REVIEW AND COMPLIANCE -- STATE/ACT-250

DHP# OR 9-002

 Related DHP#

Project Name: EASTERN STAR HOME
Town: RANDOLE
County: ORANGE
State Agency: VCHC
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 [ ] NRHD Name
- district [ ] NRHD Map #

Previous NR review (date) __________ Eligible [ ] Not Eligible [ ]
Eligible SR -- individual [ ] contributing part of district [ ]
Not Eligible SR [ ]
Determination by: staff [ ] (Who ELM 4/48) AC [ ]
SR Listing by AC [ ] Date 1-28-91

Description and Significance Info on Reverse [ ]

Bog non contains old land was - 4. Maze to 1. Pleasant st. &.

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 __________________________ Date
Documentation Approved By __________________________ date __________________

6/90
<table>
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<td>ADDRESS:</td>
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**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:
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 accommodation.

Besides some photos I have enclosed a copy of the application summary to VHC13 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.

Sincerely,

[Signature]

A member of the national NeighborWorks® network
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.
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.

Fusible 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 grandfathered; 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
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
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 for Hartmann Associates, D.C.

Fixed Price $6,500.00

PIL Rate Schedule

Principals
Staff
All consultants
All direct expenses at cost:
Travel
In-house Photocopying
Contract Copying
Telephone
Facsimiles
Blueprints
Photographs

$60.00/hr.
$30.00/hr.
at cost
$.25/mile
$.08/copy
at cost
at cost
$1.50/sheet
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.
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.

[Signature]

Townsend H. Anderson

Date 12/11/90

Accepted by:

RANDOLPH NEIGHBORHOOD HOUSING, INC.

[Signature]

Authorized Representative

Date 12/11/90
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**

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<td>Principal Architect</td>
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<tr>
<td>Other misc. expenses</td>
<td>At cost</td>
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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
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,

Eric Gilbertson  
Director, Vermont Division for Historic Preservation