



Josh Arneson <jarneson@richmondvt.gov>

2023 Bruhn Grant Application Received from Town of Richmond, Vermont for Richmond Free Library Repair & Restoration

meg@ptvermont.org <meg@ptvermont.org>

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To: Jarneson@richmondvt.gov

You have successfully submitted a grant application to the Preservation Trust of Vermont. Below is your full application.

You will be notified by the end of April if you have been awarded funding.

If you have any questions, please contact Jenna Lapachinski at jenna@ptvermont.org.

Project Name, Location and Contact Information

Project Name

Richmond Free Library Repair & Restoration

Applying Organization Name

Town of Richmond, Vermont

Organization Website

<http://www.richmondvt.gov/>

Project Address

[201 Bridge Street](#)
[Richmond, Vermont 05477](#)
[Map It](#)

Primary Contact Name

Josh Arneson

Primary Contact Mailing Address

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Richmond, Vermont 05477
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Primary Contact Phone

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Primary Contact Email

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Application

1. Historic Resource Description

The Neo-Gothic church which houses the Richmond Free Library was designed by noted Vermont architect George H. Guernsey and built in 1879 by the Universalist Society. In 1956, the building was donated to the local School District and was adapted for use as a cafeteria and gymnasium. In 1989, Richmond voters rejected a plan to demolish the building and voted to renovate it for the Richmond Free Library—the first floor was renovated in 1991 and the second and mezzanine levels in 2003. The State of Vermont has recognized this property as a contributing resource in the Bridge Street Historic District, which was determined eligible for the National Register of Historic Places in 2016.

2. Rural Community Impact

The Richmond Free Library building is a part of the vibrant downtown Town Center Campus which includes the Town Center Building housing town government, U.S. Post Office, Richmond Police Department and 4 local nonprofits (Radiate Art Space, Community Senior Center, Richmond Historical Society and Mt. Mansfield Community Access TV). The Library provides space for programs of the Community Senior Center that address the health, economic stability and social needs of seniors in our community and collaborates with Radiate Art Space and MMCTV to offer educational programming for children and adults.

The Library serves Richmond (pop. 4,081) residents and the residents of Bolton (pop. 1,190) which does not have a library as well as providing large and small meeting spaces for a range of non-profit and for-profit organizations. The Library Building requires crucial repairs to protect its structural integrity and to preserve its historic character.

3. Economic Development

Richmond Free Library's core mission is to provide resources and experiences that inspire, inform, entertain, and connect members of the community throughout their lives. In addition to this mission, the Library supports the local economy in many ways:

- Provides library access and educational programming that is open to all community residents. Resources include the digital service, Learning Express, a platform that allows for career exploration, resume writing, occupational testing preparation, and subject matter tutorials and classes through Universal Class, which help prepare individuals for broader career opportunities.
- Supports early literacy which is key to long-term economic success.
- Addresses inequalities in internet access through public computers and printers, technology support and public WiFi (24/7) allowing patrons to participate in online economic life (job applications, taxes, accessing educational & social services, and more). The library recently installed a WiFi hotspot to expand access into our exterior green space for use by patrons during non-library hours. A recent WiFi hardware upgrade, will ensure a strong connection in all parts of the building.
- Supports the local economy by providing public gathering spaces. In addition to the Library, nonprofits and town groups, the large community room hosts business organizations, local arts & crafts fairs, health & recreation providers, concerts and music & dance recitals which allow these businesses to charge fees and build their businesses. Small meeting rooms provide a private and neutral setting for tutoring sessions, AARP Tax Preparation sessions, music practice and one-on-one meetings. These rooms are also used for telemedicine, job interviews, participation in online classes and more.
- Provides an informal, safe and free location for children awaiting afterschool pick-up by working parents.
- Strengthens the downtown business sector by drawing library patrons to Richmond's Bridge Street downtown core to patronize stores, restaurants and cafes. Together with the post office next door, this is a major magnet.
- Works to respond to the needs of community members for example: championing electric charging stations in our parking lot, working with the Recreation Committee to purchase and lend snowshoes, and with the Climate Action Committee creating a Climate Action Book Club.

4. Description of Restoration/Preservation Work

The Gothic church that houses the Richmond Free Library is in need of crucial, and long deferred, repair and restoration to protect the building from any more degradation from weather and preserve its structural and historic integrity. Based on building assessments through Preservation Trust of Vermont--Jan Lewandowski (2015) and Adam King (2021)--and a January 2023 bid from Hunger Valley Construction, the planned scope of work will take place in 3 phases. The full project will repair and restore wood siding and architectural details, restore 5 historic windows and door and paint the exterior of the building to prevent damage to the structural components of the building. In addition, the front façade stone masonry steps will be repaired and the stone restored.

5. Ownership

Town of Richmond, Vermont

Please check ownership type:

- Municipal Ownership

6. Working Group

In 2018, a Town Center & Library Buildings Committee of composed of Selectboard & Town officials and appointed community members began their work to prioritize repair, preservation, & restoration needs for the Library & Town Center buildings and create an action plan. Members:

- Jeff Forward, (Selectboard), Chair
- Josh Arneson, Town Manager; Linda Parent, Town Clerk
- Laurie Dana, Chair and Amy Wardwell, Richmond Free Library Trustees
- Dave Healy, Jake Marin, Christine Werneke, Community Members

The committee has completed projects in the library building including replacement of a failing HVAC system on the first

floor, mold mitigation in the basement and installing vapor barriers in the basement to prevent future water events. We have also improved ADA access by installing push-button doors and an ADA approved water fountain and bottle fillier. As part of the Committee's current work with an architectural design firm to renovate the Town Center and make landscape improvements to the Library & Town Center campus.

7. Timeline

This work will be done in 3 phases:

Phase 1 will take place this summer to address items identified by Jan Lewandowski as urgent in 2015--replacing the flashing, damaged and missing slate and repair the woodwork on the lower parts of the spire and belltower. The Town of Richmond Selectboard recently approved \$65,905 for Phase 1 of this project. We have a \$14,801 grant from the Division of Historic Preservation to go toward this work, the rest will be funded by the Town of Richmond.

In this grant, we are applying for funding for Phase 2 of this project which has been scoped and a current bid is in hand and ready to proceed once funding is in hand.

This grant application has the approval of the Selectboard and Library Trustees and the support of the Richmond Historical Society and the Richmond Community Senior Center.

8. Grant Amount Requested

\$100,000.00

9. Total Project Costs

\$248,200.00

10. Budget Narrative and Other Resources

This Bruhn Grant application is for \$100,000 to help address the cost of Phase 2 which will include repair and/or replacement of exterior wood siding and wood structural details (sill plate, window sills and trim, etc.) as needed, restoration of 5 historic windows and front door, exterior surface preparation and painting of the entire building—which suffers from a poorly done and unfinished repainting project 5 years ago. Estimated costs from our bid in hand:

- Window & door restoration - \$12,500 (5 historic windows & historic front door)
- General woodwork repair (siding and architectural details) - \$50,800
- Surface preparation & painting - \$93,000
- Roof inspection and report including spire ornament - \$3,000

The total estimated cost of Phase 2 is around \$190,000 (\$159,300 plus a 15% contingency and a 4% Owners' Representative fee to manage the project). We have requested funding from the Town's ARPA Fund to meet the full cost of this phase of the project.

Attachments

11. Plans

We created a scope of work based on the building assessments from Jan Lewandowski and Adam King, issued an RFP send to 17 firms and received one bid, from Hunger Valley Construction—Alex Tolstoi, owner. Costs in this application are based on the bid received.

Engineering Plans, Architectural Plans and/or Cost Estimates

- [Library-Bid-2023-Hunger-Valley-Construction-copy-3.jpg](#)

12. Photos

- [Bell-Tower-Detail-copy.JPG](#)
- [RFL-Siding.jpg](#)
- [Window-Wood-Paint-Detail-copy.JPG](#)
- [BG-Parking-Lot-Entry-with-Portico-addition-copy.jpg](#)
- [BG-Streetscape-from-Bridge-Street-copy.jpg](#)

13. National Register Letter of Eligibility

- [Devin-Coleman-State-Register-Email-copy.pdf](#)

7 attachments



Library-Bid-2023-Hunger-Valley-Construction-copy-3.jpg
111K



Bell-Tower-Detail-copy.JPG
811K



RFL-Siding.jpg
35K



Window-Wood-Paint-Detail-copy.JPG
2304K



BG-Parking-Lot-Entry-with-Portico-addition-copy.jpg
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BG-Streetscape-from-Bridge-Street-copy.jpg
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