

Application for Conditional Use Permit Addendum

The Walloomsac Inn
67 Monument Avenue, Old Bennington, VT 05201

To: Village of Old Bennington Board of Trustees

From: The Walloomsac Property, LLC (Casey Sunderland & Rafe Churchill)

RE: Application for 67 Monument Avenue (the Walloomsac Inn, barn, back house, and woodshop) to restore and operate the historic Walloomsac Inn as an inn and lodging establishment consistent with its historic use under a Conditional Use Permit under the Interim Bylaws for the Restoration and Reuse of Certain Historic Structures pursuant to 24 V.S.A. § 4415(a) (the “Interim Bylaws”) adopted on Monday, January 5, 2026.

Findings Of Fact

A. Property and Proposed Use (Interim Bylaws § 2)

1. The Walloomsac Inn, including its accessory structures and infrastructure, is a contributing structure within the Old Bennington Historic District on the National Register of Historic Places. The following description appears in the National Register of Historic Places Inventory—Nomination Form:

Walloomsac Inn, 63 Monument Avenue, 1764, 1900. The Walloomsac Inn has been in continuous operation as a hostelry since its construction in or about 1768, possibly longer than any inn in Vermont and perhaps the nation. It was built for Elijah Dewey, the son of Reverend Jedediah Dewey, Bennington's first minister. During Bennington's heyday as the jumping-off point for settling the Vermont frontier, the Walloomsac was one of the village's commercial and social centers, as well as an important stage stop. Today it stands on an important corner site in the village, looking substantially as it did two centuries ago.

The original inn is a 3% story clapboard building with a 5 x 3 bay, central hall plan. The gable roof, oriented eaves-front, is trimmed by a molded cornice with returns, inside end chimneys and quadrant lights in the pedimented gables. A 6 x 5 bay veranda with plain columns extends around the east and south elevations. In the rear are gabled utility wings and ells. A large 3% story, 10 x 3 bay annex wing is joined to the southwest corner and fronts on West Road. It is faced with large 2-tiered porches and has a large belvedere rising above the gable roof. This wing was built in 1900 by Walter Berry, who also added the veranda to the main block at that time. Originally, the inn had a gambrel roof. The present 3rd story and gable roof we-re added c.1800 to accommodate a ballroom. A tall, Federal style portico was added to the facade at that time as well. An ornate Italianate style porch replaced it c.1860; French doors on the ground floor and 2/2 sash on the main block remain from this alteration. The main entrance is very wide and deeply recessed. Glazed double doors are framed by heavily paneled reveals. The exterior surround is composed of pilasters supporting an entablature, and may date to the building's original construction. Above the entrance is a 3-part window.

The 1900 annex has eight glazed doors with transom lights on each of the first two stories. The porches serving these entries have chamfered and bracketed posts, with plain balustrades. The roof has pedimented gables and three large gabled dormers on the south side. The square belvedere has a hip roof. On the west gable end are Queen Anne style windows with latticework

mentins. In the rear are two 2% story gabled utility ells with cornice returns, 6/6 sash, inside end chimneys; now in very deteriorated condition.

2. The Walloomsac Inn is an approximately 17,000 square-foot structure originally constructed in the late 18th century as a tavern and later expanded into a 51-room inn with a restaurant and ballroom. The historic operation of the Inn was lawful and existed long before the Village's adoption of the Zoning Bylaws restricting the property to residential/noncommercial use.
3. Operation of the Walloomsac Inn as an Inn/Lodging/Hospitality Establishment is believed to have gone into hiatus in or about the mid-1990s, beyond the six-month allowance under the Zoning Bylaws for recommencement of a nonconforming use.
4. Applicants propose to restore the building and resume its historic function as an inn with guest accommodations and dining facilities.
5. The building has fallen into disuse and is now in very deteriorated and blighted condition such that immediate restoration is in the public interest.

B. Statutory Criteria under 24 V.S.A. § 4415(e)

(1) Capacity of Existing or Planned Community Facilities, Services, or Lands

6. The proposed inn will utilize existing municipal infrastructure, including roadway access and utilities adequate for historic-scale operation. Additional parking on a nearby parcel may be involved but is not proposed or requested as part of this application.
7. No expansion of public sewer, water, or road capacity is required beyond ordinary maintenance.
8. Police, fire, and emergency services are already available in the area and sufficient to serve the use.

(2) Existing Patterns and Uses of Development in the Area

9. The property is centrally located within the historic Village core, surrounded by a mixture of residential and institutional uses, including historic churches, museums, and single family homes.
10. Operation of the Walloomsac Inn would reinstate a traditional and defining use that historically coexisted with surrounding development.

(3) Environmental Limitations of the Site or Area and Significant Natural Resource Areas and Sites

11. The site is previously developed, contains no wetlands or mapped natural resource constraints, and lies outside flood hazard areas.
12. Restoration will occur primarily within the existing building footprints, with no adverse environmental impact or loss of open space.

(4) Municipal Plans and Other Bylaws, Ordinances, or Regulations in Effect

13. The existing Village Plan (currently under revision) emphasizes preservation of the historic Village core and the adaptive reuse of significant historic structures.

14. The Interim Bylaws specifically contemplate restoration and reuse of historically significant buildings for their original or related purposes.

Walloomsac Inn Size of Buildings Setbacks from Property Lines:

Main Building:

- Size:
 - Length: +/- 62 ft
 - Width: +/- 130 ft
 - Height: +/- 40 ft
 - No. of Stories: 4-5
- Setbacks from Property Lines:
 - Front: +/- 30 ft
 - Rear: +/- 130 ft
 - Side: +/- 30 ft
 - Side: +/- 60 ft

Barn:

- Size:
 - Length: +/- 30 ft
 - Width: +/- 43 ft
 - Height: +/- 35 ft
 - No. of Stories: 2-3
- Setbacks from Property Lines:
 - Front: +/- 60 ft
 - Rear: +/- 50 ft
 - Side: +/- 128 ft
 - Side: +/- 76 ft

Back House:

- Size:
 - Length: +/- 28 ft
 - Width: +/- 20 ft
 - Height: +/- 35 ft
 - No. of Stories: 2
- Setbacks from Property Lines:
 - Front: +/- 60 ft
 - Rear: +/- 150 ft
 - Side: +/- 97 ft
 - Side: +/- 86 ft

Wood Shop:

- Size:
 - Length: +/- 17 ft
 - Width: +/- 37 ft
 - Height: +/- 350 ft
 - No. of Stories: 1
- Setbacks from Property Lines:
 - Front: +/- 230 ft
 - Rear: +/- 20 ft
 - Side: +/- 85 ft
 - Side: +/- 136 ft