

REVIEW AND COMPLIANCE - - FEDERAL

DHP# OR 91-018
Related DHP# _____

Project Name Vt. TECH. COLLEGE - PROPERTY PURCHASE
Town RANDOLPH County ORANGE
Federal Agency HUD

Property Name _____
Property Location _____

Contact Person Jill Michaels Phone 295-3710
Photo File # _____ Slides Filed []

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

BUILDINGS/STRUCTURES:
Property Type(s) Foundry
Historic context(s) Agricultural Implement Manufacture
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 -- [] Staff determination by _____ Date _____
Eligible NR -- individual ☒ contributing part of district []
Not Eligible NR []
Determination by: staff [] Who CJ Date 8/4/92
AC [] Date of preliminary review _____

Description and Significance Info on Reverse ☒

12-12-91 called Jill for locator map photo of building + description of proposed work

Round

Project Reviewed by (initial/date) RLM
Gj10/1/92

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: Orange
TOWN: Randolph
LOCATION: beneath bridge, north
end of Randolph Village
COMMON NAME:
PROPERTY TYPE: Foundry Complex
OWNER:
ADDRESS:

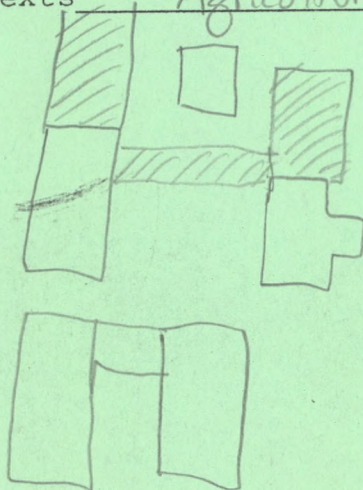
SURVEY NUMBER:
NEGATIVE FILE NUMBER:
UTM REFERENCES:
Zone/Easting/Northing
U.S.G.S. QUAD. MAP:
PRESENT FORMAL NAME
ORIGINAL FORMAL NAME:
STYLE: VR
DATE BUILT:
c. 1910

ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

RELATED STRUCTURES:

STATEMENT OF SIGNIFICANCE:

Meets State Register Criteria _____
Meets National Register Criteria A.
Historic Contexts Agricultural Implement Manufacture



Map Attached []
Photos Attached []

RECORDED BY: cf
ORGANIZATION: VDP
DATE RECORDED: 8/3/92



Vermont Technical College

Randolph Center, Vermont 05061 • 802-728-3391

January 14, 1992

Jill Michaels
Executive Director
Green Mountain Economic Development Corporation
PO Box 246
White River Junction, VT 05001

Dear Jill:

You asked that we furnish you with a description of the construction work that will be undertaken at the Prince Street property of Vermont Castings upon its acquisition by Vermont Technical College so that you might relay this information to state officials concerned with historic preservation.

In general, we will not be adding to the various buildings at the Prince Street site. In fact, we will be removing many appendages to structures -- nearly fifteen percent of the current floor area is comprised of sheds and additions which have been added in the last fifteen years. By and large, these appendage structures detract from the main buildings, both aesthetically and functionally.

With the removal of these structures, we will be left with the "original" structures of several different eras of development of the Prince Street site. The remaining structures will be repaired and refinished on their exteriors, and their interior spaces will be substantially renovated. When work is completed, we visualize a pleasing complex of buildings representing an interesting range of architectural periods and types.

I trust that this information will suffice for the purposes of your request. If additional information is required, I'll count upon you to let me know how I can help further.

Yours sincerely,

A handwritten signature in cursive script that reads "John Carroll". The signature is written in dark ink and is positioned above the printed name.

John Carroll
Consultant to the President

Site Inspection - 3-2-92

- complex is an incredible mixture of old & new; oldest units may be c. 1910, possibly a little older;
- integrity of the complex as a whole has been compromised by new additions c. 1960 etc.
- however, underneath may be a relatively high percentage of historic fabric.
- we need more information about the building's history.

~~Lawrence~~

- Roundy Foundry on Prince St.
agricultural tools, plows, ~~harrow~~ harrows, stone boats
sewer covers

POOR QUALITY
ORIGINAL c/o



STATE OF VERMONT
AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

DIVISION FOR HISTORIC PRESERVATION

Preserving Vermont's historic, architectural and archeological resources

April 20, 1992

Ms. Jill Michaels
Executive Director
Green Mountain Economic Development
Corporation
Gates-Briggs Building
Post Office Box 246
White River Junction, Vermont 05001

Re: Vermont Castings Building
Randolph, Vt.

Dear Jill:

Thank you for your letter of December 2, 1991, in connection with the proposed conversion of Vermont Casting's building in Randolph by Vermont Technical College. We apologize for the delay in our response, but as you know we have been overwhelmed with budget concerns during recent months. We have conducted a site inspection of the property and, as noted in John Carroll's letter to you dated January 14, 1992, the building is a conglomeration of old and new structures. It is very difficult to determine, without more information, whether sufficient portions of the original mill site remain to justify identifying the building as historic. In addition, it will be necessary to learn more about the site and its contribution to industry in Randolph. We will continue to evaluate the building's historic significance and will be happy to meet with you at the site.

In very general terms, removal of additions which are not fifty years old will not have an adverse effect on the site's historic integrity, and the overall plan for rehabilitating the remaining complex seems to be an appropriate adaptive reuse. However, we need more specific details about the proposed use to reach any definitive conclusions. Again, perhaps a site inspection is the best way to accomplish this. Please feel free to call as the project moves forward.

Sincerely,

A handwritten signature in dark ink, appearing to read "Eric Gilbertson".

Eric Gilbertson
Director/Deputy State Historic
Preservation Officer

HARTMANN ASSOCIATES, PC

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

RECEIVED JUL 28 1992

July 27, 1992

Mr. Eric Gilbertson
State of Vermont
Division for Historic Preservation
Montpelier, VT 05602

RE: VERMONT TECHNICAL COLLEGE PRINCE STREET FACILITY
Randolph, Vermont (Formerly Vermont Castings)

Dear Eric,

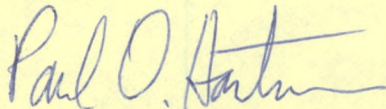
We would like to thank you and Curtis Johnson for meeting with us last week to visit the above referenced project. As we explained, VTC will be renovating the building for office, classroom, laboratory and incubator space. The purpose of the visit was to determine which parts of the complex are historically significant, and which are not. Also, strategies were discussed for methods to renovate portions on the buildings.

You indicated that the only buildings with historical significance were the concrete framed buildings, which you guessed to be from the early part of this century (we refer to these buildings as "A", "B", "C" and "H"). They represent some of the earliest examples of reinforced concrete factory buildings in the state. The other wood frame buildings are either not old enough or have been modified to the point that any historical significance has been lost.

You commented that the concrete frame, windows and roof forms of buildings "A", "B" and "C" should be restored as closely as possible to the original construction. The wood frame buildings may be modified as necessary to accommodate their new uses.

We will provide you with final schematic plans in the near future for your review so that we can include your input in the Act 250 application for the project. Please call me if you have any questions about this project.

Sincerely,



Paul D. Hartmann
HARTMANN ASSOCIATES PC

cc- Robert Ladd, DSB
John Carroll, VTC

AGENCY OF DEVELOPMENT
AND COMMUNITY AFFAIRS

MONTPELIER

MEMORANDUM

To: Paul Hartman
From: Curtis Johnson VDHP
Subject: VT Tech project

Date: 8/13/92

Thankx for your 7/27 letter. All OK, except I would urge you to retain gable form, Clapboard siding, and slate roof if possible of what is now the show-room/office bldg. It is historic, although severely compromised. We'll discuss more when we see the plans. (John indicated he would like to keep those elements of this bldg, I think...)

DHP# OR91-018

STATE OF VERMONT
AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

DIVISION FOR HISTORIC PRESERVATION
Preserving Vermont's historic, architectural and archeological resources

TO: Randolph Planning Commission DATE: 10/30/92

We are reviewing the project know as rehab. of old VT. Castings property proposed by VT. Technical College located old VT. Castings property, White River, Randolph Village to see if the project will affect any historic buildings or structures. We are undertaking this review because the project involves one or more of the following: an Act 250 permit; state funds; or federal funds, permit or license. State and federal laws direct us to comment on such projects.

As part of the review, we must determine if any buildings or structures in the project area are "historic". If any historic buildings may be affected by a project, we offer comments and work with the developer to ensure that the historic resources will be preserved in the course of the project whenever possible.

We would like to consider your comments as we complete this review. In general, in order to be considered "historic," a property must be at least 50 years old, and must retain most of its historic appearance. Architectural significance (whether a building is a good example of a style or type, whether it has distinctive decorative or structural features) is important in assessing historic character. The history of the building (who lived there, what events took place there, what it can tell us about how people used to live) is also an important criteria.

For purposes of Act 250 or state review, an "historic" property is defined as meeting the criteria for the State Register of Historic Places. For purposes of federal review, an "historic" property is defined as meeting the criteria for the National Register of Historic Places. Properties can be eligible for the State Register or the National Register individually, or as part of an area that qualifies as an historic district.

If we already have some information about the property on file, a copy is attached. Do you have any additional information about the architecture and history of the building(s) that we should consider in reviewing whether the property is "historic"? Background history about the building, information on its importance in local history, and information on changes that have occurred to the building over time are especially helpful.

Our deadline for this review is very short. If you want to contribute information, please contact us by 10/13/92. If you need more time, please let us know. If the municipality desires a public hearing to discuss the historic character of the property, please let us know and we will arrange one.

Thank you for your interest and help.


Sincerely,

Suzanne Jamele

Suzanne Jamele

MEMORANDUM

TO: Bill Shouldice, Deputy Secretary,
Agency of Development and Community Affairs

FROM: Eric Gilbertson, Director 
Division for Historic Preservation

DATE: November 4, 1992

SUBJECT: Vermont Castings/VTC

I met with the architect (Paul Hartman) and Sen. John Carrol to discuss plans for this building and inspect the property earlier this year.

A significant portion of the buildings are eligible for the National Register and so be eligible for the Investment Tax Credit. Although the plans we reviewed were preliminary and geared to Act 250, I did not see any obvious problems with the work in regard to meeting the standards required for the Tax Act. I believe we could work with them to produce a viable Tax Act project.

The financial construct of the project may effect the use of the Tax Credits. The use must be income producing. Leasing and non-profits have different requirments that straight ownership. I have no idea of how this project is put together. I am inclosing information on leasing.

The historic buildings on the site are in reasonably good shape although some of them have been modified to the "hippy" style of the 60's and 70's. The proposed use as incubator space struck me as being ideal.

I spoke to the engineer who evaluated the buildings in a conversation totally unrelated to work. He used the failed roof truss system in the new building as the worst example of an underengineered and failing structure he had seen. The roof trusses were installed improperly and undersized. I suspect this is where the additional cost for the project you spoke of came from. The tax credits would not apply to this new building. He also said the old (historic) sections of the building were in good condition.

If I can be of further help let me know.

11-5-92

call from Hank Rupertburg 728-9724
re: VT Castings building, Randolph

- bldg is on site of Prince Buhr Tub Factory that ran from 1860-1900. All bldgs from this era on ~~left~~^{left} side of Prince St. are gone. Only remaining structure from this era is on right side of road & not part of VT Castings holdings. 1900 Chadwick Bros. took over prop.-produced ^{farm machinery}
- ~~house~~ bldg on VT Castings parcel dates from 1915 purchase of business by Sgt. Osgood + Roundy Foundry which operated till 1960.
- 1960 group of local people purchased bldg. to protect it from demo.
- most of existing bldgs on parcel date from 1915 and seem signfy. to him (town manger).
- local historian Wes Herwig 728-5398
"he would love a call from us"

RECEIVED DEC 3 1991

Green Mountain Economic Development Corporation

Gates-Driggs Building • P.O. Box 246 • White River Junction, Vermont 05001 • 802 / 295-3710

December 2, 1991

Eric Gilbertson, Director
Division for Historic Preservation
State of Vermont
58 East State Street
Montpelier, VT 05602

Dear Eric:

You may be aware that GMEDC has assisted the towns of Bethel and Randolph in securing funds from VCDP for complimentary projects in those two towns. As a part of the required environmental review process, I am contacting you to request written comments on the projects.

In Randolph, Vermont Technical College is purchasing the current Vermont Castings Prince Street property, an old mill building, to be adapted as a location for its building trades and other related programs and as a small business incubator. CDBG funds will allow for correction of blighting conditions on the property.

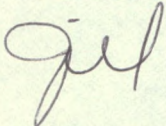
In Bethel, GMEDC will use VCDP and VIDA funds, along with an investment from Vermont Castings, to build two buildings to house the corporation's administration, R&D and showroom. The buildings will go up on currently vacant land which fronts on Rt. 107, adjacent to the current Vermont Castings manufacturing facility.

Both projects will require Act 250 staff review although neither has to go through a major Act 250 permitting process.

Please let me know what further information you will need to provide the comments required by the VCDP-funding source.

Thanks!

Sincerely,



Jill Michaels
Executive Director



92-19