

2017 Vermont Historic Preservation Grant Application

Due Monday, October 3, 2016

IMPORTANT INSTRUCTIONS:

Please refer to the *2017 Vermont Historic Preservation Grant Application Manual* **before** completing your application. The manual contains directions to help you respond to each section below and clarifies what information is required. The manual is available [online](#) or you may request a paper copy by sending an email to debra.sayers@vermont.gov or by calling 802-828-3213.

1A. APPLICANT

Name: Scott A. McLaughlin

Address: Vermont Granite Museum, PO Box 282, 7 Jones Brothers Way

City: Barre State: VT Zip Code: 05641

Daytime phone: 802-476-4605

Email address: director@vtgranitemuseum.org

1B. PERSON AUTHORIZED TO EXECUTE CONTRACTS FOR APPLICANT

Name: Scott A. McLaughlin

Address: Vermont Granite Museum, PO Box 282, 7 Jones Brothers Way

City: Barre State: VT Zip Code: 05641

Daytime phone: 802-476-4605

Email address: director@vtgranitemuseum.org

1C. PERSON AUTHORIZED TO ADMINISTER THE PROJECT

Name/Title: Scott A. McLaughlin, Executive Director

Address: Vermont Granite Museum, PO Box 282, 7 Jones Brothers Way

City: Barre State: VT Zip Code: 05641

Daytime phone: 802-476-4605

Email address: director@vtgranitemuseum.org

1D. PROPERTY OWNER (if different from applicant)

Name: Vermont Granite Museum of Barre

Address: PO Box 282, 7 Jones Brothers Way

City: Barre

State: VT

Zip Code: 05641

Ownership Status: (check one)

☐ Municipality ☒ Non-Profit

1E. HISTORIC NAME AND LOCATION

Historic Name: Jones Brothers Company (Shed #1)

Physical Address: 7 Jones Brothers Way, Barre, VT 05641

2. GRANTEE EXPERIENCE

2A. Has any previous rehabilitation work on this building been funded with a State Historic Preservation Grant? If yes, please list the year and purposed of the grant.

☐ Yes ☒ No If yes, please comment:

2B. Does your organization have experience with similar federal or state grant programs?

☒ Yes ☐ No If yes, please comment:

We received a Cultural Facilities Grant from the Vermont Arts Council in 2015. The project involved the completion of our concrete floor. The project is now complete.

2C. Does your organization use a manual or automated Accounting system?

☐ Manual ☒ Automated

3. BUILDING INFORMATION

You can determine whether a building is listed or has been determined eligible for listing in the State or National Register by looking at the Vermont Division for Historic Preservation's **Online Resource Center**, available at <http://www.orc.vermont.gov/Resource/Show-Resource-Table.aspx>.

3A. Date(s) of Original Construction, Major Additions (can be approximate):

1885 original construction, 1930's stencil room/lunchroom and sandblast rooms

3B. Original Building Type:

☐ House ☐ Barn ☐ Church ☐ Town Hall ☐ School ☒ Commercial

☐ Other (explain)

3C. Is the building listed in the State Register of Historic Places?

X Yes ☐ No, but determined eligible ☐ No

3D. Is the building listed in the National Register of Historic Places?

X Yes ☐ No, but determined eligible ☐ No

CRITERION 4. PRESERVATION OF HISTORIC FEATURES

For each subsection below rate the condition of building elements (excellent, good, fair, poor). Then write a short summary of the work needed to repair/restore this element including methods of repair and materials to be used. If no work is needed in any subsection, say do. Do not leave sections blank. For each section where funding is sought through this grant application, check the "Grant Funds Requested" box for that section.

4A. Roof

Condition:

All of the museum's asphalt shingle roof have been replaced over the past three years.

Repairs Needed:

None.

☐ Grant Funds Requested

4B. Frames & Structure

Condition:

With the exception of the proposed reconstruction of the west wall of the Vermont Granite Museum (i.e., shed #1), the frames and structure of the building are in excellent condition because of the extensive repairs done to the building between 1997 and 2003. The west end of shed #1, once the attachment point to cutting shed #3, was damaged by a fire and by the subsequent demolition to shed #3. This damage to the west wall occurred before the Museum acquired the building in 1997. During the restoration of shed #1, the framing holding up the west wall was stabilized by temporarily framing the wall with 2x4s and plywood sheathing on the exterior. This temporary framing was done with the expectation that shed #3 would be reconstructed. Currently the plan to reconstruct shed #3 has been abandoned by the Museum's Board of Directors due to the extensive cost. The Museum Board would like to finish enclosing the existing building, which will eliminate access for driving rains, bats, birds, mice, and other pests into the building and will also restore the building's visual integrity and protect the Museum's collections from harm and potential theft.

Repairs Needed:

The proposed method of finishing the west end of the building involves framing between the extant post and beam construction, placing insulation in the walls, sheathing the interior with one inch rough cut boards and installing windows that replicate the pattern seen throughout the building. We will reuse the existing interior sheathing at the top of the wall and new rough cut boards below the old boards. The exterior of the building will be sheathed in plywood and then with clapboard siding to match the siding that appears on the rest of the building. The appearance of the interior (rough lumber) and exterior (clapboards with a 3.25 reveal and 9 over 9 single pane windows) are duplicates of the original building.

☒ Grant Funds Requested

4C. Exterior (siding, trim, etc.)

Condition:

The siding of the building is in excellent condition because it has been maintained since its completion in 2003. This summer sections of siding that were rotten were removed and replaced.

Repairs Needed:

None.

☐ Grant Funds Requested

4D. Interior (plaster, trim, rooms etc.)

Condition:

Excellent condition because any damaged interior boards were replaced during the reconstruction work completed between 1997 and 2003.

Repairs Needed:

None.

☐ Grant Funds Requested

4E. Windows & Doors

Condition:

Nearly all of the exterior doors in the building have been replaced with steel doors with the exception of one large door through which the train traveled as it carried granite blocks to and from the Jones Brothers granite plant. This door will be replaced potentially next year.

All of the original windows in the building were in terrible condition when the restoration project began in 1997 so it was decided to have them all replaced

with replica single glazed windows. These windows are showing extensive need of repair.

Repairs Needed:

The glazing of the replacement windows is falling out and the paint is peeling from the wood frames. All of the windows in the building's clear story are going to have to be replaced because of extensive rotten wood. These issues will be our next major project after stabilizing the west wall of the building.

☐ Grant Funds Requested

4F. Foundation (masonry)

Condition:

The foundation of the building was replaced during the restoration work and remains in excellent condition.

Repairs Needed:

None.

☐ Grant Funds Requested

4G. Special Features (steeple, cupolas, porches, etc.)

Condition:

The building has three cupolas, which were restored during the building's major restoration project.

Repairs Needed:

None.

☐ Grant Funds Requested

4H. Site (drainage, roads, sidewalks, etc.; conditions that cause damage to the building)

Condition:

The site is in excellent condition. We have added fill around the structure over the past two years to improve the drainage and this year we completed pouring the concrete floor within the structure. Having a concrete floor throughout the building will prevent moisture migrating up into the building.

Repairs Needed:

None.

☐ Grant Funds Requested

CRITERION 5: LONG TERM USE

5A. Briefly describe the building and give a short summary of the building's history. What was the original use of the building and what is the building's current use?

The Vermont Granite Museum is located in the former site of granite shed #1 (often referred to as "The Mill") of the Jones Brothers Manufacturing Plant, once a large complex of connected and separate industrial buildings. Within the building, from 1895 to 1975, granite was cut, carved, polished, and sandblasted for architectural elements and monuments. After the closure of Jones Brothers Company in 1975, the granite plant was utilized for several other industrial and commercial purposes before being purchased by the Vermont Granite Museum of Barre in 1997.

In 1997, the Jones Brothers Manufacturing Plant was identified as an outstanding historic resource and in need of preservation by the Vermont Division for Historic Preservation. The Manufacturing Plant was nominated in June 1998 to the National Register of Historic Places under Criteria A and C. The building is remarkable because of its straight design, which was created by the Jones Brothers company and later replaced the circular sheds found throughout the industry during the nineteenth century. The rectangular, light frame timber building is approximately 300 feet long, 75 feet wide, and 45 feet tall, encompassing approximately 27,500 square feet. The building is described as an industrial cathedral due to its vast open space and its large number of windows, including a clear story.

The former Jones Brothers shed #1 is now home to two nonprofit organizations: The Vermont Granite Museum of Barre, Inc. and the Barre Granite Association, Inc. (BGA). Museum exhibits, auditorium, stage, archive and library, caterer's kitchen, and public bathrooms take up two thirds of the building. The Museum is open for tours Wednesday through Saturday, 10am to 4pm, mid-May through mid-October and by appointment. The archives and library are open to the public Monday-Friday year round 9am to 5pm and on Saturday mid-May through mid-October. The Museum's Stone Arts School takes up most of the remaining one-third of the building. Classes are taught on an irregular basis but the School is open during Museum tours. The Barre Granite Association rents two office spaces within the building and helps the Museum to provide the heritage of Vermont's granite industry.

5B. Describe any substantial work that has been performed on the building in the last five years:

A significant amount of construction work has been completed at the Vermont Granite Museum in the past five years following the architectural plans completed in 2000. The projects completed include: replacing all of the asphalt shingles on the building, pouring a concrete floor throughout the last two-thirds

of the building, heat was installed in the archive, new exterior doors were installed throughout much of the building, and several rooms were built, including large public bathrooms, one janitorial closet, one utility room/janitorial closet, and a kitchen.

5C. What is the planned use of the building following this project? If the building is rehabilitated, will it have a new use? Describe changes that will be made to the building in order to accommodate this new use. Will these changes impact historic features?

The use of the building will remain the same; however, the restoration of the museum's west wall will allow the museum to provide tours further into the fall tourist season. The large holes in the current wall cause the building to cool quickly, forcing the Museum to close by mid-October.

5D. Describe any additional work that needs to be done following the completion of this project. Do you have a plan for routine maintenance and long-term preservation of the building?

We have several projects in mind for the coming years:

1. Repair the building's windows
2. Repaint the building
3. Install an overhead door where the train formerly travelled through the building
4. Install heat throughout the museum exhibit space
5. Enclose the theater within the building
6. Attach the archive room within the building to a blacksmith shop behind the Museum by way of a causeway
7. Restore the old blacksmith shop into the Museum office space
- 8.

We currently do not have a maintenance and long-term preservation plan for the building but hope to develop one soon with the assistance of a grant.

CRITERION 6: PUBLIC BENEFIT

6A. Is the building open to and/or used by the public? X Yes ☐ No
If yes, please describe:

The building has served as a museum and school since 2003. The Museum's public hours for tours, like most Vermont museums, are limited to mid-May through mid-October. Throughout the winter, the Museum's archives, library and office is open five days a week for research purposes.

If no, please describe any plans for public use:

6B. Describe the public benefit of this project. Is the building easily visible from public places? Is it important to the history of the community or an important local symbol or landmark?

The building is located within sight of the Barre-Montpelier Road or VT Route 302 on the edge of Barre City. The City of Barre is planning to build a bike/pedestrian path from the Museum grounds through Barre City possibly as early as next year, which will increase public use and access to the Museum. Barre has for decades been known as the “Granite Center of the World” because of the exceptional source of granite found in the area and of the granite industry that created the unique cultural, economic, and political nature of the community. The Jones Brothers Company was at one time the largest granite company in America and one of the most innovative companies in the industry. Jones Brothers pioneered the use of pneumatic tools and the straight designed granite shed as seen in the Museum’s building. By 1919, it was acclaimed that the Jones Brothers complex was “The Largest Granite Monumental Plant in the World.” Thousands of Barre residents worked in the building from 1895 to 1975. Therefore, the building that houses the Vermont Granite Museum of Barre serves as a touchstone for Barre’s historical relationship with the granite industry and the Jones Brothers Company for a large number of people.

6C. Does the community support the project? Are other organizations involved in the project?

The restoration of the west wall of the Vermont Granite Museum is one of the last large elements of the overall restoration of the Jones Brothers Granite Plant. The community and other organizations have supported this rehabilitation and reconstruction project since its inception in the late 1990s. Approximately \$1.5 million dollars in private contributions have been collected from individuals, organizations, and companies in the Barre area. Barre City council members and the city’s voters supported a \$1 million bond for the development of the Vermont Granite Museum. They continue to show their support of the museum to the present and await the Museum’s completion.

CRITERION 7: BUDGET

7A. Summarize items from Section 4 that will be funded through this grant request. **Please only include items for which you are seeking grant funding through this program.** You may add more lines if necessary.

WORK DESCRIPTION IN PRIORITY ORDER

1. Framing materials
Estimated Cost: \$6,189

2. Rough cut boards
Estimated Cost: \$2,500

3. Windows
Estimated Cost: \$14,202

4. Insulation
Estimated Cost: \$8,000

5. Labor
Estimated Cost: \$15,000

TOTAL ESTIMATED GRANT PROJECT COST: \$45,891

7B. GRANT REQUEST

REMINDER: the *maximum* grant amount you may request is **\$20,000.00**

GRANT AMOUNT REQUESTED: \$20,000

7C. MATCHING AMOUNT SUMMARY

List all sources of matching funding below. Matching funds that equal your grant request *must* be in-hand at the time of application. You may add more lines if necessary.

SOURCE: Vermont Granite Museum Savings
AMOUNT: \$25,891

TOTAL AMOUNT OF MATCHING FUNDING: \$25,891
(Should match grant request)

7D. SOURCES OF ADDITIONAL FUNDS

Tell us about any sources of additional funds in addition to matching funds that will be used to pay for work prior to reimbursement. Indicate whether these funds are in hand or must still be raised. You may add more lines if necessary.

No additional sources of funding will be necessary beyond the requested \$20,000 from this grant and the Museum's savings of \$25,891.

7E. PARTIAL AWARD

Could your organization accept a partial award to successfully complete a phase of this project? ☒ Yes ☐ No

Describe what funds are necessary to support each discrete portion of the project.

If given partial funding, we would do all phases of the project with the exception of installing the windows, costing \$14,202. The windows can be installed at a later date.

7F. ADDITIONAL BUDGET COMMENTS

CRITERION 8: ACCESSIBILITY FOR PERSONS WITH DISABILITIES

8A. Is the building handicapped accessible? ☒ Yes ☐ No

If yes, please describe:

The building is one story and all bathrooms and entries are ADA compliant.

If no, please describe any plans to make it accessible.

CRITERION 9: DESIGNATED DOWNTOWNS AND VILLAGE CENTERS

9A. Is your building in a Designated Downtown or Village Center under the Downtown Development Act?

☒ Yes ☐ No

10. REQUIRED ATTACHMENTS

The following attachments are **required** parts of the grant application. See Grant Manual for a full description of each item. Check off the boxes to make sure you have included all the required attachments. **Incomplete applications will not be considered.**

☒ Project Estimate(s)

☒ Location Map

☒ Sketch Map

☒ Proof of non-profit status [IRS 501 (c)(3) certification] (for non-profit, tax-exempt organizations)

☒ CD of .jpg images

☐ **(OPTIONAL)** Preservation Plans, Reports, Evaluations, or Maintenance Plans of the building

11. LEGISLATORS

Please list your State Senators and Representatives

Ann Cummings

VT Senator for district Washington (D)

Bill Doyle

VT Senator for district Washington (R)

Anthony Pollina

VT Senator for district Washington (P)

Paul N. Poirier

VT Representative for district Washington-3 (I)

Tommy Walz

VT Representative for district Washington-3 (D)


12. CERTIFICATION:

A. If you are submitting your application via email you MUST check the box below to certify your application.

X I am submitting this Application digitally. I am applying for a 2017 Historic Preservation Grant and am authorized to submit this application on behalf of the Applicant. I certify that the information presented in this Application is complete and accurate and I am authorizing the Division for Historic Preservation to accept the submittal for review and potential award. I understand that upon submission to the State, I relinquish sole rights to ownership or control over the photographs and digital images I am submitting and that the photographs shall become the property of the State upon receipt by the State.

B. If you are submitting a paper copy of the application you MUST sign and enter the date in the box below.

By signing this application, I certify I am applying for a 2017 Historic Preservation Grant and am authorized to submit this application on behalf of the Applicant. I certify that the information presented in this Application is complete and accurate and I am authorizing the Division for Historic Preservation to accept the submittal for review and potential award. I understand that upon submission to the State, I relinquish sole rights to ownership or control over the photographs and digital images I am submitting and that the photographs shall become the property of the State upon receipt by the State.

APPLICANT NAME: Scott A. McLaughlin	
SIGNATURE: 	DATE: (mm/dd/yyyy) 10/03/2016

Applications are to be submitted via e-mail to accd.hpgrants@vermont.gov by midnight October 3, 2016.

If you are unable to submit your application via e-mail you may submit a paper copy to the address below. **Applications must be postmarked or hand-delivered by 4:30 on October 3, 2016.**

Vermont Division for Historic Preservation
Attention: Caitlin Corkins
One National Life Drive
Davis Building, 6th Floor
Montpelier, VT 05620-0501

**Thank you for applying to the
Vermont Division for Historic Preservation's
Historic Preservation Grant Program!**