

MT ANTHONY SEMINARY

3 SEMINARY LANE
OLD BENNINGTON, VERMONT

...

CASEY SUNDERLAND
RAFE CHURCHILL

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OVERVIEW

Rafe Churchill and Casey Sunderland have recently acquired the Mt Anthony Seminary located at 3 Seminary Lane.

Although used as a private clubhouse and a residence for the past one hundred and twenty years, we will restore the building's aesthetic and function--with the help of current Bennington College students--to a quaint five-bedroom Inn to better reflect the property's first seventy-five years as an educational facility and gathering place. We will honor the building's extended history and fully return this gem to its former glory.

(I) We will restore the building's exterior to more closely resemble its original appearance from the 1800s. This will include the replacement of damaged shutters, window restoration, and roof replacement. Beyond addressing the deferred maintenance of the past fifty years, we will design and reconstruct the original bell tower, which was a significant landmark of 19th-century Old Bennington. The building currently has five bedrooms and four bathrooms. The interior will be modified to now include five bathrooms.

(II) The Inn will prioritize Bennington College Alumni, Trustees, Parents & Visiting Faculty.

The targeted completion and opening of the Inn is Fall 2025.



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THE MISSION

Rafe Churchill, Co-Founder and Creative Director of Hendricks Churchill, and Casey Sunderland, Managing Director of Hendricks Churchill, bring over 40 years of combined experience in architecture, design, and construction. Based in Salisbury, Connecticut, Hendricks Churchill is a renowned, award-winning architecture and interior design firm with a strong focus on classicism and authenticity. Rafe and Casey will meticulously restore and revitalize the Mt Anthony Seminary in collaboration with current Bennington College students. They will return the site to its former glory, restoring it as a beautiful and functional landmark. The property will draw Bennington Alumni, Trustees, Parents and Visiting Faculty and inspire a sense of pride and charitable spirit within the College and broader Bennington community.

THE INN

Bennington Alumni and Trustees are currently limited to staying at the Four Chimneys Inn, which is often at capacity during key Bennington College weekends. As a result, many are forced to seek accommodations in nearby towns, such as Manchester, Williamstown and North Adams. This is disappointing from a financial, social, and cultural aspect, as many Alumni would prefer to patron the local communities of Old Bennington, Bennington, and North Bennington.

A portion of revenue generated from the Inn at 3 Seminary Lane will be used to maintain the property and develop educational programs in collaboration with Bennington College.

To maintain the integrity of the Village, Bennington College undergraduates will not be allowed to stay at the Inn unless accompanied by a parent and quiet hours will be enforced in the evenings. A parking rule will limit one vehicle per room to minimize street visibility and eliminate the impact on surrounding neighbors. Only registered guests will have access to the property, as there will be no food or beverage services available to the public.

Additionally, we will utilize our expertise in restoration to revive the fire-damaged barn located at the rear of the property. When completed, the barn may host, on a limited basis, small, creative gatherings such as art exhibits and poetry readings by Bennington College students and local Vermont artists. As required, we will follow the necessary permitting processes for any events.

POSITIVE IMPACT

As a passionate Bennington alumnus (Class of '91, BA in Architecture and Sculpture) and proud parent of two current Bennington undergraduates, Rafe is committed to advancing education, particularly in the building, craft, and architecture trades. In addition to serving Bennington College Alumni, Trustees, Parents, and Visiting Faculty, 3 Seminary Lane will also serve as an educational resource for Bennington students. Rafe and Casey are both dedicated to honoring the legacy of the Mt Anthony Seminary and reviving it as a positive resource for the community.

We will partner with the College to select a group of students to receive a hands-on restoration experience and the opportunity to learn about historical building techniques. We are most excited to rebuild the original bell tower on the ground with the help of these students, culminating in a broader community “raising” of the bell tower. Students will be eligible to earn academic credit for their required “Field Work Term” at Bennington College.

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THE LEGACY

Our hope is that the Village of Old Bennington sees the merit in resurrecting the spirit and legacy of this historically significant property.

Outside of Bennington College, we will build lasting relationships with the Bennington Battle Monument and the Bennington Museum, as we encourage guests of the Inn to experience and support these and other local businesses.

We will also strive to use local vendors whenever possible for the Inn's guest offerings, which may include local bakeries, florists, and other artisans.

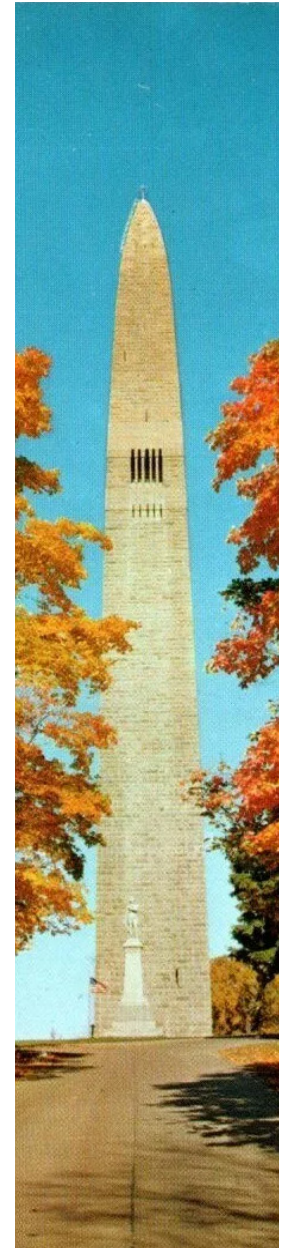
We are honored to help shepherd 3 Seminary Lane into its next great chapter and, hopefully, make a ripple effect that bolsters the Village for years to come.

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PURPOSE OF THE ZONING BYLAWS

As stewards of this historic property, our goal is to satisfy and exceed all requirements as set out for the Purpose of the Zoning Bylaws:

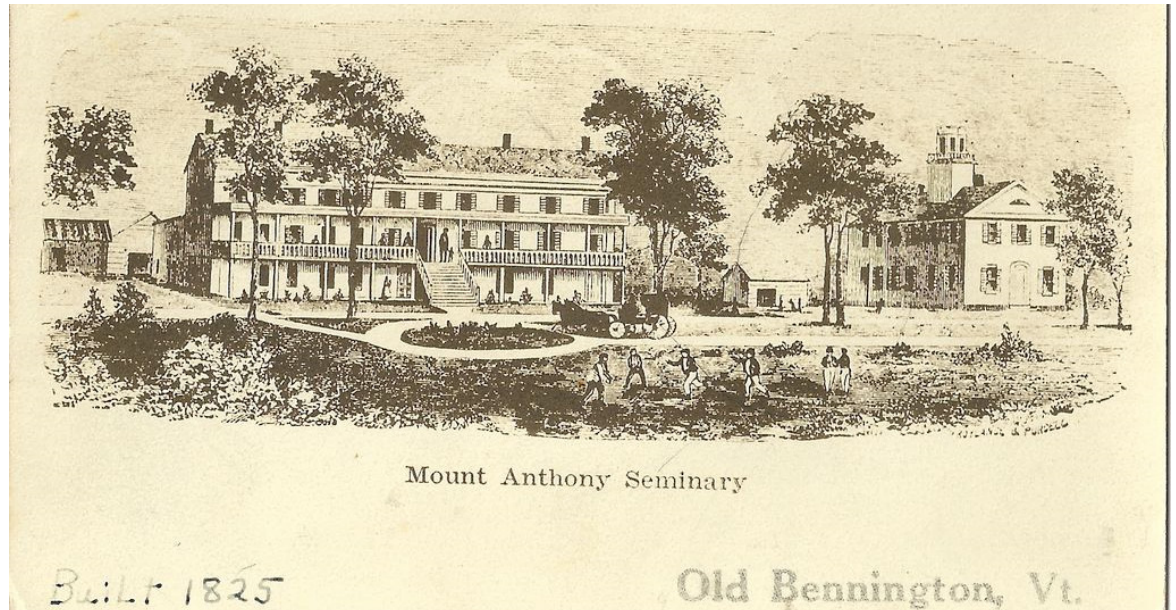
1. **To protect the Village's historical and cultural sites.** The Mt Anthony Seminary once stood as a significant historical and cultural landmark. We are dedicated to preserving and revitalizing this site, ensuring it remains a vital part of Old Bennington's rich heritage. By offering guests the opportunity to stay at the Inn, we aim to provide access to this treasured cornerstone of the community's history and culture.
2. **To preserve the existing appearance of the Village as a community predominantly composed of older, single-family dwellings of eighteenth and nineteenth century design.** We are dedicated to preserving the original character and appearance of the structure, ensuring it maintains its historical integrity. By resurrecting the historic bell tower, we aim to enhance the beauty of the Village and contribute to its iconic charm.
3. **To ensure that any future development complies with Design Review provisions.** We remain committed to abiding by all Design Review provisions.
4. **To preserve the existing low population density and ample open space.** With just five bedrooms, we are committed to maintaining the Village's low population density, and will ensure that traffic flows remain unchanged, and that the tranquility of the neighborhood remains unchanged. The property will prioritize open space. We have no plans to expand the existing footprint, preserving the authentic character of the building and Village.
5. **To limit commercial activity to the few existing commercial uses.** We remain committed to encouraging guests to support local businesses.
6. **To provide adequate public facilities for present and future growth.** We are dedicated to offering the local community of Old Bennington opportunities to experience the property during public communal events held at the barn.
7. **To provide for public safety, well-being and convenience.** We remain committed to providing a safe and upstanding Inn, which abides by all local, state and federal laws, and regulations.
8. **To channel future development towards these purposes.** With an emphasis on education, we remain committed to developing the property into a landmark that positively impacts the community.



MT ANTHONY SEMINARY

HISTORY

The Seminary was built between 1825–1829 as a boarding school for boys. It was originally called Bennington Seminary. In 1864, it was renamed Mt Anthony Seminary and became co-educational.



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TWENTY-FOURTH YEAR OF
MOUNT ANTHONY SEMINARY,
A CLASSICAL AND ENGLISH
BOARDING SCHOOL FOR BOYS
At Bennington Centre, Vt.

GEO. W. YATES, A. M., Principal and Proprietor.
WM. H. SHAW, A. B., Associate Principal.

A photograph of a large, rectangular, light-colored stone or concrete block, possibly a tombstone or marker, resting on a dark surface. The block is heavily weathered and covered in numerous small, dark, irregular marks and scratches. Faint, large, stylized letters "T.H.B." are visible on the upper left portion of the block. The block is flanked by two white, curved objects, likely part of a vehicle's wheel or fender.

Names of prior Seminary students are
chiseled in in the marble front steps.

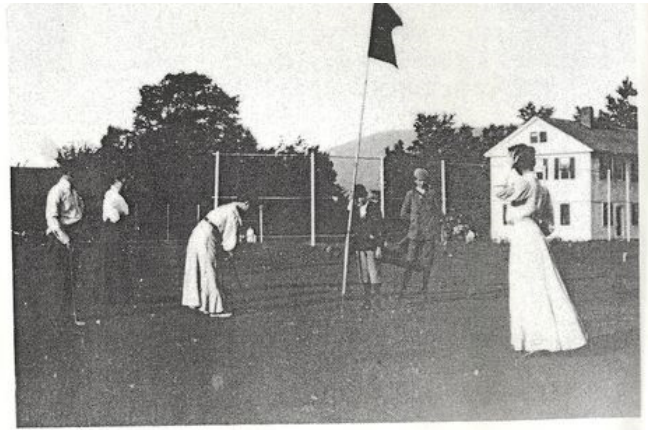
We will continue this storied tradition by chiseling the names of the Bennington College students who help build the bell tower into a new marble step or post.



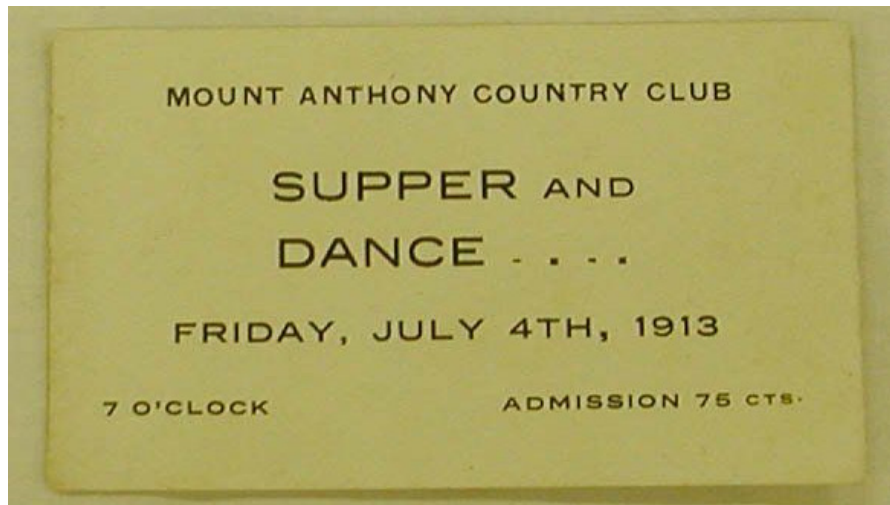
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HISTORY

On July 5, 1897 the Seminary became the Club House of the Mt Anthony Country Club. We believe the original bell tower was removed around this time and the building was renovated to satisfy a potential use of a house.



Golf at Mt. Anthony Golf Club, Bennington, c. 1905.



THE BOSTON HERALD — SATURDAY, SEPTEMBER 1913

CLUB-HOUSE, MT. ANTHONY C.C.

HOLDING-OUT, EIGHTH GREEN.

WIT DONALD INSTRUCTOR.

BENNINGTON, FROM THE LINKS

UP IN DEWEY'S STATE.

Golf Played on Mountain Sides in Vermont.

A Flourishing Organization at Bennington Centre.

Molly Stark Beat Col. Bogey There Generations Ago.

Dahlgren Wins Nantucket Club Tournament.

Miss Mackay the Champion in the Women's Division.

[From Our Special Correspondent.]

BENNINGTON CENTRE, Vt., Sept. 1, 1906. Hoisting on the side of Mt. Anthony is a golf links over which 155 dwellers in this and nearby towns play the game assiduously from one end of the season to the other.

Golf had invaded Bennington long before the Mt. Anthony club was dreamed of, but it was played by only a few who used a rough private course, at one time on the farm of J. O. Colgate, and at another on that of F. B. Jennings. As the popularity of the game increased, these private organizations gave way to the popular cry for a larger course, where all might be accommodated, and the Mt. Anthony club was formed, three years ago.

On the present club, properly there once stood a military boarding school. This was remodelled into an excellent clubhouse, with broad verandas on three sides. Hardwood floors were laid throughout, and committee rooms, locker room and a good-sized ballroom provided, all lightly, but well, furnished. In front of the building rests the original doortone, over which past generations have stepped, carved deep by countless names of boys who have long since forgotten the little moments in which they made the trials.

Straight up from the clubhouse runs the fair green of the first hole in a narrow line. It continues its way under the overhanging trees, running around in a semicircle until the base of Mt. Anthony.

From this links is to be had one of the finest views in Vermont. Bennington, maple and bay, lies in the valley hundreds of feet below. In plain sight are the Vermont Soldiers' Home, the tall monument to commemorate the battle of Bennington, and, a little farther on, a monument in remembrance of Molly Stark's achievements in that historic battle. The surrounding miles term with a wealth of natural beauties. To the north, far beyond the nearer Berkshire ranges, Spaulding mountain rears its massive head, while of less height but equal beauty is Bald Mountain, which overlooks the valley. When the day is fair one can look far across the green farms and misty mountain ranges, and see Williamstown and Troy and from the crest of Mt. Anthony Saratoga is in view.

The course looks easy, with its long even rising and sloping fair green without a single artificial bunker or whoop on its velvety surface. At hard any point is more than 20 yards wide in the fair green, and at places on it round anything but a true driven ball obtains a lie in long grass.

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HENDRICKS CHURCHILL: THE ARCHITECT

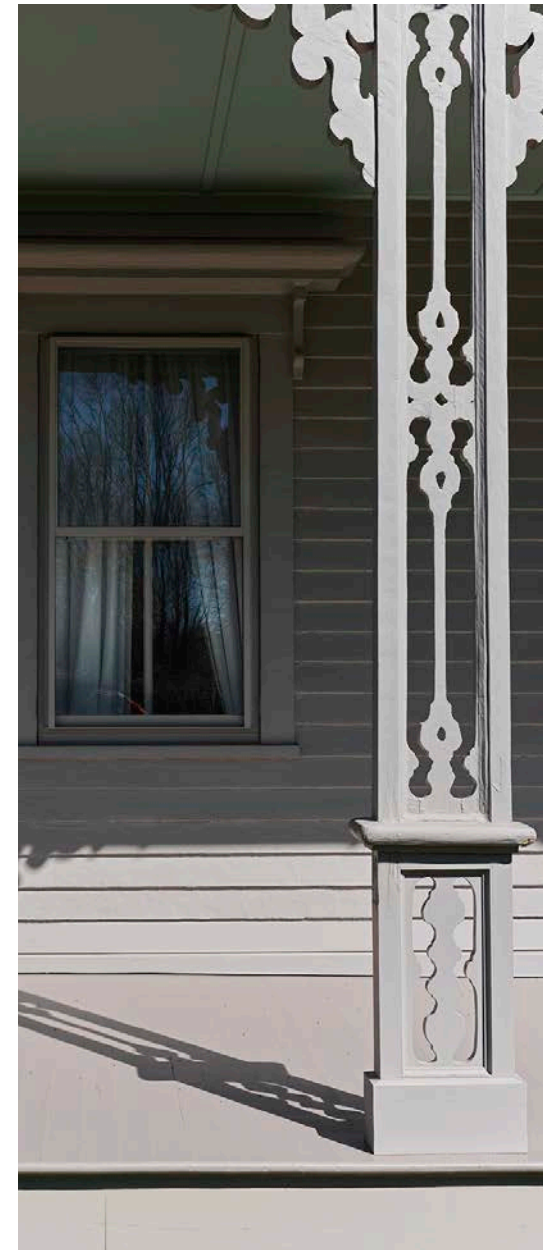
Hendricks Churchill is an award-winning architecture and interior design studio working with a holistic approach to design. Their process and culture are accessible, authentically human, and grounded in reality and in the landscapes our designs inhabit. Rooted in the rigor of research and tradition, their process is also intuitive and fresh, creating work that is emotionally resonant and deeply personal. Whether reimagining a new home or renovating a historic property, their design is never formulaic yet remains consistent in its historical accuracy, modern relevance, fine craftsmanship, and contextual suitability. A traditional approach is complemented by warmth, patina, and a quiet sense of play.

Their unpretentious, richly layered designs are the result of a clear vision and detailing that give rise to seductive spaces imbued with beauty, comfort, and individual character. Before they immerse themselves in the design process, they initiate honest conversations about costs and a relative scope of work. Having worked in the industry for decades and adapted to the ever-fluctuating economy, they understand the importance of financial literacy and responsible planning. A well-planned project will yield an enjoyable process that promises success in both design and execution.

Their studio works on new and historic properties in the greater Northeast, and stretch as far as Boulder, Colorado and Austin, Texas—always maintaining a profound respect for the surrounding landscape. They continue to win numerous Institute of Classical Art & Architecture (ICAA) awards. They have partnered with Rizzoli International Publications to successfully publish both a monograph, entitled *Our Way Home: Reimagining an American Farmhouse* and published in the Fall of 2023, and a comprehensive portfolio of work, entitled *Distinctly American: Houses & Interiors* by *Hendricks Churchill* and to be published in the Fall of 2025.

RECENT AWARDS

1. McKim, Mead & White Awards Winner (ICAA): 2023, 2024
2. Stanford White Awards Winner (ICAA): 2019, 2020, 2021
3. Bulfinch Awards Winner (ICAA): 2014 (x2), 2020, 2023
4. Palladio Awards Winner (CAA): 2024
- 5.. Michelle Elzay Architectural Preservation Award Winner (Nantucket): 2023



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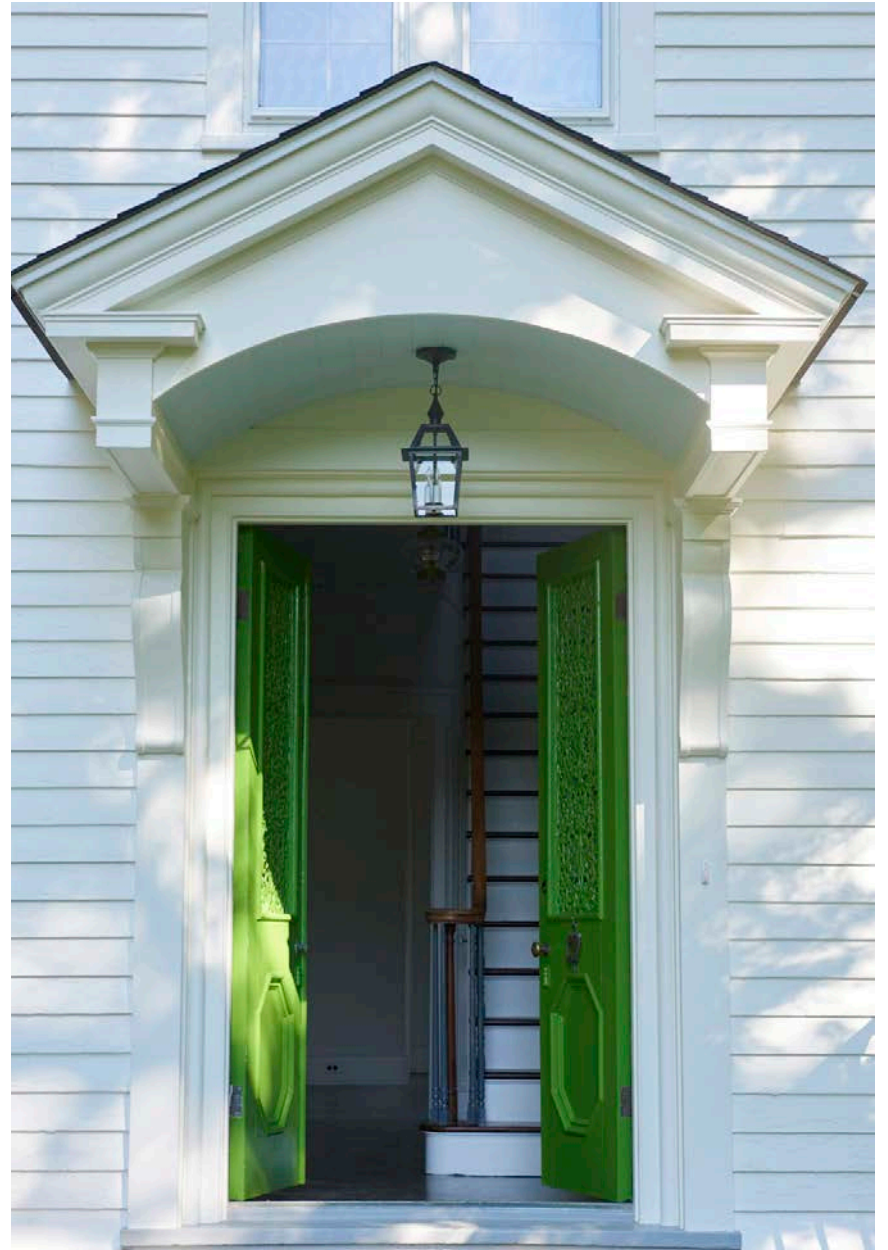
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BIOGRAPHIES

RAFE CHURCHILL

Bennington College, BA, Architecture, Sculpture

Rafe was born into a family of builders and by age twelve was immersed in his father's trade. Despite this—or because of it—he understood early on that a career in the trades was not his destiny. After growing up in a small rural town, followed by four years at Bennington College, he knew it was time to go with his gut and pursue life as an artist. Following Bennington, he attended The Cranbrook Academy of Art and had some early success in New York City's competitive art world. Although Rafe enjoyed his opportunity as an artist, he found himself longing for stability and eventually went back to construction.

After a few years of this, he and his wife Heide purchased and renovated a series of cottages in Litchfield County, CT. During this time, he understood the potential of combining his skills and passion. Once he began to merge his love of art, design, and building, everything started to come together.

Rafe has a long history of reinvigorating communities. In Sharon, CT, along Main Street and West Main Street, he designed, renovated and revitalized four buildings. Additionally, Rafe, along with the Hendricks Churchill team, took on designing and renovating the historic 4,600 square foot Hendricks Churchill Studio located at 14 Main Street in Salisbury, CT.

Rafe is interested in designing houses that have a soul and never feel formulaic. “We try to design for the long term and provide a vision that transcends the moment and current trends, because life evolves, and the house has to accommodate these necessary changes.”

As a third-generation builder, Rafe continues a family legacy while prioritizing traditional craftsmanship, cultivating a network of artisans and tradespeople that meet his exacting standards for finely detailed work. He directs every project from design through construction, taking a holistic approach that is guided by a bred-in-the-bone sense of honoring history, the surrounding landscape, and the needs of each client.

CASEY SUNDERLAND

Colgate University, BA, Economics, Film Studies & Architecture

Casey, originally from New England, moved to Los Angeles after completing his college education in the Northeast. He spent eight years at Creative Artists Agency, where he worked in the Independent Film group. There, he specialized in packaging, financing, and selling independent feature films, while also helping to grow his clients' production companies. Through this role, Casey gained invaluable experience in producing, fundraising, and cultivating a robust network of actors, directors, writers, producers, financiers, and funds. However, an architecture internship during college left him with a lingering curiosity about how he could blend his passions for architecture, design, and film.

Today, he manages general operations at Hendricks Churchill, develops and manages special projects, and plans for the future growth and diversification of the Hendricks Churchill studio and brand.

Casey now lives in rural Connecticut with his wife and small dog and recently designed and renovated an 1836 eyebrow colonial. Embracing country life, he is an avid runner who has completed several half marathons, including the Los Angeles full marathon in 2020.

