

Richmond Free Library Bruhn Grant Application – Preservation Trust of Vermont (PTV) Information Sheet

Application Deadline

The application deadline has changed to January 15, 2021 and applicants will be notified by February 5, 2021 of whether they received a grant.

Applicant

The Town of Richmond would be the grant applicant. Laurie Dana, chair of the Library Trustees and a member of the Town Center Building Committee is writing the grant and will work with Josh to complete if we decide to go forward with this application.

Funds Distribution

The funds are distributed as a “reimbursement” program, however, 50% of the funds can be reimbursed at the beginning of the project, the remainder are contingent upon completing the 15-year easement with Preservation Trust of Vermont and the National Register listing (see below for information on these 2 requirements).

Funding Expenditures

Funds must be used before December, 2023.

Use of the Funds

Based on the work of the Town Center Committee and recommendations from Jan Lewandowski and Keith Schumacher from Watershed Construction & Restoration (formerly Headwaters) and pending some further assessments the best option is to request \$100,000 to be used as follows:

- \$20,000 slate & flashing repair – spire and bell tower -- *marked urgent by Jan Lewandowski
- \$30,000 wood trim repair – spire and bell tower
- \$50,000 replacement of one half of slate roof (south) –Headwaters’ opinion is north roof is good to 2025

Matching Funds

This grant does not require a community match, although having one strengthens the application. PTV is aware of the fact that the availability of additional Town funds would be dependent upon a March vote.

Why Not Wait?

Our Technical Field Representative from PTV encouraged me to apply this year as next year’s funding of these grants may be reduced and/or eliminated.

National Register Application

As part of the grant process, the Town **must** apply for the Library building to be included in the National Historic Register. We have an email from Devin Colman, State Architectural Historian, which attests that the building is listed in the State Register and eligible for listing in the National Register. Being on the National Register does not place restrictions on what can be done with the building: [From the National Historic Register website]: “Under Federal Law, the listing of a property in the National Register places no restrictions on what a non-federal owner may do with their property up to and including destruction, unless the property is involved in a project that receives Federal assistance, usually funding or licensing/permitting.”

Preservation/Restoration Rules

Because the funds for this grant are Federal, there are restrictions, i.e. a 15-year easement with Preservation Trust of Vermont which requires prior approval for all exterior changes.

Easement

Recipients of the Bruhn Grant must agree to a 15-year easement with Preservation Trust of Vermont as the distributor of these federal funds (which come through the National Park Service). This easement means that any planned changes to the exterior of the building must be pre-approved by PTV. All changes must conform to the Secretary of the Interior's *Standards for Preservation and Guidelines for Preserving Historic Buildings*. These standards require that the style and materials of the building are not substantially changed in any renovation or preservation.

Would Easement Affect Other Planned Changes:

- **Windows** – PTV generally does not require that you go back to “original” windows (i.e., stained glass) in an already renovated building. The existing windows in the library could be replaced if they were with similar windows.
- **Parking Lot Entry** – Moving the library entrance to the right one or two bays, as is in the planned change for the interior circulation desk project, would likely be allowed. This entrance did not exist in the original building. The portico design would need to be the same and matching siding filling in the gap. In addition, the reconfigured vestibule would need to be fully-ADA compliant (i.e. with push button openers).

Technical Assistance Provided

As a grant recipient, the Town would receive all needed technical assistance from our PTV Field Services Representative, Jenna Lapachinski, to complete easement and National Register documentation. NOTE: The National Register application is complex and could require work that has a cost associated with it. PTV would also help obtain any needed engineering or architectural studies from their approved contractor list. Jenna is reaching out to Keith from Watershed to get an updated cost for the slate roof replacement and is working to help us get an actual assessment of the tower and roof status.