

REVIEW AND COMPLIANCE - - STATE/ACT 250

DHP# OK 91-002
Related DHP# _____

Project Name EASTERN STAR HOME
Town RAWDOLPH County ORANGE
State Agency DHCB Act 250 # _____

Property Name _____
Property Location _____

Contact Person _____ Phone _____
Photo File # _____ Slides Filed []

ARCHEOLOGICAL SITES: KNOWN [] POTENTIAL []
Property Type(s) _____
Historic Context(s) _____

BUILDINGS/STRUCTURES:
Property Type(s) _____
Historic context(s) _____
Applicable MPDF _____

Listed on Survey [] Survey # _____ State Register []
Listed on NR - individual []
- district [] NRHD Name _____
NRHD Map # _____

Previous NR review (date) _____ Eligible [] Not Eligible []

Eligible SR -- individual [] contributing part of district []
Not Eligible SR [☒]
Determination by: staff [] (Who ELM YMB) AC []
SR Listing by AC [] Date 1-28-91

Description and Significance Info on Reverse []

Blcgy non constituted in Randolph - I. Main to I. Pleasant St. H.W.

Project Reviewed by (initial/date) ELM 1-28-91

Need Notification of Local Officials [] Date Notified _____
Need AC Review [] Why _____ Date Scheduled _____
Meeting: Staff Attending _____ Date _____
Site Visit: Staff Attending _____ Date _____

Documentation Required as Condition []
Specify _____

Applicable Standards _____
Documentation Received [] date _____
Documentation Approved By _____ date _____

REVIEW AND COMPLIANCE GENERATED INFORMATION
DHP PROJECT # _____

STATE OF VERMONT
Division for Historic Preservation
Montpelier, Vermont 05602

HISTORIC SITES AND STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:

TOWN:

LOCATION:

COMMON NAME:

PROPERTY TYPE:

OWNER:

ADDRESS:

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME

ORIGINAL FORMAL NAME:

STYLE:

DATE BUILT:

ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

RELATED STRUCTURES:

STATEMENT OF SIGNIFICANCE:

Meets State Register Criteria _____

Meets National Register Criteria _____

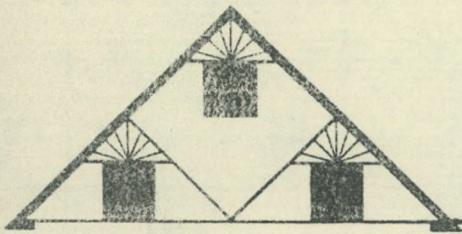
Historic Contexts _____

Map Attached []
Photos Attached []

RECORDED BY:

ORGANIZATION:

DATE RECORDED:



Randolph Neighborhood Housing Services

1/23/91

P O Box 188
Randolph, VT 05060
802-728-9343
802-728-3373

Bob-

I will be delivering this to your home late this evening - the way my day is going - and I trust you will get it, safe and sound. Thanks very much again for your accomodation.

Besides some photos I have enclosed a copy of the application summary to VHCB and other information on the building.

Thanks for your time and consideration. I will call tomorrow to make sure you got this and will be happy to come to Montpelier on Friday to get your letter.

Tom Patton

POOR QUALITY
ORIGINAL LIGHT

pg. 1-2

VERMONT HOUSING AND CONSERVATION BOARD
136 1/2 MAIN STREET
MONTPELIER, VERMONT 05602

SUMMARY

Applicant: Randolph Neighborhood Housing Services, Inc.
Contact Person: Thomas H. Patton, Executive Director
Telephone: 802-728-3373
Project Name: Shared Housing and Day Services for Randolph Area Elders
Plus Day Care for Children

Within the 25 square mile area surrounding Randolph, 1320 people (22% of the population) are over the age of 60. 161 are now receiving services such as meals on wheels, transportation and help with finances from the local Council on Aging. These folks are, or soon will be, considered at risk in living alone. Currently there are apartments in the area (with waiting lists) that some of them will move into. Still, there are no facilities for those who are experiencing difficulty in living alone but do not require nursing or residential home care. Shared living, where non-related people live together as an extended family, can be an ideal housing option for them.

The Eastern Star Home in Randolph has been empty and on the real estate market for the past 2 years. The property (1.1 acre plus an additional .28 acre lot) is located one block from Gifford Hospital in a quiet, attractive residential area. It had served as a level 3 residential care home since 1923 and is in excellent structural condition, therefore presenting an ideal setting for a shared housing project. It contains 20 bedrooms, 5 full baths, 3 half baths, 2 dining rooms, a large fully-equipped kitchen, 3 sitting rooms, a library, a 3-room apartment, a large attic and a basement with a utility room, 1 1/2 baths, a laundry, a workshop, and a large meeting room perfectly designed for day services for older adults and young children. The building, which is fully accessible for the physically handicapped, was newly wired in 1988 and appears to meet all current code requirements as is. There is a four-stop elevator, a three-level steel fire escape, a dry sprinkler system throughout, a paging and call system with center station, and an integrated fire alarm system.

Randolph Neighborhood Housing Services is requesting grant and loan monies in the amount of \$250,000.00 to support the necessary development

tasks so that shared housing for elders and day services for children and older adults can be provided in this facility for members of the Randolph community. An attractive aspect of the project, is that Arlene Wright, who served on the nursing staff of Gifford Hospital for many years, and her husband Allen, will live in the apartment and provide overall management of the facility, including care for the residents and supervision of day services. Also active in the early planning stages of the project are Steve Reid, a partner in the development team for the Rochester Inn, and Margaret Harmon, Executive Director of SHARE, along with representatives of Gifford Hospital, local churches and social service and volunteer organizations.

VERMONT EASTERN AR HOME, INC.

History and Location: 16 Maple Street
Randolph, Vermont 05060

The original building was a private home built in 1915. It was purchased by the Order of the Eastern Star in 1923 to provide a home and care for dependent members of the order. An addition was completed in 1928 and many improvements were made in 1962. It is on 1.1 acres and located in a residential area of Randolph, Vermont. The Home is a block from Gifford Memorial Hospital and an easy one-half mile walk to the village business district. Properties in the neighborhood are generally the same era with many classic Victorian homes showing an unusually high degree of pride in ownership. This property is neat, carefully maintained with an impression of quality throughout.

The Structure:

The original house is 2 1/2 stories with approximately 3400 sq. ft.. The addition has 4300 sq. ft. on two floors. A brick firewall separates the structures with connecting fire doors. The third floor of the original home has a three room manager's apartment.

Exterior - Vinyl clapboard over insulating board. Standing seam, slate and asphalt shingle roofing. Combination storm/screens throughout. Two enclosed, heated porches. Three bay, one and one-half story garage, overhead doors and storage; paved parking and walkways.

Construction:

The Addition: 14" concrete foundation, steel girders, prestressed concrete floors, steel studding, plaster walls, full cellar.

The Original Home: Wood frame, full concrete cellar, maple floors, woodwork and stairway, plaster walls.

Heating System:

Two oil fired hot water H B Smith boilers. Ten zone, baseboard system. All copper, installed in 1981. Supplementary oil fired hot air furnace located in basement of original home.

Town Water and Sewer Service.

Electrical:

Newly wired in 1987 - 1988. 200 AMP entrance with a breaker panel in both the addition and the original home.

Back-up electrical system; 45 AMP propane generator.

Service and Safety:

Four stop elevator services - The basement and upper

three floors.

Three level steel fire escape.

Fusable link fire doors.

Dry sprinkler system throughout with supplementary water storage tank.

Integrated fire alarm system plus smoke and heat detectors in each room.

Emergency lighting.

Paging and call system with center station.

Handicap access ramp.

Kitchen:

Located on first floor of original home. Stoves, cookers, refrigerator and freezer not included, but negotiable.

Total Rooms and Facilities:

First floor original: 4 rooms, 1 full bath
Second floor original: 3 rooms, 1 full bath
Third floor original: 3 rooms, 1 full bath

First floor addition: 7 rooms, 1 full, two half baths
Second floor addition: 8 rooms, 2 full, 1 half bath

Basement: Large meeting room, furnace rooms, utility room, one and one-half baths, laundry, workshop.

Summary of rooms: 20 Bedrooms
5 Full Baths
3 Half Baths
2 Dining Rooms
Large Kitchen
3 Sitting Rooms
Library
3 Room Apartment with Full Bath
Large Storage Attic

Assessment and Zoning:

Under agreement with town, property is assessed for \$187,400, or one-half of actual assessment while it was operating as a Level III community care home. As of April 1, 1989, the actual assessment will be in effect.

Property is zoned residential; use by the present owners grand-fathered; after one year of non-use, the grandfather privilege ceases. The Town Zoning Administrator indicates it is unlikely that return to that use would be denied.

However, other uses for the property would have to be approved by the zoning board. A list of conditional uses is attached. A wide range of possibilities exists.

This extraordinary property is offered for sale for \$475,000. An additional lot of .28 acres on the corner of Maple and Edgewood may be purchased for \$35,000 only in conjunction with the sale of 16 Maple Street, 1.1 acres.

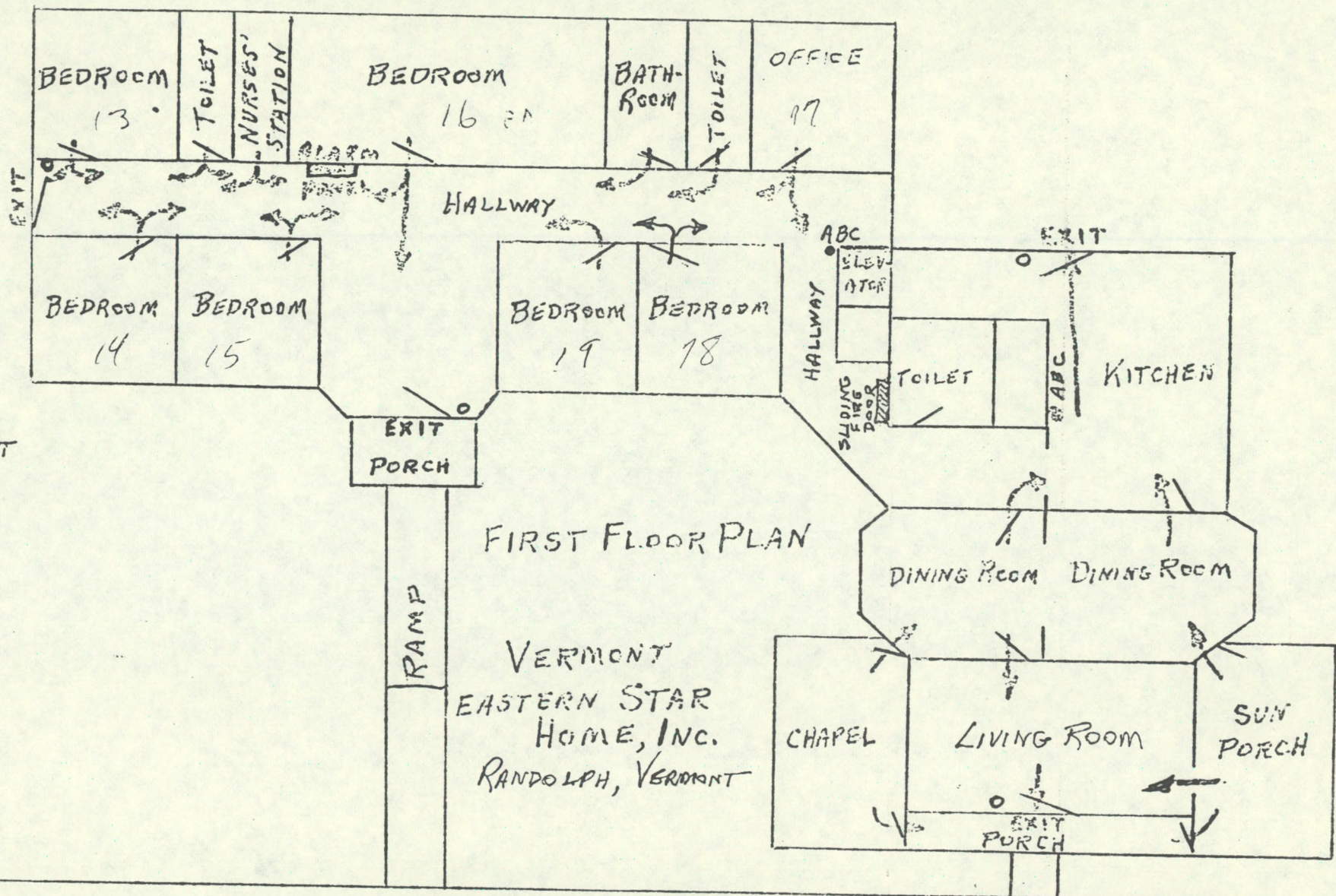
Conditional Use Residential Area:

- Ambulance Service
- Boarding House
- Dormitories
- Fraternal and Community Institution
- Halfway and Rehabilitation Services
- Health Care Facilities
- Home for Children or Aged
- Multi-family Dwelling
- Municipal and Governmental Offices
- Personal and Professional Business Offices
- Real Estate or Insurance Offices
- Recreation facilities
- Private School - Schools and Colleges
- Art Gallery
- Auditorium
- Library
- Museum
- Veterinary Hospital
- Religious Institutions
- Undertaking Facility
- Utility Service Facility

POOR QUALITY
ORIGINAL C/O

1-3

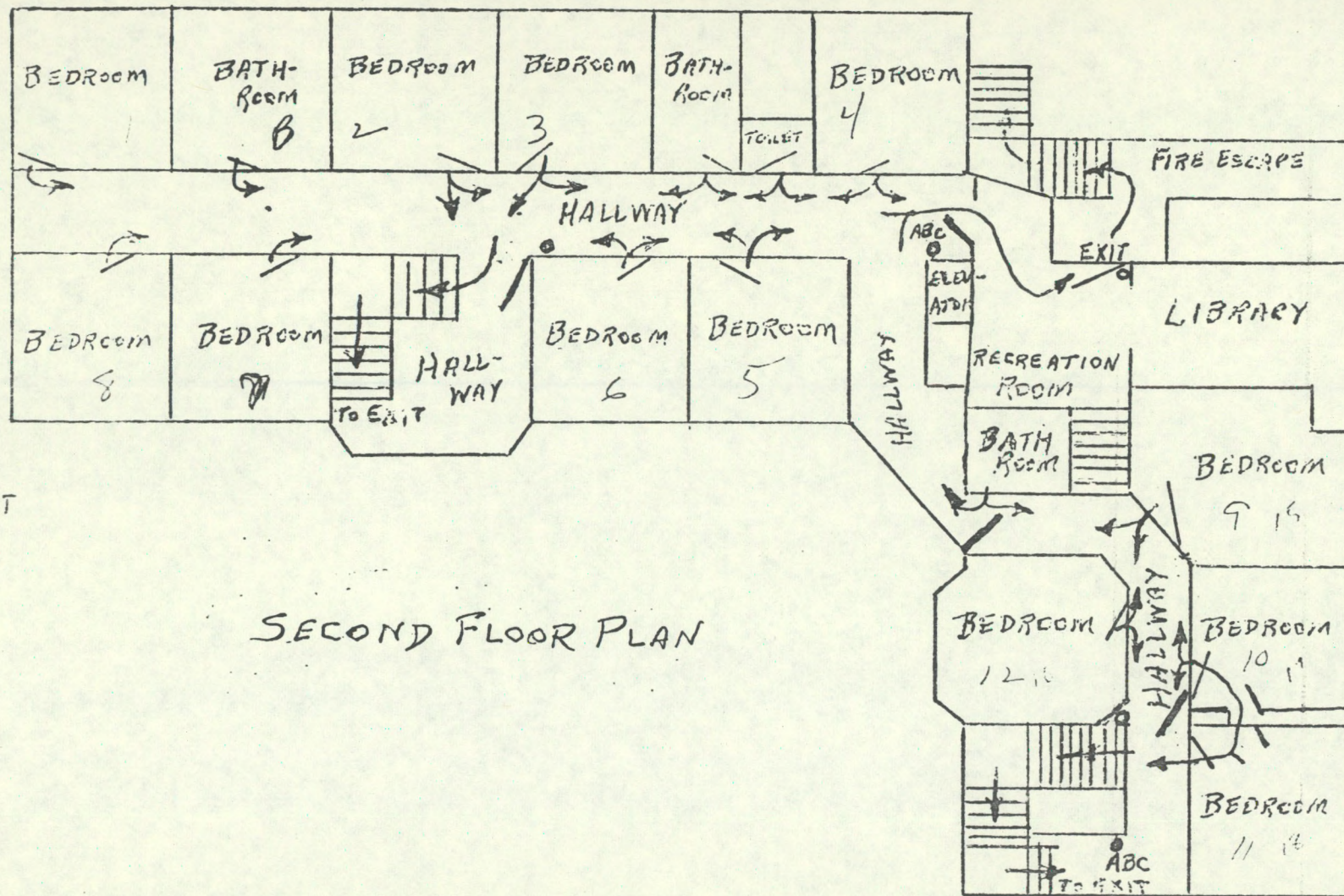
NORTH



MAPLE STREET

SOUTH

FIRE EXTINGUISHER
 AND TYPE
 FIRE ALARM PULL STATION



SECOND FLOOR PLAN

VERMONT EASTERN STAR HOME, INC., RANDOLPH, VERMONT

MAPLE STREET

SOUTH

○ FIRE EXTINGUISHER
AND TYPE

○ FIRE ALARM PULL STATION

REVISED 1/2/81 - 2/11/86

NORTH

ATTIC
STORAGE

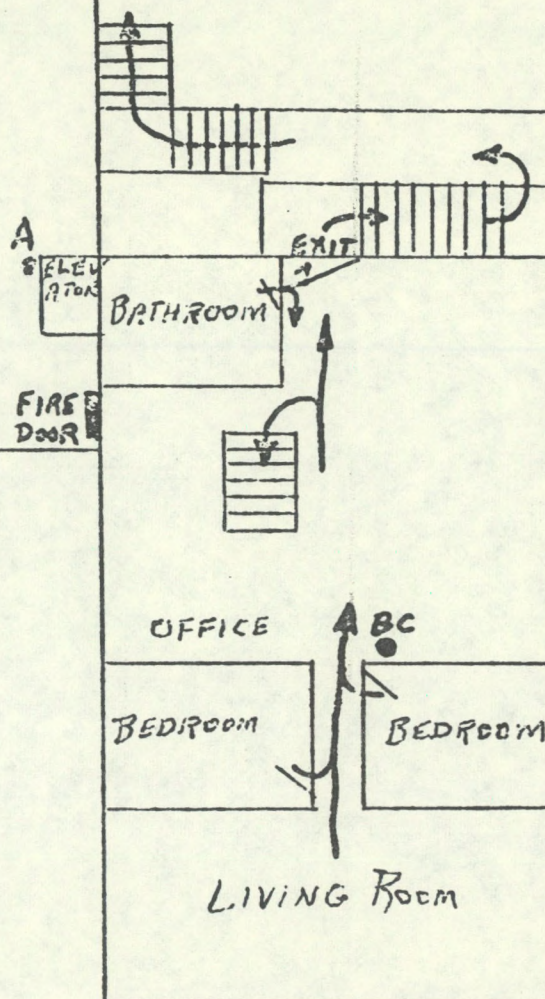
WEST

THIRD FLOOR PLAN
MATRON'S QUARTERS &
STORAGE

EAST

VERMONT EASTERN STAR HOME
MAPLE STREET

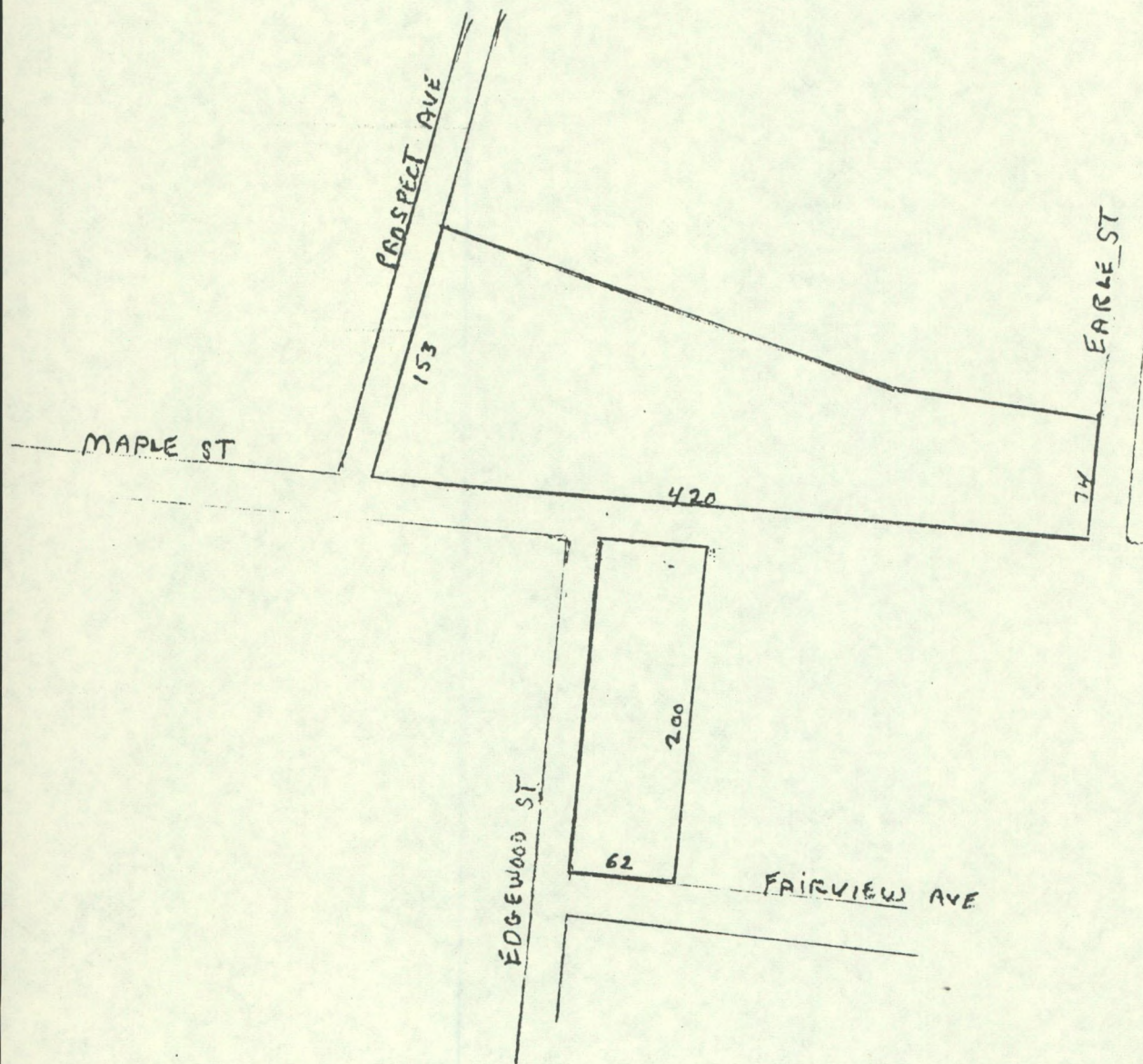
SOUTH



● FIRE EXTINGUISHER
AND TYPE

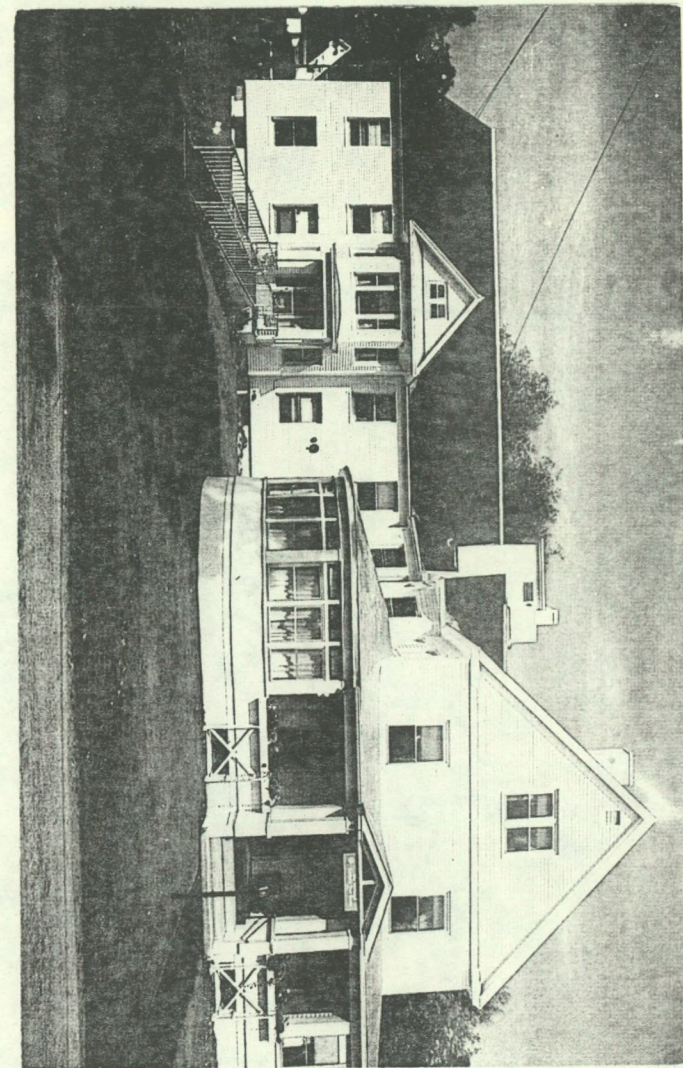
REVISED 1/2/81

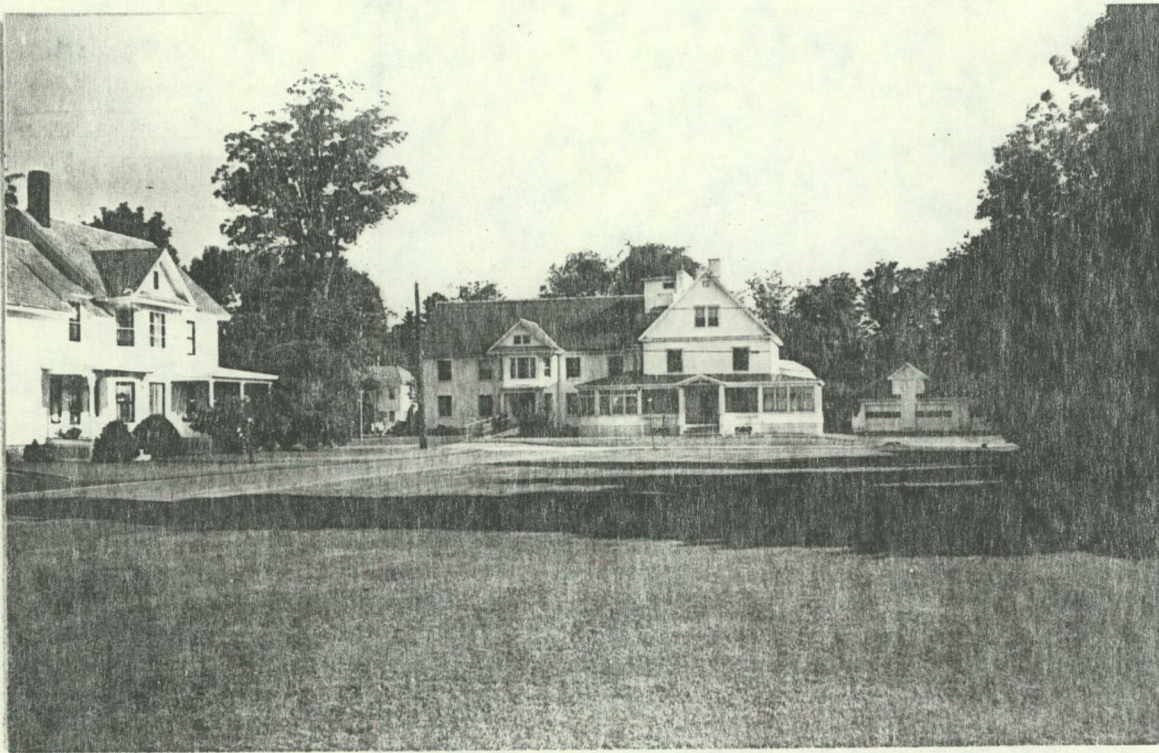
VT OES PROPERTY BOUNDARIES



POOR QUALITY
ORIGINAL Photo

1-2





POOR QUALITY
ORIGINAL P65.1-3.

Preservation Investments, Ltd.

December 3, 1990

Randolph Neighborhood Housing Services, Inc.
ATTN: Stephen Reid
The Carriage House
41 South Main Street
Randolph, Vermont 05060

RE: Eastern Star Home Rehabilitation Feasibility Study

Dear Steve:

Pursuant to our conversations, I offer the following proposal for a feasibility study of the Eastern Star Home in Randolph for your consideration.

Preservation Investments, Ltd. will be responsible for all work necessary to produce a cost analysis and income/expense pro forma based on a rehabilitation plan developed with the architectural firm Hartmann Associates, P.C.

- 1) Meetings with Board (3)
- 2) Program development with Architect
- 3) Preliminary cost analysis -
- 4) Existing conditions review, floor plan changes with Architect
- 5) Scope of work development and general specifications for construction analysis
- 6) Construction cost analysis
- 7) Development cost analysis, operations analysis and income analysis
- 8) Financing options, sources of funds
- 9) Draft report
- 10) Final feasibility study report

Not to Exceed \$5,500.00

Mr. Stephen Reid
Page 2
December 3, 1990

Reimbursable Expenses:

Mileage		
Copying, facsimiles		
Telephone		
Blueprints (copies in excess of P. Hartmann allowance)		
Boundary Survey -- allow \$600.00		
Photographs		\$1,030.00
Allowance for Contractor Estimates		
4 subcontractors	Not to Exceed	\$1,440.00
Architectural Services per Hartmann Associates, D.C.		
	Fixed Price	\$6,500.00

PIL Rate Schedule

Principals	\$60.00/hr.
Staff	\$30.00/hr.
All consultants	at cost
All direct expenses at cost:	
Travel	\$.25/mile
In-house Photocopying	\$.08/copy
Contract Copying	at cost
Telephone	at cost
Facsimiles	at cost
Blueprints	\$1.50/sheet
Photographs	develop and print/slide -- at cost

In the event that Randolph Neighborhood Housing Services, Inc., for whatever reasons, abandons the Eastern Star Home project, PIL shall be compensated for all work performed, including reimbursable expenses, to the date notice is received in writing of such abandonment.

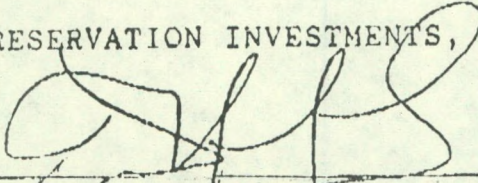
As you are aware, Paul's proposed fixed fee is tied to a schedule for acceptance, start, and completion. I am assuming that this schedule is in response to the Board's timeline. We will need at least four weeks from receipt of Paul's Schematic Design drawings to complete the Feasibility Study and submit a Final Report. If this needs to be revised, please let me know right away.

Mr. Stephen Reid
Page 3
December 3, 1990

If you have any questions regarding this proposal, please do not hesitate to call. I look forward to your reply.

Respectfully submitted:

PRESERVATION INVESTMENTS, LTD.



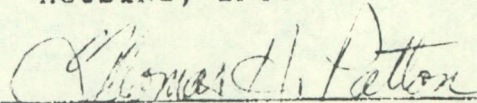
Townsend H. Anderson

12/11/90

Date

Accepted by:

RANDOLPH NEIGHBORHOOD
HOUSING, INC.



Authorized Representative

12/14/90

Date

7

HARTMANN ASSOCIATES, PC

ARCHITECTS AND ENERGY CONSULTANTS
36 LIBERTY STREET MONTPELIER, VT 05602
(802) 229-9495
PAUL D. HARTMANN AIA BARBARA D. CONREY AIA

December 1, 1990

Mr. Townsend Anderson
Preservation Investments, Ltd.
P.O. Box 567
Middlebury, VT 05753

**RE: EASTERN STAR HOME - RANDOLPH, VERMONT
- PROPOSAL FOR SCHEMATIC ARCHITECTURAL SERVICES**

Dear Townie,

Steve Reid asked me to provide this proposal to you for schematic architectural services for conversion of the Eastern Star Home on Maple Street in Randolph into a shared housing facility. Steve and I toured the building yesterday to get an initial idea of it's general condition and layout.

Our experience from working on other projects of this type, such as the Rochester Inn, should prove invaluable for this project. We look forward to the opportunity of working with you and the Randolph Neighborhood Housing Services on this project.

As we understand it, the project consists of renovating building for the shared housing facility, creating a space for an adult day care program, and schematic site design to include additional parking and site amenities.

SCHEMATIC DESIGN PHASE

DRAWINGS

The completed product from the Schematic Design Phase will include the following plans (basement, first, second, third, and site) as outlined below.

1. As-Built Drawings: This will include a complete set of field measured floor plans drawn at 1/4" scale to be used for reference and as base plans for design drawings.
2. Schematic Renovation Plans: This set would indicate the proposed new layout of the building. All of the schematic design will take place in this portion of the project. For your cost estimating purposes it would include information pertaining to architectural modifications such as demolition, new construction, fire rating of required floor or ceiling assemblies, etc.
3. Presentation Drawings: This set would be a rendered copy of the schematic renovation plans (from #2 above) in presentation form for display at the various meetings and for groups who will need to clearly understand the proposed layout of the building.
4. Schematic Site Plan: We will investigate alternate site plan options for using the site adjacent to the building as well as possible options for utilizing the property owned by Eastern Star that is across the street from the main property. You will need to provide us with a survey or an accurate boundary drawing for this portion of the project.

SCHEDULE

We propose the following schedule for the completion of the Schematic Design Phase. It assumes that you will be able to give us a verbal acceptance of this proposal by December 5, 1990, and that we have a written and signed contract by December 14, 1990. All of the dates noted below are Fridays unless noted otherwise.

December 14, 1990

- As-built drawings completed
- Meet with appropriate people to discuss program requirements

December 21, 1990

- Conceptual alternatives developed
- Meet to discuss and review alternatives
- Develop a written program statement for the project

January 4, 1991

- Meet to review developed schematic plan
- Determine final scope of renovations for the project

January 16, 1991 (Wednesday)

- All plans complete and delivered to your office.

This proposal for Schematic Design does not include construction documents, cost estimates, construction administration, mechanical or electrical engineering, kitchen equipment design, a detailed inventory of existing building conditions, obtaining permits or attending public meetings to present the plans.

Renovations to existing buildings require that certain assumptions be made regarding existing conditions; some of these assumptions may not be verifiable without expending additional sums of money or destroying otherwise serviceable portions of the building. Additional design or construction costs may be incurred because of unforeseen conditions uncovered in the process of the work.

FEES & PAYMENT

We propose to provide the Schematic Design Services as noted above for a lump sum price of Six Thousand Five Hundred Dollars (\$6500). Either party may terminate this agreement with written notice. All work performed to date must be paid in full. The schedule we proposed will need to be modified if you are unable to authorize us to proceed with all of the phases as outlined in this proposal. Work that you may request of us that is not indicated above would be extra services, according to the rate schedule noted at the end of this proposal. This proposal includes our customary reimbursable expenses and a total of 50 prints.

We will bill you monthly for work incurred during that month. Payment is due within thirty days of receipt of our invoice. Payment for all work performed as part of this agreement is due to Hartmann Associates PC even if the project does not proceed as you have planned.

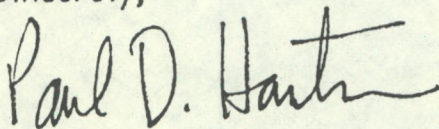
RATE SCHEDULE FOR EXTRA SERVICES

Principal Architect	\$50/hour
Associate Architect	\$40/hour
Draftsperson	\$25/hour
Consultants	1.05 times direct expense
Travel	\$.25/mile
Prints	\$1.50 each
Long distance phone	At cost
Other misc. expenses	At cost

We would be pleased to provide Construction Documents for this project when it proceeds to that phase. At that time we could determine what services would be required and negotiate a fee for that portion of the design work.

Please contact us if you have any questions about this proposal. Assuming it meets your needs, please sign one copy of the agreement and return it to us for our files. We look forward to the opportunity of working with you on this project.

Sincerely,



Paul D. Hartmann
HARTMANN ASSOCIATES, PC

Townsend Anderson	Date
Preservation Investments, Ltd.	



STATE OF VERMONT
AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

DIVISION FOR HISTORIC PRESERVATION

Preserving Vermont's historic, architectural and archeological resources

January 28, 1991

Mr. Tom Patton
Randolph Neighborhood Housing Services
P.O. Box 188
Randolph, Vermont 05060

Re: Eastern Star Home, Randolph, Vt.

Dear Mr. Patton:

Thank you for the opportunity to comment on the above-noted project. The Vermont Division for Historic Preservation has reviewed this undertaking for the purposes of 22 V.S.A. 14; the Vermont Historic Preservation Act.

The proposed project will not affect any properties of historic, architectural or archeological significance that are listed on or eligible for inclusion in the State or National Registers of Historic Places. The Eastern Star Home is a non-contributing building in the "South Main to South Pleasant Historic District, Randolph Village." The building's non-contributing status is the result of significant alterations.

Please do not hesitate to call Robert McCullough, a member of the Division staff, if you have any additional questions regarding the project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Eric Gilbertson".

Eric Gilbertson
Director, Vermont Division for
Historic Preservation