

Richmond Free Library

Bruhn Grant Application – Preservation Trust of Vermont (PTV)

The Paul Bruhn Historic Revitalization grants are supported through a grant from the Historic Revitalization Subgrant Program (Paul Bruhn Historic Revitalization Grants) as administered by the National Park Service Department of the Interior. PTV has \$625,000 available to preserve and restore buildings and community gathering spaces of economic and social significance in rural communities. Examples of work we support are roof repair or replacement, structural repairs, facade, window and door restoration or repair, and code improvements.

Application Deadline

The application deadline is March 31, 2023 and applicants will be notified on May 1, 2023 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 submit.

Use of the Funds

Based on the work of the Town Center Committee and recommendations from Jan Lewandowski and Adam King of Acadia Construction, the \$100,000 will go toward the next phase of the cost of completing the deferred maintenance on the building which includes repair/restoration of wood siding and wood detail, restoring the 5 historic windows and door and painting the entire library building. This work is necessary to ensure that the envelope of the building is impervious to further damage from the elements. We have an contractor's estimate \$429,600 for the entire scope of work needed. Funds must be used before December 31, 2025.

Matching Funds

This grant does not require a community match, although having one strengthens the application. The Library Trustees have requested funding from the Town ARPA Committee to help defray the costs of the entire project. ARPA funds represent a community match.

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).

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. 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.

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.