

# 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](mailto:debra.sayers@vermont.gov) or by calling 802-828-3213.

## **1A. APPLICANT**

Name: Aldrich Memorial Association

Address: PO Box 94

City: Calais

State: VT

Zip Code: 05648

Daytime phone: 802-223-5427

Email address: [robinsonsawmill@gmail.com](mailto:robinsonsawmill@gmail.com)

## **1B. PERSON AUTHORIZED TO EXECUTE CONTRACTS FOR APPLICANT**

Name: Rob Richert

Address: PO Box 94

City: Calais

State: VT Zip Code: 05648

Daytime phone: 802-793-4732 (cell)

Email address: [robichertvcp@gmail.com](mailto:robichertvcp@gmail.com)

## **1C. PERSON AUTHORIZED TO ADMINISTER THE PROJECT**

Name/Title: Rob Richert

Address: PO Box 94

City: Calais

State: VT Zip Code: 05648

Daytime phone: 802-793-4732 (cell)

Email address: robrichertvcp@gmail.com

**1D. PROPERTY OWNER (if different from applicant)**

Name:

Address:

City State: Zip Code:

Ownership Status: (check one)

Municipality **X Non-Profit**

**1E. HISTORIC NAME AND LOCATION**

Historic Name: Robinson Sawmill

Physical Address: 69 Robinson Cemetery Road, Calais, VT 05648

**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.

**X Yes** No If yes, please comment:

- 1985 - \$750 grant for foundation and truss repairs.
- 1987 - \$2500 grant for reconstruction of the east shed structure
- 1992 - \$2499 grant for the rebuilding of the turbine house and drive machinery
- 2004 - \$2400 grant for restoration of the planing shed which allowed the mill to run for the first time in 40 years!

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

**X Yes** No If yes, please comment:

Over the years, the AMA has applied for, and received, four grants from the Vermont Division for Historic Preservation. Through the generous support from this state grant program, we have been able to preserve and restore the Robinson Sawmill.

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

**X 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):

Built in 1803 by Joel Robinson, the mill was originally designed as an up-and-down mill powered by an overshot waterwheel. In 1876, Abdiel Kent replaced the original vertically mounted saw blade with a circular saw and a steel turbine replaced the wooden waterwheel. At that time, a gate and penstock was added to regulate the transport of water to the turbine.

Aside from the upgrades made in 1876, the mill stands unchanged and as a compelling reminder of small scale manufacturing in rural Vermont.

**3B.** Original Building Type:

House   Barn   Church   Town Hall   School   Commercial

**X Other (explain) - Sawmill**

**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: Very Good

Repairs Needed: None at this time

Grant Funds Requested: \$0

**4B. Frames & Structure**

Condition: Fair

Repairs Needed:

1. **Leveling and shoring:** while the timber frame itself is in good condition, the south wall frame of the mill is dropping as much as 4 to 6 inches along its 40 ft. midsection, which is the original 1803 mill. This drop, which is due to erosion and

the shifting of the foundation walls on the south side of the building, has caused the floor joists to detach from the sill. . The shed at the dam end is much less sunken, only about 2 inches. The recommended repair includes lifting the south timber wall of the mill in such a fashion that the south stone wall is no longer bearing weight, and the mill itself has returned to plumb and level. This could be done on any or a combination of jacks and cribbing, needle beams of steel or wood, structural scaffolding and cantilever beams. The repair will involve lifting on the main floor sill and hanging the south basement timber wall on come-alongs from the main sill. This approach will straighten the interior bend and bring the east shed up with main building. Estimated cost of repairs: \$17,000

2. **Timber Frame Repair:** Along the north wall, the feet of the 12 x 12 inch basement posts, where they bear upon the stone and concrete footings along the stream, should all be isolated from direct end grain contact with the masonry. Four of the posts need to be elevated slightly and have pieces of lead flashing and thin stone inserted between them and the footings. Of note: there are three additional posts that have already received this treatment and are in good condition. In addition, the first original post atop the south main floor sill, towards the pond, has considerable rot and insect damage in its bottom few inches, where it is also anchored by a steel bracket, suggesting damage to the tenon or the end of the sill. The floor should be lifted around this post and a new foot or tenon scarfed in as needed. Estimated cost of repairs: \$5000.

Grant Funds Requested: Yes

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

Condition: Very Good

Repairs Needed: None at this time

Grant Funds Requested: \$0

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

Condition: Very Good

Repairs Needed: None at this time

Grant Funds Requested: \$0

#### **4E. Windows & Doors**

Condition: N/A

Repairs Needed: N/A

Grant Funds Requested: \$0

#### **4F. Foundation (masonry)**

Condition: Poor

Repairs Needed: **Rebuild the stone wall foundation and terracing**

Site inspection indicates that due to a drainage problem on the south side of the mill, the stone foundation under the 1803 framing has moved inward, thus causing the droop in the main mill floor on the south side. The erosion occurring along the south side of the building has compromised both the integrity of the dry laid stone foundation and the framing directly above the most eroded section.

The recommended repairs include re-laying the south stone wall, un-mortared, with attention to the flatness of the ledge or large stones at its base. It is recommended that a stone mason will use existing stones whenever possible and will re-lay the stone walls and terracing along the south wall of the mill, with attention to the positioning of the large white quartz boulder currently in place. The landscape of stone walled terraces that comprise the south side of the mill are both beautiful and functional. The terracing provides a high level spot to enter the mill and then drops away to reduce pressure on the south stone walls. Once the foundation walls are repaired, the timber frame of the mill will be set-down on the new stonework before backfilling. All shoring will be removed prior to backfilling. Estimated cost of repairs: \$32,000

Grant Funds Requested: Yes

#### **4G. Special Features (steeples, cupolas, porches, etc.)**

Condition: N/A

Repairs Needed: N/A

Grant Funds Requested: \$0

#### **4H. Site: Excavation and Drainage** (drainage, roads, sidewalks, etc.; conditions that cause damage to the building)

Condition: Poor

Repairs Needed: **Excavation and Drainage**

Drainage will be installed along the entire south wall, including at the piers at the east shed, and the grade will be re-established. This will involve the installation of washed stone and gravel, perhaps higher and lower drainage pipes, and drainage through the wall in coordination with a stone mason. Drainage can run into the bottom interior of the mill. The main concern at this time is that the drainage problem along the south eaves wall has pushed the dry laid stone foundation inwards (to the north) which has resulted in the south wall frame of the mill dropping. The solution to this problem involves turning the south wall landscape of the mill into mostly drainage below the surface, ultimately restoring the same grass and stone wall terraced profile. This will require excavating the entire south wall, picking up and lifting to level the south timber wall of the mill on jacks, cribbing, timbers, I-beams and/or structural scaffolding, rebuilding the

stone foundation using existing stones whenever possible, and installing drainage of both stone and pipes to the outside of, and perhaps through, the stone wall. It is recommended that ample washed stone be used in the subsurface to allow excellent drainage, not just gravel. Estimated cost of repair: \$18,000

Grant Funds Requested: Yes

## **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 Robinson Sawmill is a timber frame structure built in 1803 by Joel Robinson, one of Calais' earliest settlers. The mill stands as an excellent example of a small rural Vermont local industry that evolved and thrived during the nineteenth century industrial revolution. The original power source for mill was an overshot waterwheel, powered by overflow from the small millpond. Local people often referred to the mill as the Thunderstorm Mill, likely because it took a good amount of rainfall to keep the pond full enough to power the machinery. In 1876, the wood waterwheel was replaced with a steel turbine and a gate and penstock were provided to regulate water flow. The mill remained in operation until 1958. In 1961, the Aldrich Memorial Association was created to preserve the mill. Over the years, the group has worked with both volunteers and professionals to make structural repairs to the building, to maintain mill machinery and to provide educational opportunities for visitors to the site. In 1987, major structural repairs were made primarily on the north side of the building's foundation; and in 2003, for the 200th anniversary, the mill machinery ran for the first time in 45 years.

In 1973, the Robinson Sawmill was listed on the National Register of Historic Places as part of the Kent's Corners Historic District. The mill is open year-round and is walking distance from the Kent Museum, a state run historic site. The mill is used for community activities, including tours during fall foliage, the annual Maple Corner Community Center corn roast, and for events associated with the Kent Museum. Aldrich Memorial Association, which currently partners with teachers at the Calais Elementary School to offer programs for students, would like to expand educational opportunities to include neighboring schools and afterschool programs.

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

There has been no substantial work on the building in the last five years. Restoration of the west shed structure and repair and shoring of the timber frame was done in 1987 and repairs to the turbine, penstock, planing shed and machinery were made in 2003/4. Areas repaired in 1987 and 2003/4 remain in excellent condition.

**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 Aldrich Memorial Association is committed to preserving the Robinson Sawmill for use as both a cultural and educational resource. The Robinson Sawmill is not only the second oldest extant building in the Kent's Corner National Register District, it is the only industrial structure included in the listing and one of a few examples of a working water-powered sawmill in Vermont. While the AMA is not proposing a new use, it is our intent to expand the educational programs to include neighboring schools and to explore lessons on pond restoration, waterpower technology, sustainable energy, and sustainable forestry. There is also an effort underway by the AMA to restore the millpond and repair the dam and penstock so that the mill machinery might once again be operable for educational demonstrations and community events. The machinery itself is in good condition. It will be operable again once the mill floor is leveled and water flow to the turbine is improved.

**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?

The drainage work and repairs to the south side of the building are critical to preserving the Robinson Sawmill. Since 1987, the AMA has been working to restore the timber frame and stabilize the foundation of the mill. The work that was completed in both 1987 and 2003 are reported to be in excellent condition (as noted in Jan Lewandoski's assessment dated September 10th, 2016.) The AMA board conducts annual site inspections and performs routine maintenance on an as-needed basis.

Along with the restoration of the mill, AMA is working with the town and state agencies to secure permits which will allow for the restoration of the mill pond, the dam and the penstock. On the local level, AMA has submitted documentation for a conditional use permit, a Design Control Review application and a zoning permit and is working with the The Army Corp of Engineers and the Department of Environmental Conservation on a Stream Alteration Permit. Restoration of the millpond would allow the AMA to provide additional educational and cultural programs that include demonstrations of timber being milled. While the group is actively engaged with various state agencies to explore this option, it is important to note that the drainage work and repairs to the building are paramount and needed in order to ensure the preservation and availability of the Robinson Sawmill as a cultural and educational resource.

## **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 is open year-round, 7 days a week. In 1989, an historic marker was installed on the site of the Robinson Mill, which attracts visitors from all over the state and the country. In addition, the AMA partners with the Kent Museum throughout the spring, summer and fall to provide programs in coordination with events held at the state historic site. The mill is host to the Maple Corner Community Center annual corn roast, tours during fall foliage weekend and provides educational opportunities for the Calais Elementary School teachers and students. The grounds of the mill are also a popular resting site for people biking, running and exploring the backroads of Calais, VT.

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 Robinson Sawmill, built in 1803, is the only historic industrial site included in the Kent's Corners Historic District nomination and is one of the oldest extant structures in the Town of Calais. The mill is highly visible to the public and is located just 1/10th of a mile from The Kent Museum, a state-owned historic site. The mill, which was in operation until 1958, is beloved by the community. Many local homes are constructed on lumber that was milled on site and many local residents have family members that worked at the mill. Robinson Sawmill is a testament to the self-sufficiency of early settlers of not only Calais, but of all those that came to Vermont in the early 19th century to establish their homesteads and our villages and towns.

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

Yes, there is ample community support for the project. Since 1961, Aldrich Memorial Association has been committed to stewardship of the mill and raises funds annually for the maintenance and upkeep of the property. Over the last 50 years, the group has successfully fundraised to address larger structural issues or major repairs and those efforts were met with incredible support from the community. The AMA is now faced with the need to raise funds to stabilize the south bank of the property and restore the foundation wall in order to prevent further damage to the building. The AMA has reached out to the community to gauge the level of support this project.

In the letter of support provided by the Calais Historic Preservation Commission, Vice Chair Larry Bush states *"The Mill has the potential to teach us much about the past in a small rural community. This can best be accomplished if it is maintained as an operating sawmill. Although the technology used by the Mill evolved during the nineteenth century, the building that houses the machinery has been in use since Calais was first settled. The current saw-works represents late 19<sup>th</sup> century technology and includes an old-style water turbine, as well as a saw and log carriage manufactured at the Lane Shops, in Montpelier. At the time this machinery was installed, most of the lumber used in Town came from this and similar local mills.*

*We applaud the Aldrich Memorial Association's efforts to get the Robinson Sawmill running again for educational purposes, and wholeheartedly support the organization's ambitious plans to improve water storage behind the dam, repair the dam and penstock, and make structural improvements to the mill building. We have confidence in the Association's understanding of, and respect for, the Secretary of the Interior's standards, as well as the organization's willingness to cooperate with the several regulatory authorities."*

Cat Fair, Principal at the Calais Elementary School writes *"As educators, we are always looking for hands-on opportunities to teach our students. The Robinson Sawmill provides an*



*opportunity for educators to use this important historic resource to develop lessons about local history, early american building traditions, forestry and river and pond conservation. Many of our students have strong local ties and a family history connected to the mill. In visiting the mill, students begin to make connections between the past and present and develop a sense of stewardship for their community and the environment.*

*I fully support the efforts of the Aldrich Memorial Association to seek funding for this very important historic preservation project and look forward to working with members of the Association to plan additional educational programming once the mill is restored to working order. There is nothing that means more to me as an educator, than seeing our students' curiosity ignited. When they visit the Robinson Sawmill they are inspired to learn, motivated to explore and engaged in active learning in a way that cannot be replicated through reading a book or looking at a photograph. Your support for this project will help keep this resource available for generations to come."*

## **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. Drainage**

Estimated Cost: \$18,000

**2. Foundation Wall Repair**

Estimated Cost: \$ 32,000

**3. Jacking and Leveling**

Estimated Cost: \$17,000

**4. Timber frame repair**

Estimated Cost: \$5,000

TOTAL ESTIMATED GRANT PROJECT COST: \$72,000

### **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: Aldrich Memorial Association - checking account  
AMOUNT: \$ 46,000

SOURCE: Aldrich Memorial Association - endowment fund  
AMOUNT: \$ 10,000

SOURCE:  
AMOUNT: \$

**TOTAL AMOUNT OF MATCHING FUNDING: \$ 56,000**  
*(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.

Aldrich Memorial Association is working this fall to launch a fundraising campaign in support of both the drainage improvements, mill repairs and to improve water flow to the turbine. With support from the VT Division from Historic Preservation Grant, AMA complete the drainage and mill repairs this coming spring. If permitting is successful and additional funds are raised, AMA will pursue pond restoration, dam and penstock repairs.

#### **7E. PARTIAL AWARD**

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

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

The drainage work and foundation wall repair are critical to the preservation of the sawmill and will require a skilled workforce to complete. If only partial funding were available, it would be used to jack and level the mill, improve drainage and repair the foundation wall on the south side of the building. The repairs to the footings (estimated to be about \$5000) could be made at a later date or AMA could seek in-kind labor and materials to help accomplish that aspect of the repairs.

#### **7F. ADDITIONAL BUDGET COMMENTS**

#### **CRITERION 8: ACCESSIBILITY FOR PERSONS WITH DISABILITIES**

**8A.** Is the building handicapped accessible? Yes X No  
If yes, please describe:

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

The Robinson Sawmill is a rural landmark site. The mill itself is tucked into a small hill, sitting adjacent to the millpond and dry laid stone dam. While the site does not meet modern day accessibility standards, the Aldrich Memorial Association strives to provide information and access to the site for all visitors. A historic marker, erected in 1987, is located at the bottom of the small hill, adjacent to the hard pack dirt road. It is easily accessed through a level section of the lawn. In addition, there is a small access road that allows people to traverse the hill, either on foot or in an car, and view both the millpond and the interior of the sawmill.

As part of a larger fundraising campaign to restore the dam, penstock and millpond, the AMA is working on a series of publications which will be made available both online, at the historic site and through our partners at the Kent Museum. We will also explore improving access to the interpretive sign through creating an accessible, hard packed, earthen path from the road to the interpretive marker.

## **CRITERION 9: DESIGNATED DOWNTOWNS AND VILLAGE CENTERS**

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

Yes  **X No, but the mill is a contributing building in the Kent's Corner National and Local Historic Districts**

## **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 - Jan Lewandoski - Conditions Assessment

## **11. LEGISLATORS**

Please list your State Senators and Representatives

Rep. Janet Ancel  
Sen. Anne Cummings  
Sen. Bill Doyle  
Sen. Anthony Polina

**12. CERTIFICATION:**

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

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:	
SIGNATURE:	DATE: (mm/dd/yyyy)

**Applications are to be submitted via e-mail to [accd.hpgrants@vermont.gov](mailto: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.**