect with the gentler Taconic Range, is the southern Vermont township of Danby, settled in 1765, one of the state's most beautiful. Neighboring long-established, exceedingly social golden Dorset, Danby is quiet, retiring and definitely up-and-coming.

Although the occasional working farm can still be found in its westerly rising foothills, cows are largely absent these days, replaced by horses, alpacas and widely scattered restored or custom-built residences owned by out-of-staters who chased the cows from their former grazing grounds, anxious to claim for themselves and their own enjoyment the magnificent views, the mountains, and the rolling meadows with their stands of pine and rushing streams and maple woods and pastures.

These new places, scattered between vintage farmhouses, range in diversity from little rustic A-frames or cabins to the most tasteful \$4,000,000.00 McMansions. Although there is no zoning in Danby, acreage is cherished. Land and privacy. 10 acre building plots are most in demand; newer homes are usually isolated at the end of long drives or hidden, scattered in the woods, so far in from the twisting dirt roads that they can't be seen. Danby is a notably unsociable community. Since in this respect the ethos of natives and newcomers is identical, the native population puts up pretty well with this influx of newcomers so long as they're hardly seen, never heard from and come out of hiding for the occasional purchase of milk or bread at one of the two general stores in the township. Local government remains firmly in the hands of the native population. In the valley, beneath the ground and forbidden to visitors for reasons of security, is the world's largest, underground marble quarry in the world, the source of famous Danby (white) marble.

Location, Location, Location

While beauty may be a major inducement for this gentrification of Dirt Road America, the township's location is at least equally responsible. Less than an hour away from Vermont's southern border, Danby is a reasonable drive from the tri-state area; nor does it need sorting from a tangle of neighboring townships clustered in some remote Somewhere in God's Country.

A Whiff of Real Vermont

If you're driving on U.S. Route 7, about fifteen minutes out of Manchester or Rutland, slow down. Slow down or you'll miss your turn west onto Mount Tabor Avenue which will transport you more than a century back in time. There's no hubbub here, no traffic lights or blasting horns; never a traffic jam in recorded history; only peace and serenity and beauty.

A few porches added and subtracted are the sole changes to Main Street over the past 150 years, from Danby, c.1862 (top) to Danby, c.1990 (bottom) and beyond. The miracle of Danby is its authenticity. We pray it will be preserved forever.



Main Street, Danby, is but one block removed from U.S. Route 7, the state's major north-south highway that services the western side of Vermont. No less than four roads provide access from Main Street to this busy thoroughfare. Another road, centrally located in the village, accommodates traffic from the west.

Public transportation can be found in nearby Rutland which offers bus and rail travel. Want to fly? A scant half hour brings you to the Rutland Southern Vermont Regional Airport that connects with Boston's Logan Airport. Beyond this, Albany Airport is less than ninety minutes from your front door. And southern Vermont's major hospital is less than thirty minutes from town.

Then there's Danby's proximity to the major delights of the area. Emerald Lake State Park is a stone's throw away. July brings the major, month-long Vermont Summer Festival Horse Show scant ten minutes from Main Street. Directly opposite the Mount Tabor Avenue turn off to U.S. Route 7, its sister township of Mount Tabor offers the joys of the Green Mountains, fishing, hunting, camping, and hiking. Back-packers wander the old wood roads and trek the Long Trail of the Appalachian Trail, often stopping in Danby for supplies.

For the sophisticated, a scant half an hour drive south on U.S. Route 7 is shop-til-you-drop Manchester (Discount City), rampant with stores and galleries, its arts and music, exhibitions and show places; and not far from there are Bromley and Stratton, the two closest of southern Vermont's major ski areas with their condos and clustered vacation homes that support their summer programs and festivals as do the summer crowds from Killington, Pico, and Okemo, all a pleasant drive north of town. Past years have found Danby a destination of choice for these visitors who delight in touring their houseguests around the township's beautiful hill country and enjoying the lunch and the fine shopping opportunities periodically available in its most charming, restored village of Danby ("Danby Borough," as it is historically called), which is the subject of this tender. This is no pig in a poke we're offering here.

Every structure and more, including the irreverent pink bungalow, a charming aberration that bears witness to the idiosyncratic individuality of Danby's populace as it hugs the Mill Brook which bisects Main Street, is included in the Danby Green mini empire. As the charm this 19th century, flower-bedecked Main Street embraces you, think to yourself, "This could be mine!"

Commercial History

The commercial history of the Borough is a ride on a rollercoaster, its fortunes inextricably tied to its primary owners, Silas Griffith, Pearl S. Buck, and Danby Green.

The Rein of Silas Griffith

The mid-to-late 19th century was golden for Danby Borough. The economy was booming, thanks, at least in part, to the coming of the railroad in the mid-1800s. Locally, the farms were thriving, the marble industry was producing and the virgin timber opposite in Mount Tabor was beginning to be felled by an ambitious, young businessman, Silas Griffith, who had once again changed careers. As a poor boy, he had quit the family farm for trade, apprenticed in the Stone Store and eventually rented the Corner Store and went into business for himself, a profitable venture which enabled the shrewd young merchant to build Main Street's towering emporium in 1861. The S.L. Griffith Store building, the skyscraper of southern Vermont during Civil War years, was by far the largest and snazziest of all the stores in town that furnished all manner of goods and services to their numerous customers.

In addition to local residents, the stores drew trade from the carriages, carts, wagons, sleds and horseback riders who plied Main Street, an endlessly busy, muddy thoroughfare, a main north-south stage road (now U.S. Route 7A.) A sprawling hotel on the southeast corner of Mt. Tabor Avenue and Main Street furnished livery, shops, dining, and accommodations for the tourists that regularly gathered for the widely attended Spiritual conventions. As Griffith grew his mountain empire on his way to becoming Vermont's alleged first millionaire, Spiritualism grew by leaps and bounds in the Borough. Seances included speaking with the dead and various spiritual exhibitions were held throughout this hotbed of the new religion, which eventually replaced Quakerism as the township's primary philosophy.

Although the marble quarry was producing, as time went on, it was Silas Griffith who became the mainstay of the economy; his widespread lumbering and charcoaling operations employed hundreds. Griffith's timber banditry exploits became legends throughout the state; his womanizing was equally notorious at home; his contributions to church and town were lavish. But his personal life was barren. Griffith lost three children to death. Divorced by his wife, needing a new wife to fulfill his senatorial aspirations, he eventually re-married a homely Philadelphia spinster, a marriage of convenience. Griffith ripped down his former colonial house on the hill and erected a fine Victorian residence for his new bride in its place, in its stead where the couple lived increasingly unhappily together as he became a state senator and accrued property across the country until his questionable death at his San Diego estate in 1903 of a "skin disease" ("Syphilis? "). Gracing Main Street to this day are his residence (now incorporated in an inn), the S.L. Griffith Memorial Library (erected soon after the benefactor's death) and the looming Griffith Store at the termination of Mt. Tabor Avenue. Griffith's most beloved legacy is an estate trust which to this day provides a yearly Christmas party at the Congregational Church where presents are given to the town's children.

Griffith's death marked the end of Main Street's booming economy, as did the increasingly popular automobile that made shopping out of town considerably easier. But business puttered along until the Depression which brought exceedingly bad times to the village, exacerbated by an extended lock-out at the marble quarry which turned all workers away during a long, hard winter.

Virtually the only business providing employment during this dire period was picking ferns on the Green Mountain for one Pete Ackert, a Massachusetts transplant. Ferns were much in demand from florists for filler and for weddings and funerals and ferns was Ackert's business. He bought the ferning rights on the Green Mountain from Griffith's successor firm, installed his vast family in the old hotel which became home for him and his abundant offspring and also housed his stored ferns. During the season, he hired half the town to pick for him and he paid well. When he was flush, Pete was a big spender; out of season, he was about as poor as the rest of them, but the merchants carried him on credit, knowing he'd pay up. As long as he was in business, Ackert was virtually the sole support of the economy, a situation that ended abruptly in 1934 when the hotel with its fern storage went up in flames. Arson. The perpetrator, Butch Ackert, Pete's youngest son.

With few exceptions, the metropolis languished for the next thirty-six years, its demise helped abundantly by the 1967 relocation of the highway. U.S. Route 7 a short distance eastward, bypassing the village and sparing it heavy traffic. And customers.

But except for its sagging and slumping old wooden buildings crying for paint and physical redemption, the village hadn't changed much over the years. An el had been added to Griffith's residence on the hill south of the main drag, creating an inn; a second-floor porch had been added by a subsequent owner of Griffith's old store; and a homely barn like Catholic Church sat in the middle of the lot where the hotel had once stood, accompanied by an old statue of a Civil War veteran. Such was the condition of Main Street when Pearl S. Buck bought up town.

Pearl S. Buck

Silas Griffith may be Danby's most important historic figure, but to the world at large the late Nobel Prize winning author and humanitarian Pearl S. Buck will always be the Borough's most famous resident.

Miss Buck moved to Danby from Stratton in 1970, enchanted by the sea of dilapidated authentic 19th century wooden structures enclosed by mountains and streams, an all-over surrounding beauty and serenity which reminded her of her beloved China. Appreciating that even a coat of paint would restore a degree of charm to the sad buildings and that her very presence would bring traffic to the tiny village, Miss Buck and her retinue moved to town and bought up a goodly number of the vacant structures including those on the west side of Main Street, extending from the Corner Store to the Library. Although expressing her intentions to restore the old buildings, sadly Miss Buck removed rather than restored an historic side porch and walkway spanning the Mill Brook and connecting the residence on the south bank to the Corner Store, opposite. Her physical improvements to the village included painting the entire block white and Chinese red. As her followers set up shops in the smaller buildings, the famed author took over the Griffith Store building for her own use, establishing her offices on the top (3rd floor) and installing a country store in most of the balance of the building. In the north half of the first floor, she installed a soda fountain, and the Maple Skillet became a popular soda fountain and eatery.

Miss Buck's presence brought a good deal of national press and tourists arrived in droves, parking in private driveways and creating an uproar that delighted the shopkeepers and distressed the residents of the usually tranquil community. Interviewed by the Saturday Evening Post, the famed author's comment that Danby was "dying" before her arrival and that she "put it on the map" brought added ill-will on the part of the natives, especially since her restoration efforts never went beyond painting. Miss Buck's death in 1973 brought an end to the hubbub and an exodus of her entourage; and the buildings, never structurally repaired, sagged worse than ever, once again becoming largely unoccupied.

Even as the main block of structures became increasingly derelict and welfare housing crowded into its once gracious residences, the village was a gem of authenticity. In recognition of its rich architectural legacy, the Borough was listed on the National Register of Historic Places. But the

prestige of landmark status didn't prevent the drunks and loiterers, squatters and rats that were all too visible on Main Street and were severely impacting the quality of life of the villagers.

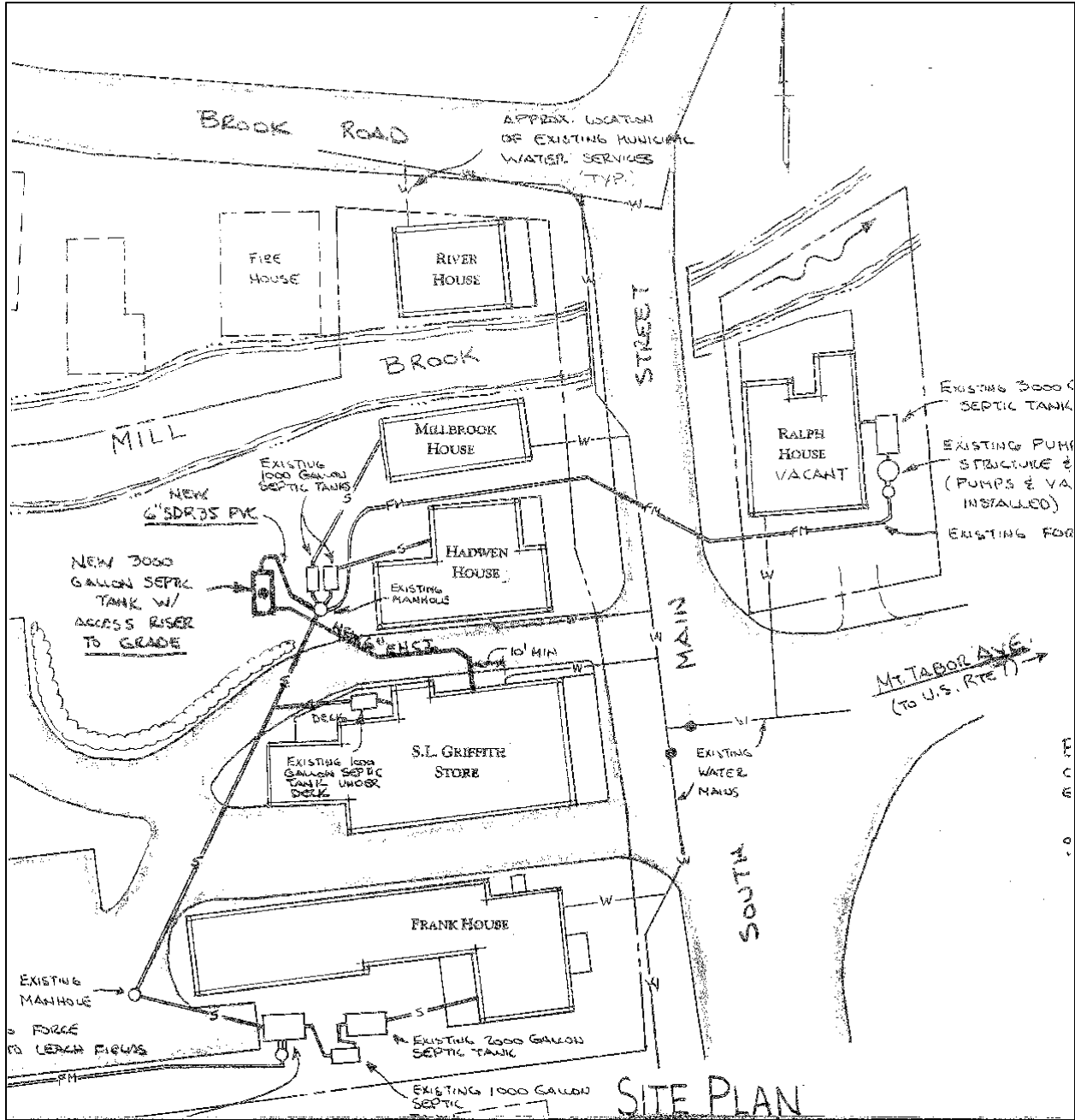
Danby Green

It was 1985 when a group of concerned residents formed to buy out the package of Miss Buck's former holdings from their newest landlord and undertake their proper restoration. During the months of negotiation, the group split and divided the buildings among them, the lion's share falling to New Yorker, Ann Rothman, a trained interior designer with a good deal of renovation experience and a twenty-year second homeowner, presently engaged in writing a lurid biography of Silas Griffith's life. Lacking a contract but with her book progressing under Doubleday's top editors, Rothman felt certain its eventual publication would bring traffic to the village, which, as the proprietor of Danby Green, she commenced to restore to the streetscape of Griffith's day. To better achieve this, she removed the second-floor porch on this landmark store and early-on considered replicating the original walkway that had spanned the Mill Brook, but the exorbitant cost nixed this undertaking.



Site Development

Unfortunately, the lands which came with Ms. Rothman's original purchase were insufficient to house the generous off-street parking mandated by the State, let alone the necessary driveways and septic system. The first unexpected major expense was the purchase of the property directly south of Griffith's landmark store which came with 10.7 acres which extended up into the foothills where a gravel pit enhanced the installation of two mandated leach fields.



With a new total of 11.57 acres to work with, Rothman developed the area behind her clustered four buildings south of the Mill Brook. Both the parking and the "community septic" provided not only for the Mill Brook House, The Hadwen House, the Griffith Store and Vendibles Place (her last purchase), but also included the Pink House across the street.

Hating typical store parking lots, she accordingly hid the gravel driveways and two rear parking areas (totaling 53 spaces) behind evergreens which enclosed a lovely rear garden that she installed behind the buildings: A green, Danby Green, where art and antique shows and other events would be held, even installing two small toilets in a little barn behind Griffith's store to accommodate the patrons of these affairs.



The Community Septic System

The cost of installing the driveways and parking lots and, mostly, the mandated septic system, proved as expensive as the purchase of Vendibles Place, also known as the Frank House.

The heart of the septic system is the pump station, valve pit and force main situated in the rear lawn of the Frank House. Two 7.5 horsepower, 3-phase (alternating) grinder pumps, operating continuously, force the effluent up to the leach fields which are switched yearly. Should the occasional problem arise, an alarm, loud enough to wake the dead let alone disturb the neighbors, blasts until it is turned off. Another signal of pump malfunction (usually signaling that the pumps are working in tandem) can be observed in the monthly electric usage which is carefully audited.

The approved total capacity of the community leach field is 5,178 gpd [gallons per day]. The total approved wastewater flows, including a 60 gpd sewer line infiltration, is 3579 gpd. The current wastewater flows depend on the buildings' usage and occupancy. As the attached information from Woods & Co., engineering dated 9/14/09 demonstrates, there is a substantial unused balance to accommodate future development.

WOODS & Co. CIVIL ENGINEERING
BUILDING USES SEPTEMBER 14, 2009

DANBY GREEN

SOUTH MAIN STREET

DANBY, VERMONT

Refer to the plan entitled "Danby Green, Old Route 7, Danby Vermont, Overall Site Plan", dated January 5, 1999, and prepared by WOODS & Co. Civil Engineering, for location of individual buildings.

Buildings connected to the Danby Green community septic system:

<u>BUILDING</u>	<u>APPROVED USE (under State Wastewater Disposal Permits)</u>	<u>CURRENT USE</u>	<u>POSSIBLE ADDITIONAL USES</u>
<u>Ralph House</u>	<u>1 retail space, (90 gpd)</u>	<u>building is gutted and vacant (has never had a tenant) (0 gpd)</u>	
<u>Frank House</u>	<u>65 seat / 2 meals per day restaurant with 12 employees and 1 retail space, (2007</u>	<u>building is vacant (0 gpd)</u>	
<u>S.L. Griffith Store</u>	<u>1 retail shop, (90 gpd), one 36 seat / 2 meal per day restaurant, (972 gpd)</u>	<u>Retail shop vacant (0 bpd), restaurant in use (972 gpd)</u>	<u>Add a 3-bedroom apartment upstairs (420 gpd)</u>
<u>Hadwen House</u>	<u>1 retail shop, (90 gpd)</u>	<u>1 Retail shop in use (90 gpd)</u>	<u>Add a 10-seat coffee house/bookstore (360 gpd) and a one bedroom apartment (140 gpd)</u>
<u>Mill Brook House</u>	<u>3 retail shops, (270 gpd)</u>	<u>Two office spaces, one person per office (27 gpd)</u>	<u>Add a one-bedroom apartment (140 gpd)</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>-</u>	<u>Total approved wastewater flow = 3519 gpd + 60 gpd (sewer line infiltration) = 3579 gpd</u>	<u>Total current wastewater flow = 1089 gpd + 60 gpd (sewer line infiltration) = 1149 gpd</u>	<u>Total possible additional use wastewater flow = 1060 gpd</u>

Approved Total capacity of community leach field: _____ 5178 gpd.

Buildings not connected to the Danby Green community septic system (they are on their own individual septic system):

River House: 1 retail shop and 1 office with 4 employees, 144 gpd, 1st floor is vacant, 2nd floor is occupied as an apartment (see Permit #WW-1-0310).

THE BUILDINGS

The six buildings included in this tender are all of clapboard construction and are primarily slate roofed. All use town [spring] water. Five are connected to Danby Green's "community septic system".

The buildings are described on the following pages, from north to south. Included are the engineering findings. Unless otherwise specifically noted, to the best of our knowledge, all are structurally sound.



The Corner Store/aka River House (c. 1835-1855)

10 South Main Street

Danby, VT

Heat- oil/hot water (2 zone)

Sewage- 1000-gallon septic tank (Septic is self-contained on lot)

Plot - .25 acre

First Floor — 1010 sq. ft. (storefront with 1/2 bath)

Second Floor — 910 sq. ft. (a dramatic apartment with cathedral ceilings, wrap-around porch and full attic storage)



The Corner Store is situated on the northwest corner of Main Street and Brook Road, a major artery which delivers traffic from the west through town to U.S. Route 7. The south side of the building hugs the rushing Mill Brook which bisects the village.

Not even the dreadful flood of 1927, which caused plenty of damage elsewhere along its banks, harmed any property presently owned by Danby Green, nor has there ever been a liability action arising from its centuries-long use as one of the village's favorite swimming holes. Best of all, it blesses the buildings on its banks with its beauty and the ceaseless sounds of its water-music.

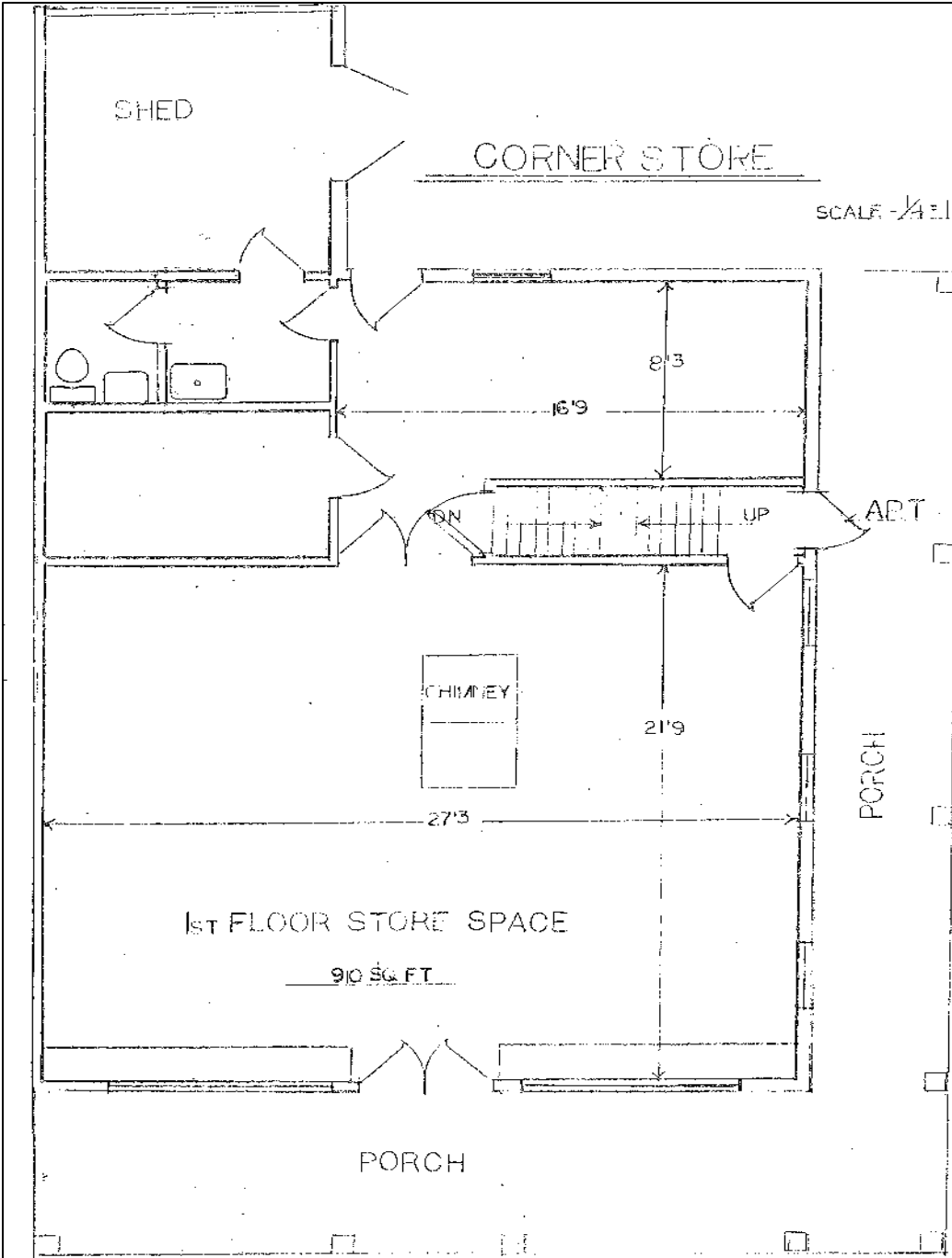


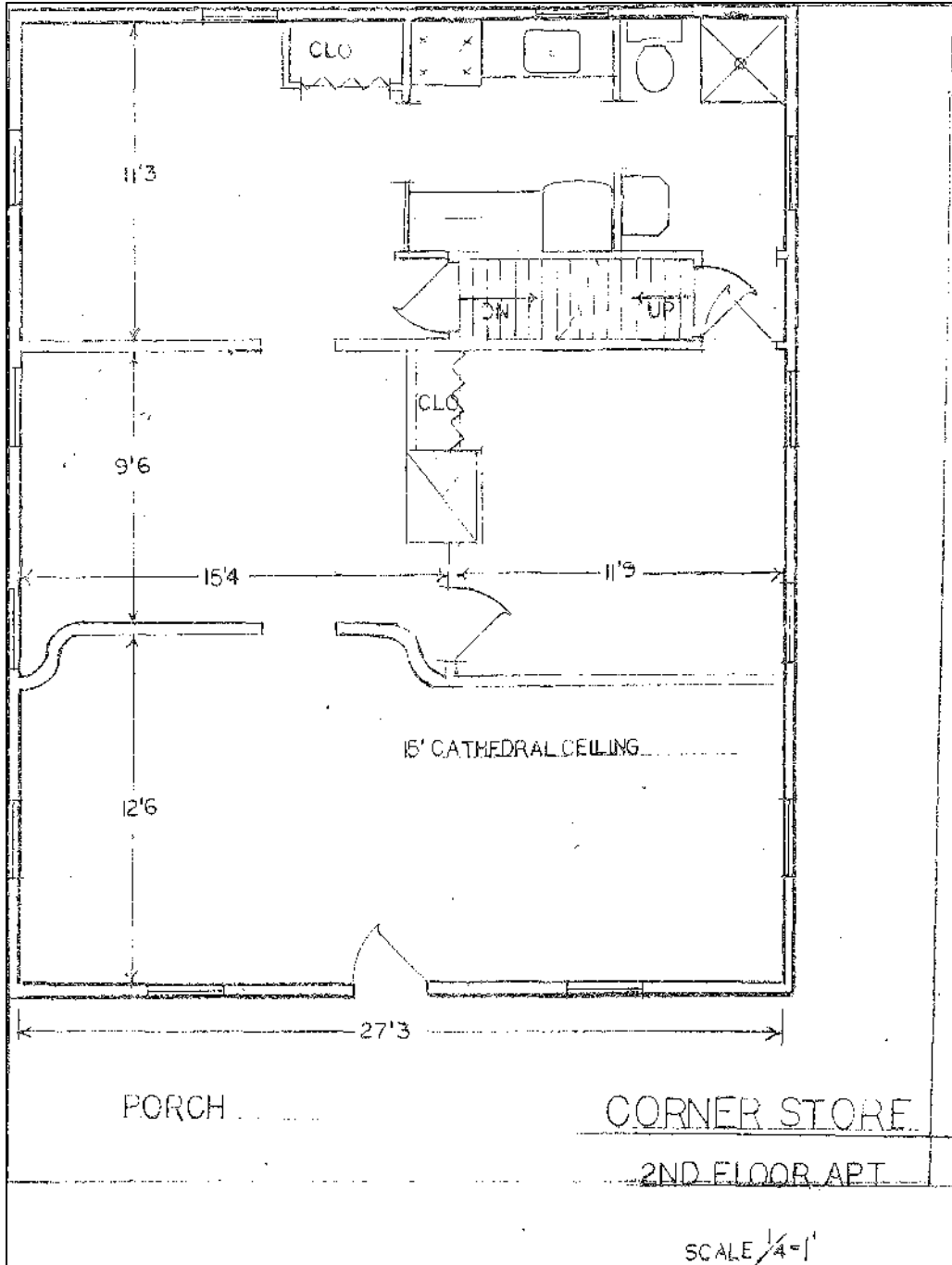
The 2nd floor porch of the Corner Store offers an amazing view of the icy waters of the Mill Brook as it meanders over the boulders and stones and chunks of marble eastward, towards the Green Mountains. None of the photos included here begin to convey its varying force and changing beauty throughout the progressing seasons.



Once rented to the young Silas Griffith when he first tried his hand as a shopkeeper, the Corner Store was owned by one Perry, a leather merchant, who housed his business in the storefront and lived in the Mill Brook House, the residence directly opposite, on the south side of the Brook, which he also owned. To make his commute singularly convenient in all weathers and to save him and his the distasteful task of using and maintaining an odiferous backhouse, the canny Vermonter erected a structure that bridged the Brook, via a north side porch added to his home and a span which connected the two buildings. In addition to its covered, porch-like walkway, Perry installed a luxurious two-hole and let Nature's flowing waters take care of the rest. (This quaint contrivance fell apart in Miss Buck's day and was removed).

Floor plans are on the next two pages.





2. The Mill Brook House (c. 1855)

20 South Main Street

Danby, VT

Heat — Oil/hot water (two zones)

Central air conditioning

Sewage — 1000-gallon septic tank (connected to the "Community Septic System")

(Original plot - .25 acre)



First Floor - 875 sq. feet with a 1/2 bath are divided into two units, each with spacious storage. The rear space, presently occupied by Danby Green's offices, accesses the green and parking areas.

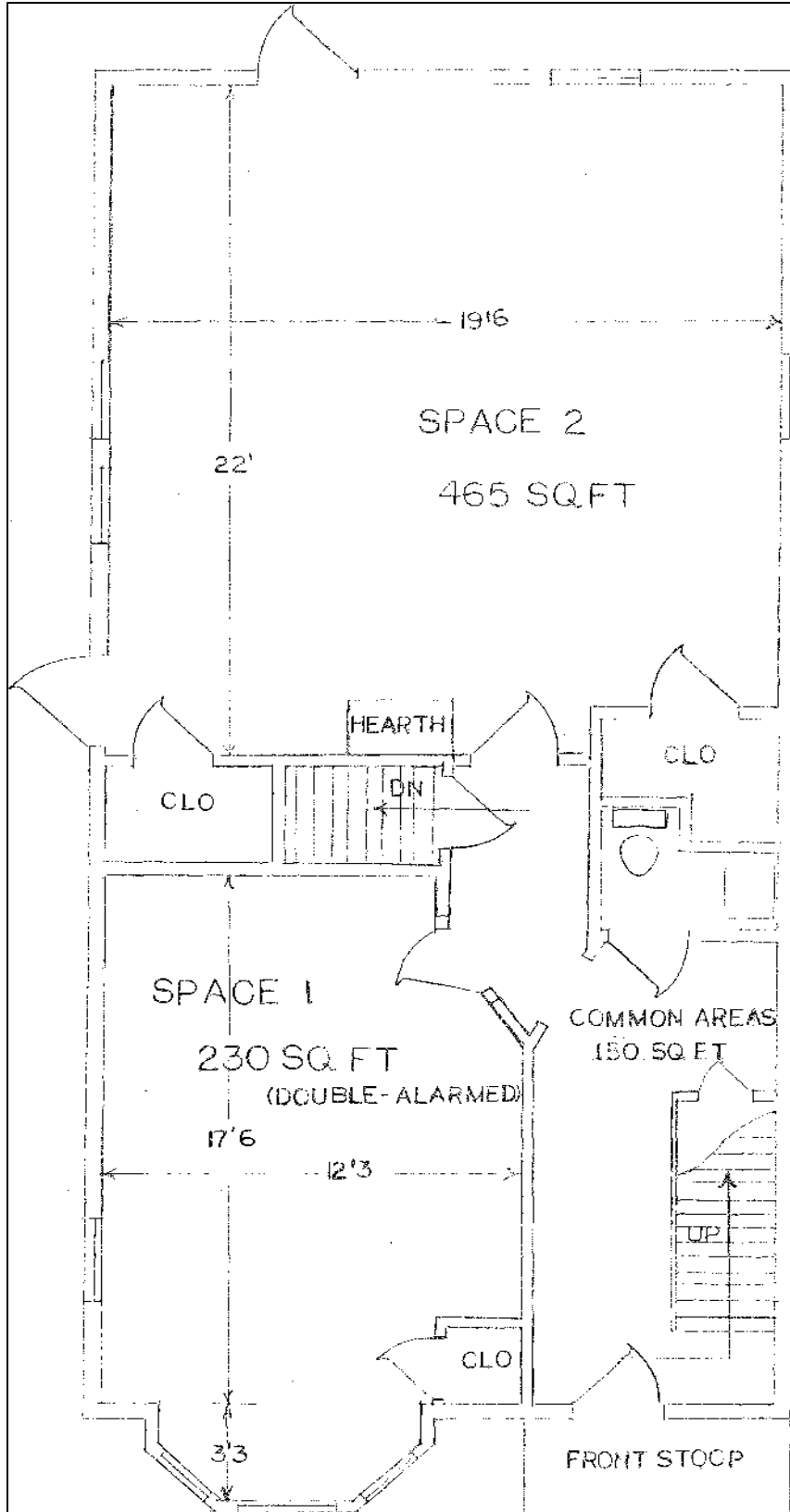
Second Floor - a sybaritic 858 sq. ft. one-bedroom apartment, installed in 2010 to ensure rental income in the worst of times. Loaded with extras, this beauty features large rooms (including an eat-in kitchen), closets galore, a washer/dryer, a whirlpool bath, and spectacular views. A generous rear deck overlooks the green and the Mill Brook while the front windows look out on the spectacular Green Mountains.



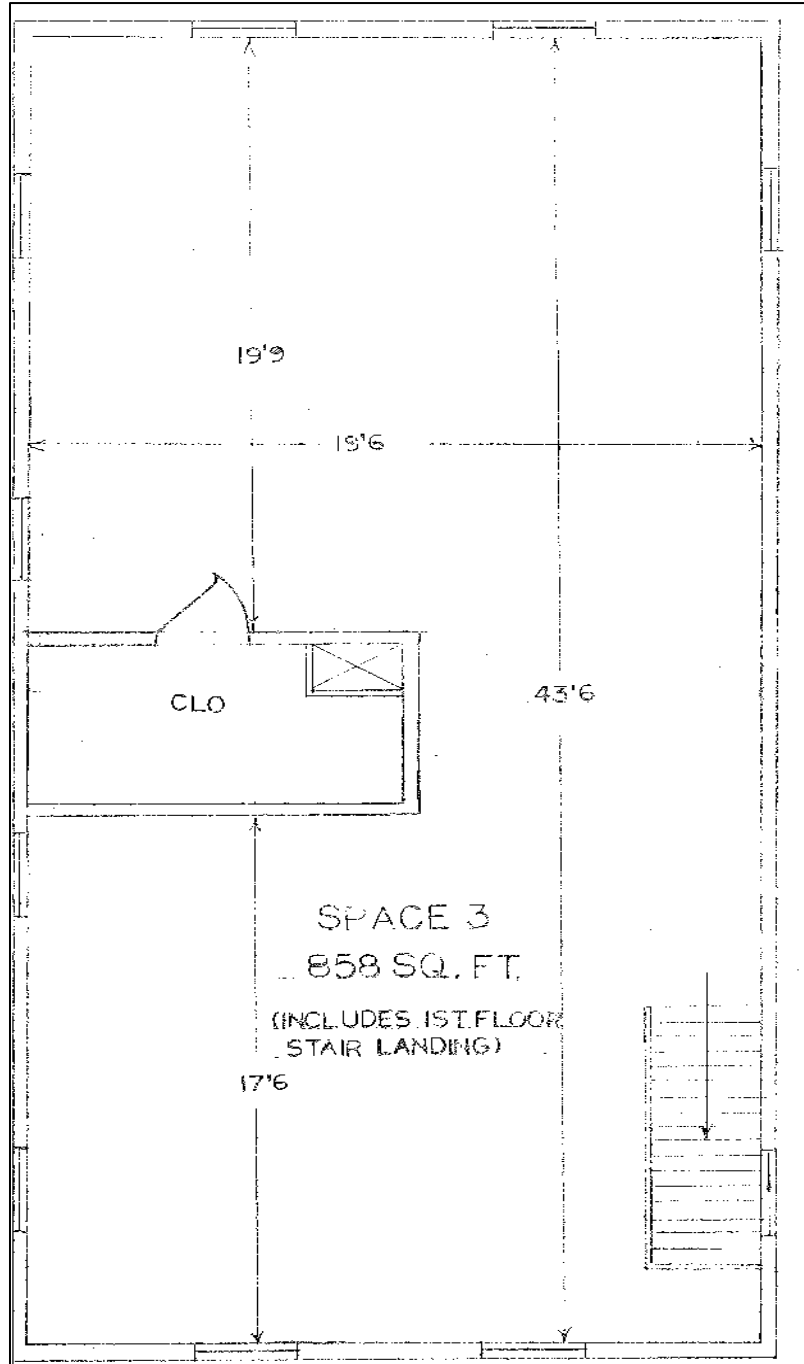
Although the various tenants who have occupied the building over the years have never observed the faintest hint of spiritual occupancy, 19th century diaries tell of frequent, enjoyable evenings the Perrys spent with their spirit friends who manifested themselves regularly in the residence of their hostess, Mrs. Perry, a gifted Spiritualist. It is not surprising, therefore, that the building was once described by a psychic who saw spirits behind its multi-colored-paned front bay window.

Floor plans are on the next two pages.

First Floor



Second Floor



3. The Hadwen House (c. 1855)

30 South Main Street

Danby, VT

Heat Oil/hot water (2 zone)

Central air-conditioning

An (outmoded) alarm system

Sewage — 1000-gallon septic tank (Connected to "Community Septic System")

(Original parcel - .12 acre)

First Floor -1727.25 sq. ft. — Elegant and formal, tin ceilings and a handsome, much admired, multi-colored Victorian handprint wallpaper still in splendid condition, decorate its hallways, stairwell, and dining room, and set the tone of the building. The Gallery of Danby Green, operated by Ms. Rothman until her retirement in 2008, opened as a gift shop in 1986 and over the years became Vermont's fine china shop, ("Danby's little Tiffany") which drew traffic to Main Street from afar until the china market and formality tanked.





With the approval of the Division of Historic Preservation, a 283 sq. ft. addition was added to the rear of the building in 2001, filling in a jog in the original structure. This lovely space, facing the green, was created to accommodate an enlarged kitchen shop as well as a gourmet foods emporium ("Annie's Kitchen") incorporated in The Gallery. A beautiful fully equipped large working kitchen with a vast center island on which to prepare foods took up half the space and remains intact; the balance remains a lovely dining area. Also approved by Historic Preservation, a former front terrace was converted into a badly needed front display window. (Note also the removal of the 2nd floor porch of the neighboring S.L. Griffith store building to conform to its original 19th c. profile).

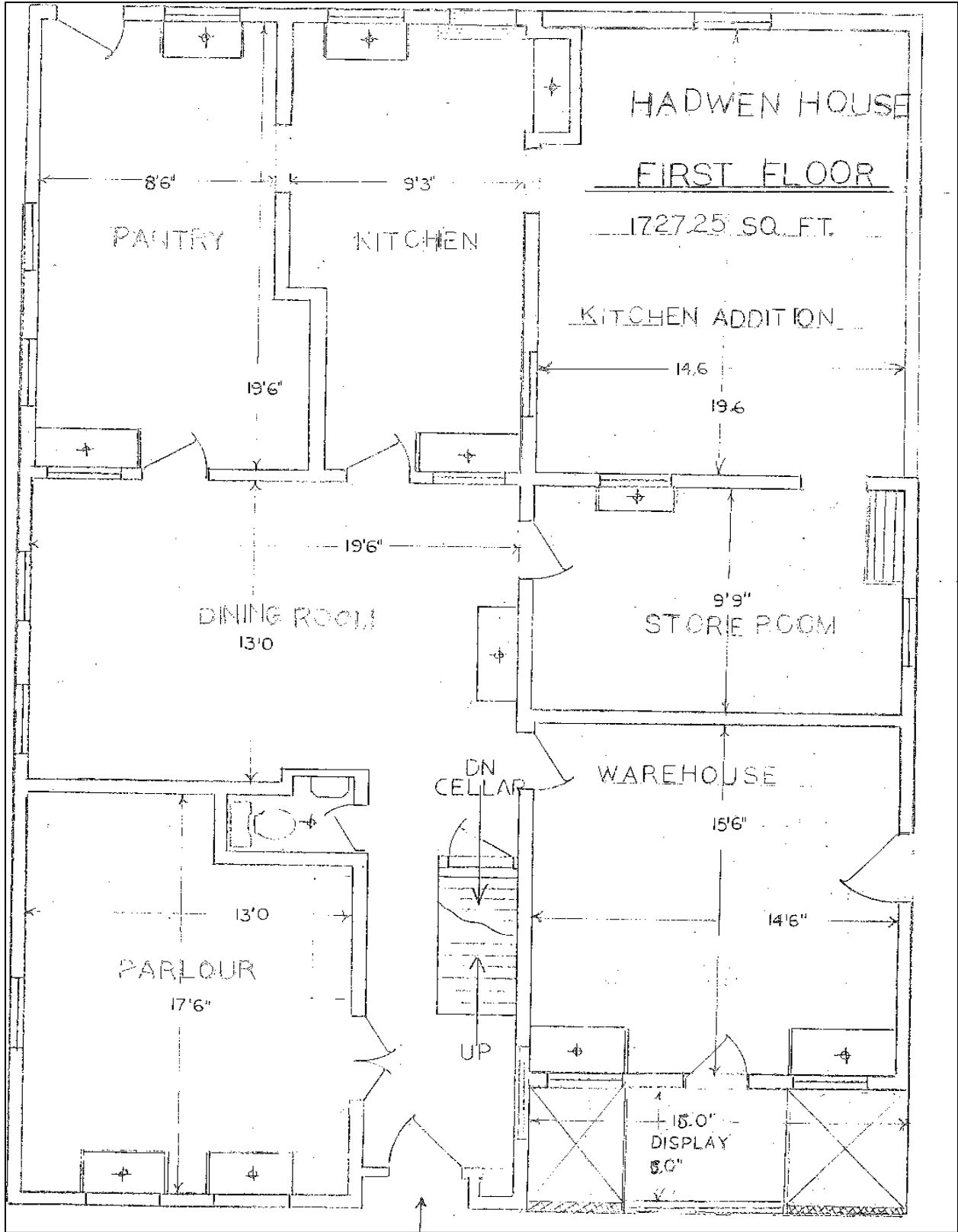




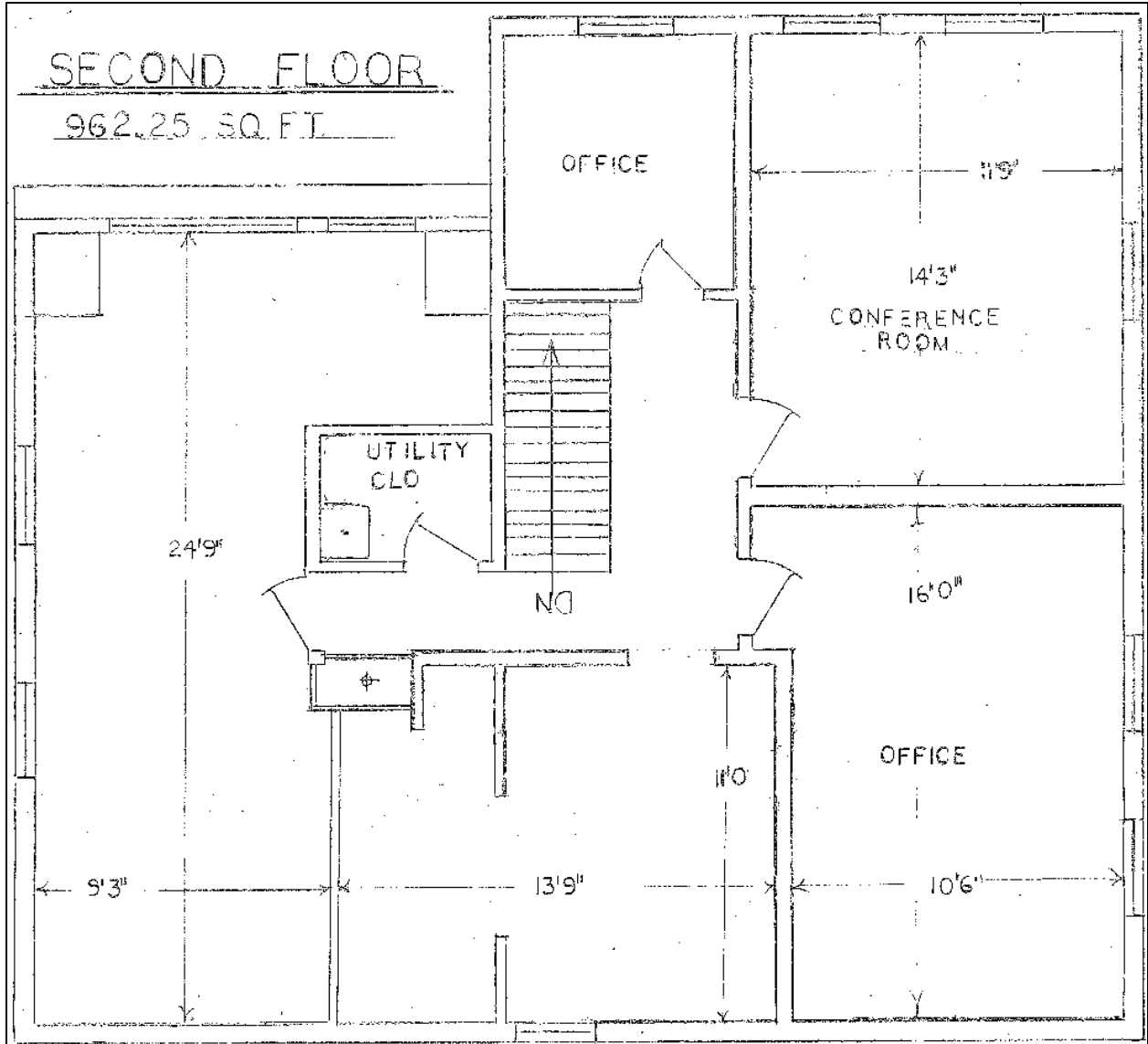
Second Floor - 962.25 sq. ft. - The second floor of the building was used primarily for office space. Its small utility closet with sink was originally planned to include a toilet, the plumbing for which was installed. Through never used, its existence facilitates the possible future installation of a full bath, converting the building into a live/work entity.

With its marble steppingstone walkway and impressive marble slab front steps, the Hadwen House is, by far, the most elegant structure of the Danby Green properties, if not the most elegant building on Main Street. This exquisite building with its tin ceilings, marvelous hand-print wallpaper, full kitchen, and endless shelves throughout its various first floor rooms, would be a perfect home for an antiquarian bookshop with old, rare, leather-bound volumes and curios occupying the shelves once laden with fine gifts and dinnerware. A ten-seat coffee house would make a delightful addition to any operation. A second-floor apartment could easily be installed for the shop's proprietor. The Hadwen House is congenially haunted. Its attic houses the spirit of old Hadwen, and other spirits of the past have occasionally been heard and even seen frequenting The Gallery of yore. Floor plans follow on the next two pages.

First Floor



Second Floor



4. The S.L. Griffith Store (1861)

34 South Main Street

Danby, VT

Heat — Oil/ hot air (First floor only)

Sewage - 1000-gallon original septic tank + 3000-gallon tank added in 2007 (Connected to "Community Septic System")

(Original parcel - .5 acre)

Built by Silas Griffith himself (albeit without the 2nd floor porch, which has since been removed), the building, with its exuberant looming boom-town front, was the skyscraper of southern Vermont during Civil War years. Situated at the terminus of Mount Tabor Avenue, it occupies the best location on Main Street and is its primary structure, both physically and historically since it was owned and operated by Danby's two primary residents, Silas Griffith, and Pearl S. Buck. Here, in Griffith's former store building, is where Miss Buck installed the Maple Skillet eatery with its soda fountain, a country store, and her own offices, which she established on the third floor upon her arrival in town in 1970.



First Floor — 2384 sq. ft. + 240 sq. ft. deck

North Side - a 36-seat café (2 meals a day) with soda fountain installed by Miss Buck, who added a rear dining room and a 240 sq. ft. deck with side entrance to the building, increasing the square footage of the north side to a total of 1226 sq. ft. (with two half baths).

South Side — a double-doored, 1402 sq. ft. storefront, with original shelves and cabinets, boasts recently installed track-lighting suitable for gallery use.

Second Floor — 1580 sq. ft. with full bath. A door at the north end led to a wooden fire escape which was removed by Ms. Rothman who also removed the porch added after Griffith's death.

Third Floor - 1580 sq. ft. with bath. With almost 500 sq. ft. of attic, it is no wonder that Miss Buck situated her offices in the amazing large-windowed front gallery that offers awesome views of the town and the Green Mountains beyond.

Unfortunately, the two upper floors require complete renovation. Lack of roofing maintenance resulted in a distressing amount of water damage to the two upper floors by the time the building fell to Danby Green's ownership. The repair of an important structural member caused additional wall damage when an iron rod was inserted through the building, resulting in a thoroughly sound repair and an added column (not shown on plans) in the first-floor storefront. With the roofs repaired and/or replaced as necessary, Ms. Rothman demolished most of the damaged second floor wall partitions in preparation for the renovation to come, which she envisioned as housing a few small specialty stalls. With the existing narrow and steep staircases, new staircases were essential, but Historic Preservation nixed the architect's plans to situate the new grand, first floor staircase in the front part of old storefront, feeling it would be detrimental to the original fabric of the space. Retrospectively, they may have been more receptive to situating it in the rear of the room where there is less authentic trim, an alternate suggestion never offered. With a number of vacant prime first floor spaces available in other buildings which Ms. Rothman wanted to rent first and with no demand whatsoever for retail space, Rothman felt the renovation of the upper floors and access thereto was an unwarranted expense and the project was left untouched.

A possible future use for the main space might be fitness center with lessons in karate, Zumba, yoga, etc. and gym facilities with the locker rooms and showers on the upper floors. Or, the two top floors would make a spectacular 3160 sq. ft. duplex apartment/condominium, a perfect use for the space, but an expense Ms. Rothman was unwilling to undertake without a committed future occupant.

Perfect private access to this sumptuous residence could likely be gained through the existing Reed House, which could easily be attached to the rear of the store building, which it already virtually hugs.

The Reed House (no plans available)

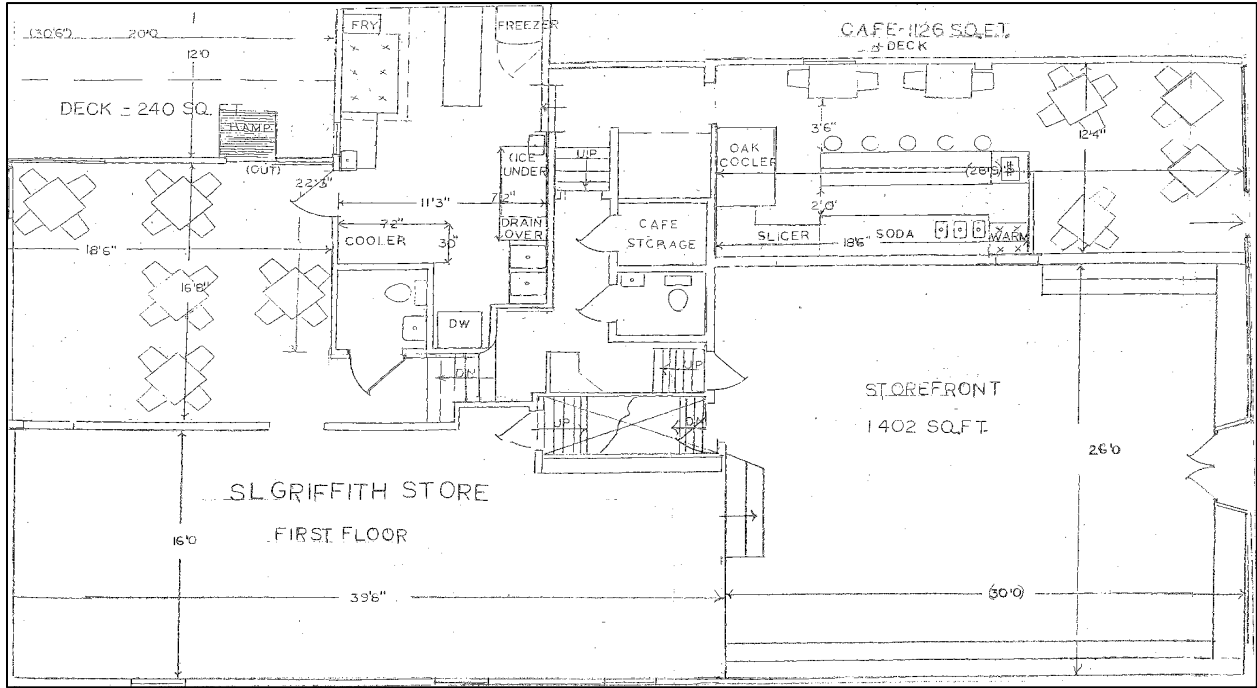
This small (20'5" x 20'5") 2-story—with-basement building sits at a slight angle at the rear of the Griffith Store, with a mere two to three-and-a-half feet between the two structures. Its entry is on its north side, sharing the deck of the Griffith Store, which it overlooks. Two small toilet facilities were built in its rear end to accommodate green functions. A propane gas heater was installed when the building was used for Gallery shipping. Its interior is unfinished.

Attached to the rear of the Griffith Store, the Reed House could probably be transformed into an appropriate entry for the duplex. A private elevator could let out on the second floor. Parking might be situated in a rear jog between the buildings or in the arcade of the neighboring building on the opposite side of the driveway.

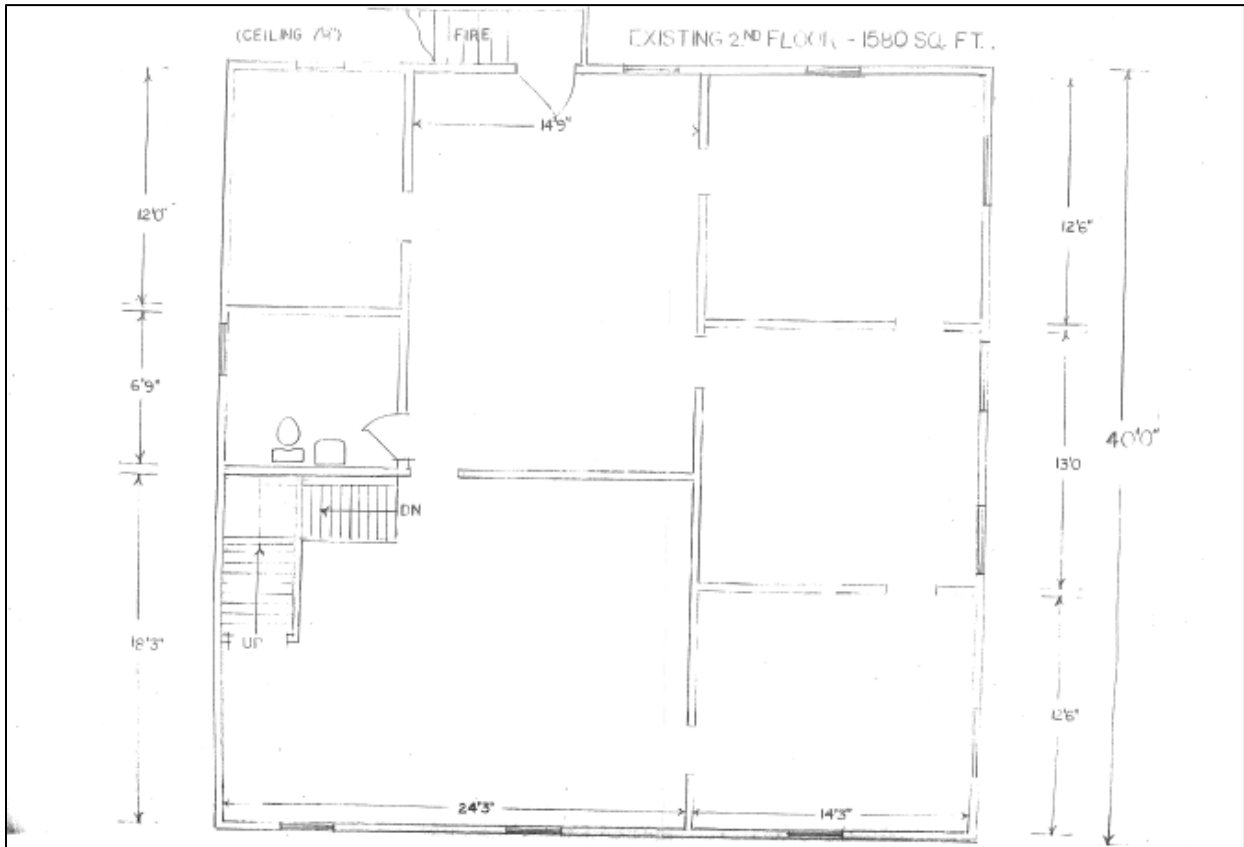


Floor Plans for the S.L. Griffith Store follow.

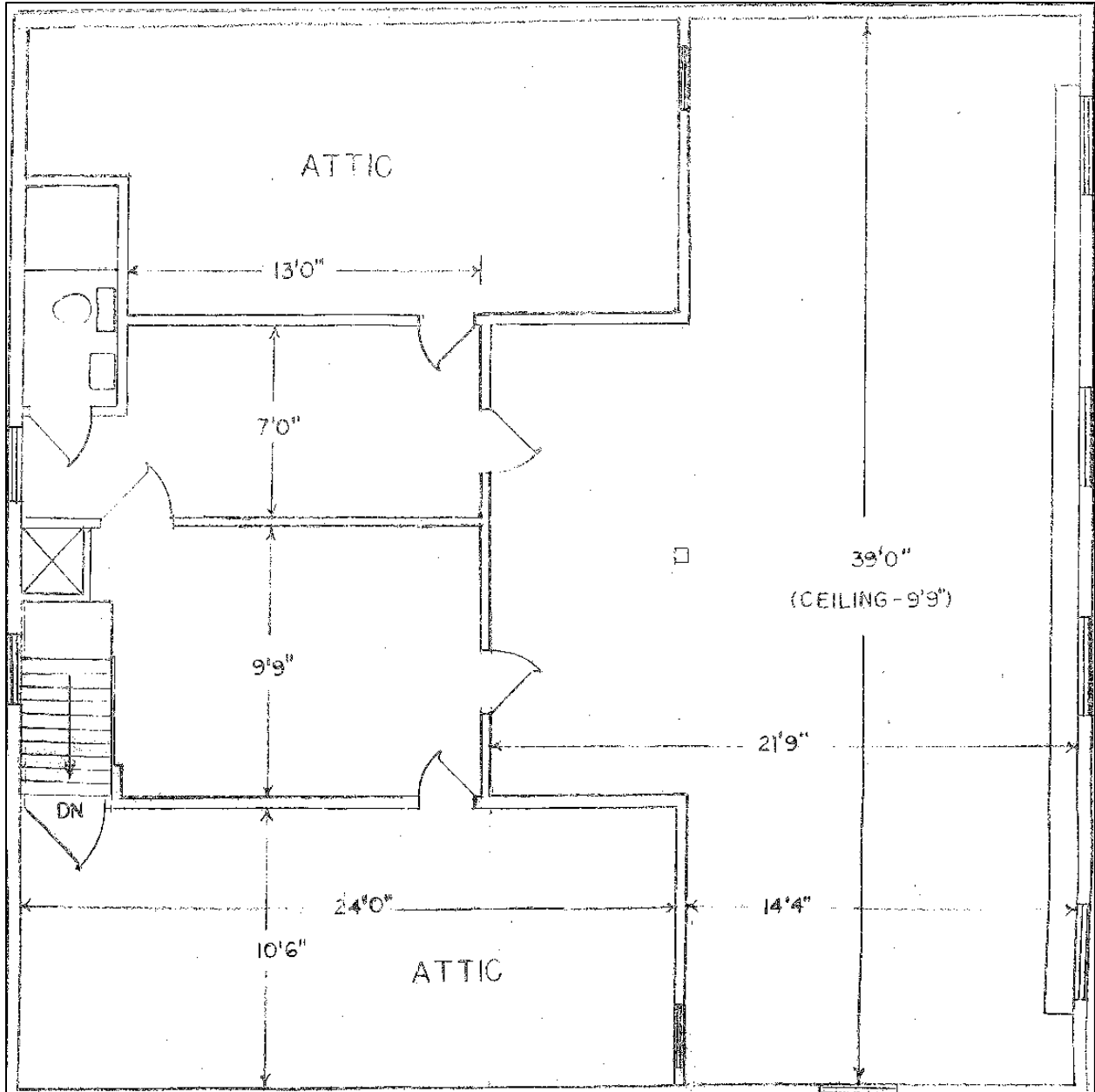
First Floor



Second Floor



Third Floor



5. Frank House / Vendibles Place I Griffith House (c. 1830)

52 South Main Street

Danby, VT

Heat — Oil/Steam

Septic — 2 septic tanks with 3000-gallon total capacity. Plot includes pump station & valve pit and force main to leach fields of "community septic system" to which building is connected.

(Original parcel - 10.7 acres)

Main block - 2134 sq. ft. + 135 sq. ft. utility + 384 sq. ft. rear dining deck on first floor

In the early 1990s, Ms. Rothman finally decided to install a fine restaurant facility on Main Street. Instead of situating it in the Pink House, where she had originally planned, for reasons of cost, parking, and expediency, she decided instead to adapt "Vendibles Place" for restaurant use. This delightful former-residence-turned-store was vacant and in excellent condition, but a relatively easy conversion proved more costly than anticipated, requiring enlarged septic facilities, a handicapped access bath and utility storage rooms, a fire escape, and the addition of a generous rear dining deck. The end result was more than worth the cost.



Main Block

First Floor — 1067 sq. ft. + 384 sq. ft. dining deck and two small rear utility rooms.

Equipped and permitted for restaurant use, 2 meals a day (65 seats including deck and upstairs seating in winter) this charming building, with its authentic tin-ceilinged main dining room, has been much admired by patrons. Its generous deck, shaded by huge old trees, is neighbored by the S.L. Griffith Memorial Library to its south and looks out on a lovely lawn that ends in the lower, Danby Green Parking lot (with handicapped access bath).

Second Floor — 1067 sq. ft. with full bath and fire escape.

Its two good-sized front rooms offer magnificent views of the Green Mountains and could be used as private dining rooms. The second-floor space has occasionally been used as an apartment by restaurateurs.



EI - (84'0" x 23'5" - no plans available, pictured above)

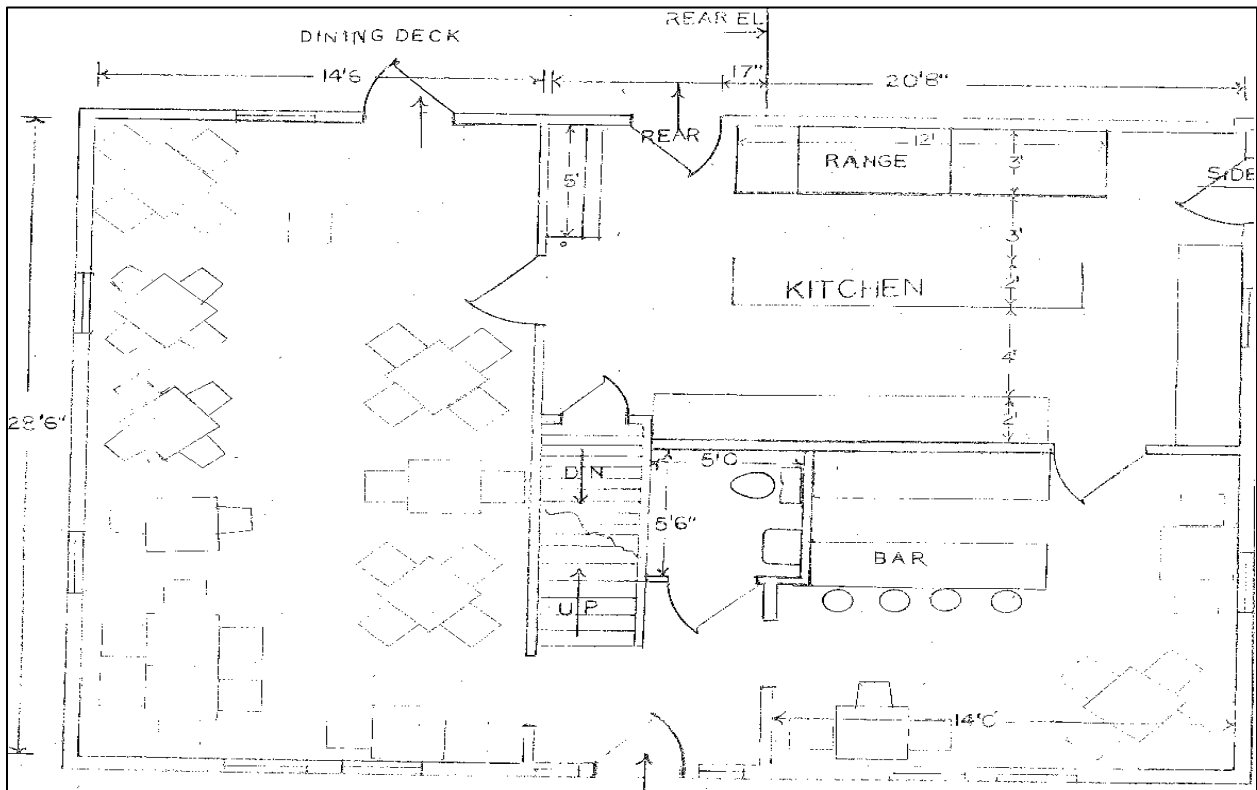
This large structure, mostly in its original condition, is attached to the north side of the main block. We are told that at least part of its second floor was once a boarding house; its first floor includes what's left of a barn and a stable. Two small areas, neighboring the kitchen, were utilized for utility rooms for restaurant use. Another old, large-windowed, tin-ceilinged room might be retained for future use, but except for purposes of possible historic reproduction, most of this enormous EI is all but useless.

It was originally envisioned that the 2nd floor of the EI would house Danby Green's offices and the ground floor would be turned into a charming arcade of small specialty shops, a major project that would be untaken when the rest of the Danby Green properties were complete and

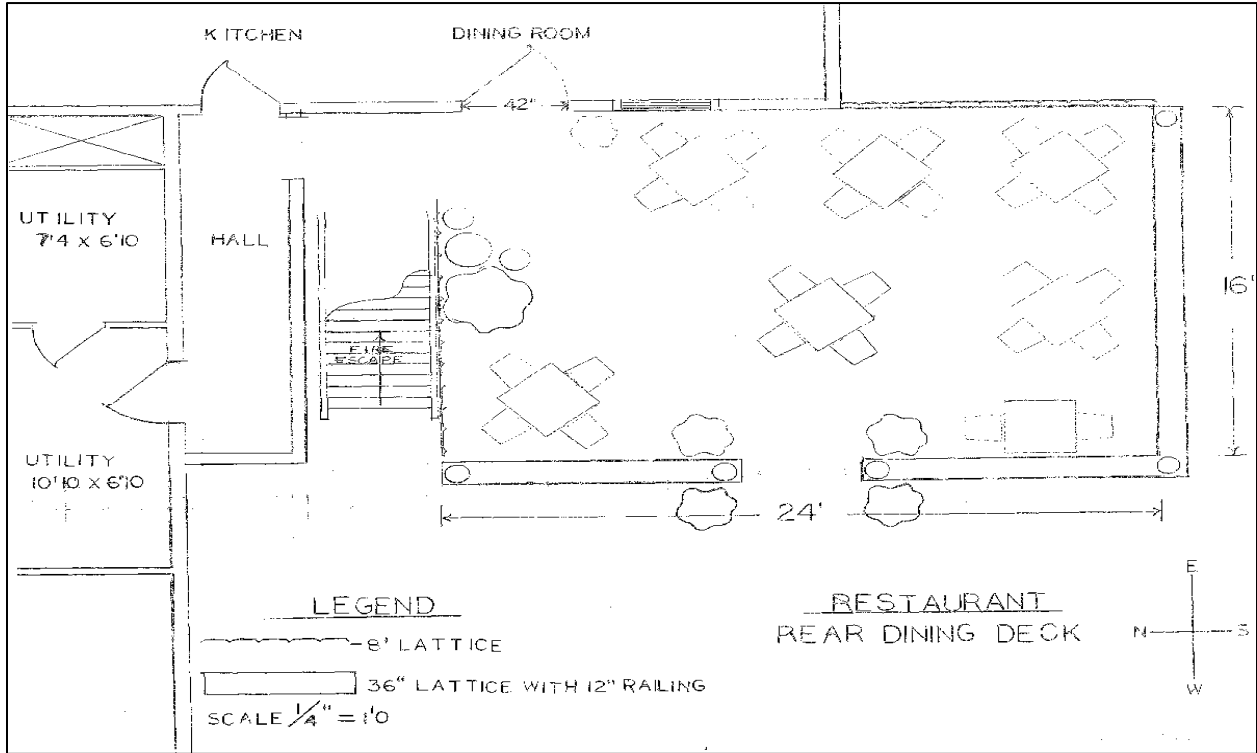
occupied. Portions of the second floor were already demolished when an engineer inspected the premises and pronounced the el largely unsafe, its structure insufficient to support its heavy slate roof. Recommending trusses to correct the condition, he questioned whether the result would be worth the cost. Danby Green's offices were located elsewhere and the el has remained as it was, its restoration or demolition in the hands of its future owner.

Floor plans follow.

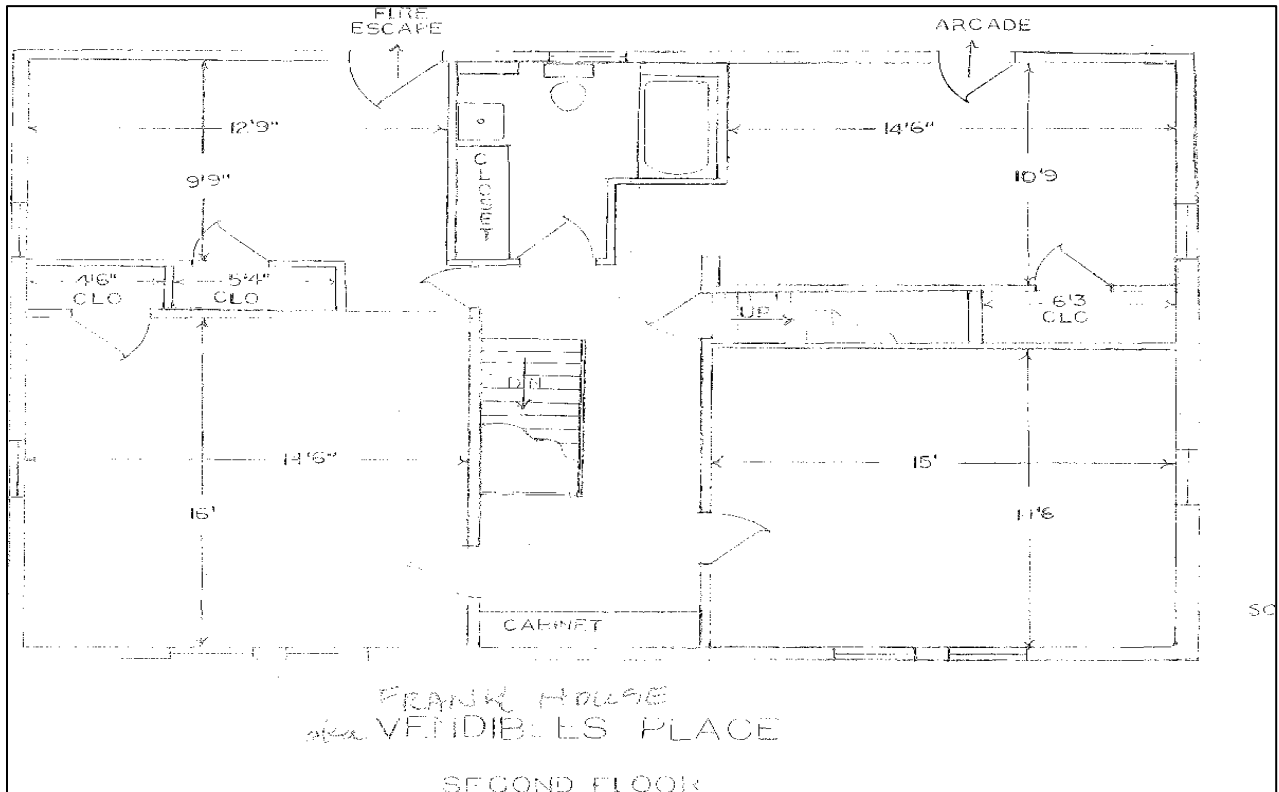
First Floor



Rear Deck



Second Floor



6. The Ralph House / the Pink House (c. 1830)

172 Mt. Tabor Avenue

Danby, VT

Parcel - .10 acre

Heat - 0

Septic — 3000-gallon septic tank + existing pump station structure and valve pit (pumps and valves not installed) and force main extending from building under Main Street connecting with "community" septic system.

Building - One floor - 1590 sq. ft. + 454 sq. ft. deck

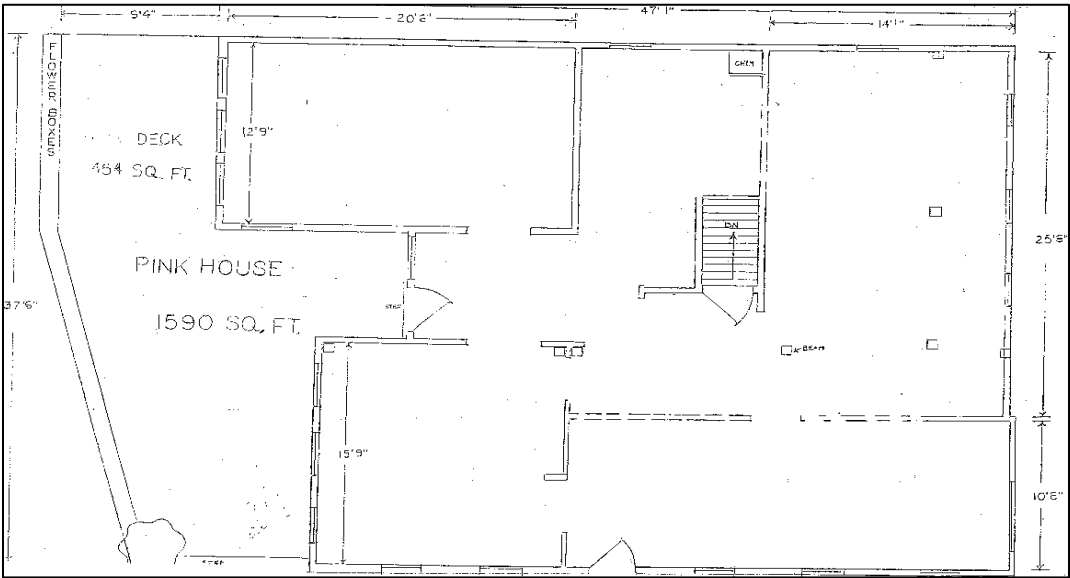


This completely unimproved shell of a structure is the most enchanting building of Danby Green's mini-empire, largely because of its north-side enlargement and brook-hugging 420 sq. ft. deck, canny additions to the original building prior to the property's falling under the edicts of Act 250 which would have heartily denied its construction.

Originally intended as a substantially seated fine restaurant, the structure was gutted and enlarged as specified by a local chef who wished to rent the finished building. Following the mandates of an engineer, numerous iron rods were installed to support the weight of the heavy commercial kitchen equipment. This done, the chef reneged, a number of "almosts" never materialized and the project was halted pending a suitable tenant.

When restaurant tenants finally arrived on the scene, it made more sense to install a restaurant in the Frank House, not only because of its excellent condition but also because Pink House parking would likely have caused untold problems. Although patrons could have parked around the former church lawn to the south or on the west side of Main Street opposite, people being people, they would have opted to park directly in front on the single-lane, main road over the bridge. The demands of the 21st century will dictate its future.

The floor plan is provided below:



Danby's Immediate Past

By 1989, when the Rutland Regional Commission named Ms. Rothman an honored recipient of the Roger Brown Memorial Award for Outstanding Development, the village was transformed. The beautification and historic preservation project undertaken by Danby Green and others became an example that spread throughout the village. While a number of its old buildings remain congenially haunted with spirits from yesteryear, virtually all signs of its former disrepair and poor reputation were replaced by civic pride and a determination to maintain its 19th century physical heritage. But charm goes only so far to beget commerce.

Initially, both of the village's hostelries, The Quail's Nest B&B, (4 rooms) and the Silas Griffith Inn (now 10+ rooms) were under excellent proprietorship, each generating steady traffic to the village. The Silas Griffith Inn, especially, was a bustling establishment that lured artists and bicycle tours to town, but its original owners eventually retired, and the inn changed with progressively poor management. Un-repaired violations reduced its rentable rooms, its cleanliness and once-gourmet dining room were worse than gone forever and the once—proud inn lapsed into bankruptcy. By 2010 its shaggy proprietors had essentially taken the inn over as their personal commune, making it the wart in the center of the village. One can only pray that someone will buy these people out and restore the inn to its original prosperity.

But the inns are only part of the problem of the dearth of traffic. For a good many years, Danby was known as an antiques center and droves of collectors and visitors would wander the numerous antiques stores and other upscale establishments and have lunch in Main Street's excellent restaurant. But the next generation wasn't interested in antiques or fine china. Shops closed, owners died, sought after artisans moved, chefs became ill, and the Griffith book, although finished and ready for publication was deemed "too regional" and was never published. The Recession of 2008-2009 hit hard. So, commerce stilled before starting a slow upward swing, waiting for an infusion of new, younger blood to plot its commercial destiny.

Danby's Future

The years have proved the rear 53 parking spaces a vast overkill that has resulted in yesteryear's parking lots becoming today's greensward, since abundant and more convenient parking exists on Main Street proper.

Without question, this over-abundance of spaces could easily accommodate future development in the Frank House El, in the rear border of the Green, which abuts the north parking lot or even in the foothills where a contractor suggested installing a hydroelectric facility abutting the Mill Brook.

Publication of the completed Griffith Book (The Timber Spirit) is guaranteed to bring traffic and notoriety to the village. Vintage press and memorabilia and photos lent by the Library, will disprove his syphilitic end and will document that Danby's Santa Claus was actually murdered, the act instigated by his second wife, benefactress Kate Tiel Griffith, because of her love for another woman.



We, the townspeople, pray that Main Street's magic will work its way with you, its future owner and that you will come to share our love for this place. And if you really have gobs and gobs of money, it would be lovely if you would create a trust for its perpetual maintenance.

Published by Robert A. Tobin on January 18, 2021:

Original hardcopy version was scanned, then edited and pictures put back in place (they had detached from the pages that they were originally mounted on by the author); some photos were missing, and replacements were inserted as needed.

Original hard copy manuscript scanned by Herb Ogden.

Authored by Ann K. Rothman around 2008 or 2009 - was never provided to a real estate agent to list.

Annie Rothman, some time around 1990 at her farm on Danby Hill Road:

