REGIONAL PRIORITY PROJECT PRIORITIZATION PROCESS

PROJECT INFORMATION FORM

IF ADDITIONAL SPACE IS REQUIRED FOR ANY RESPONSE OR YOU WANT TO SUBMIT ADDITION DOCUMENTS , CLEARLY IDENTIFY THE DOCUMENTS WITH THE PROJECT NAME AND EMAIL THEM TO FKENNEY@ADDISONCOUNTYEDC.ORG.

DOWNLOAD AND SAVE THIS DOCUMENT TO YOUR COMPUTER, COMPLETE THE FORM, THEN CLICK THE SUBMIT BUTTON.

PROJECT NAME:

Monkton, Rehabilitation of Historic Building into a Multi-purpose Community Center

TYPE OF PROJECT:

- [ ] Infrastructure:
  - [ ] Water
  - [ ] Wastewater
  - [ ] Broadband
  - [ ] Transportation
  - [x] Public Facility
  - [ ] Other
- [ ] General Development:
  - [ ] Industrial
  - [ ] Commercial
  - [ ] Residential
  - [ ] Mixed
- [ ] Site/Facility Development for Specific Business
- [ ] Workforce Development
- [ ] Business Development
- [ ] Other:

PROJECT SPONSOR:

Organization Name	Town of Munkton,, VT
Organization Mailing Address	PO Box 12, Monkton, VT 05469
Organization Email	
Organization Phone	

Contact info for the person submitting project information:

Name	Stan Wilbur
Title	Town Administrator
Mailing Address	PO Box 12, Monkton, VT 05469
Email	townadministrator@monktonvt.com
Phone	(802) 453-3828

PROJECT PRINCIPAL(S) (if different than above):

Person 1:

Name	Stephen Pilcher
Title	Selectboard Chair
Organization	Town of Monkton
Mailing Address	PO Box 12, Monkton, VT 05469
Email	splicher@monktonvt.com
Phone	453-3828

Person 2:

Name	Kristen B. Farrell
Title	President
Organization	Monkton Museum and Historical Society
Mailing Address	PO Box 12, Monkton, VT 05469
Email	777kfarrell@gmail.com
Phone	316-6415

PROJECT DESCRIPTION (5000 Characters):

Rehabilitation of Historic Building into a Multi-purpose Community Center

Excerpts from "Old Monkton Town Hall: Historic Architectural Assessment"

The Old Monkton Town Hall located at 280 Monkton Ridge, VT is a Greek Revival style building, constructed in 1859. It was listed on the National Register of Historic Places in 1978 (January 3rd 1978). For many years it was the community's governmental center, and the site of town meetings, it has been many things to the community including a library and town hall, and is now used by the Monkton Museum and Historical Society.

The building is a single-story wood-frame structure, with a gabled, clear span roof of architectural asphalt shingles, wood clapboarded exterior, and stone foundation. A heavy entablature runs around the perimeter of the building's roof, and partially returns across the gable elevation. Comer pilasters visually support the entablature and frame the front gable elevation. During our visit it was discussed that originally there was a cupola, which was blown off in a 20th-century hurricane.
The main (historic) portion of the building's interior was originally a single room with a stage to the back, this has since been converted into a multi-room, flat floor space. This interior has beaded wood wainscoting on original plaster exterior walls. There have been several walls added of modern materials. (Presumably wood stud and ‘ fake ’ wood paneling and/or sheetrock). The windows are not original, presumably replacing existing historic windows sometime in the past few decades. The ceiling is covered with acoustical tile, with a lower modern drop ceiling having been added to the back room. While the building acted as a town hall it received an addition on the back (west side) to accommodate the required town records vault. This vault has painted concrete interior floors, walls and ceiling, the vault door was relocated to the new town hall.

The prioritized recommendations for this building are summarized as follows:
Life safety issues and code related issues.
o Have a knowledgeable person look at the Mechanical room and oil tank for code compliance issues.
o Replace ramp at front door with Code and ADA compliant ramp with hand & guard rails
o Limit occupancy to 25 per the current plumbing code requirements for business use.
Exterior restorative measurers
o Exterior repairs including patching and repair at wood clapboards and trim, restoring original materials, exterior caulking, and cleaning/painting of the entire exterior of the building.
o Remove back exterior door and replace exterior wall and siding
Interior restorative measurers
o Removal of middle (work) room
o Replace door into vault
o Refurbish Front door and door hardware
o Ceiling, wall finish and period lighting restored.
Some additional no or low-cost recommendations

Seperate Cover:
Old Monkton Town Hall: Historic Architectural Assessment
Site Visit: August 8, 2022 5pm
70 Deg. Calm to light wind, overcast turning to rain
Report Date: August 17, 2022
This assessment was partially funded by a grant from the Preservation Trust of Vermont.
Tom Bursey Designs PLLC.
50 Lakeside Avenue
Burlington VT 05401
TomBurseyDesigns@gmail.com
(802) 777-4261 (direct)

PROJECT LOCATION (3000 characters):

Provide the physical location of the project and/or the area to be served by the project

The Old Monkton Town Hall located at 280 Monkton Ridge, Monkton, VT

The property is less than 1 acre, and is bounded on the east side by the road, north and west by the Monkton Ridge Cemetery and on the south by a private residence.
The building approximate location: 44°15'14.12" N; -73°07'26.95" W
~ 600 ft. above sea level (Source: Google Earth Pro).

Because of the proposed uses, the area to be served would include the Town of Monkton, Addison County and the State of Vermont.

PROJECT PURPOSE AND BENEFITS (3000 Characters):

Describe the purpose and benefits to the region of the project. Describe if/how the project builds capacity within the region for improved regional development/economic development/ community development, including: advancing workforce development; expanding entrepreneurship efforts; supporting or enhancing existing business clusters, or other economic impacts within the region.

Restoration and revitalization of the 1859 Town Hall will directly serve Monkton and Addison County culturally and economically. The building is on the National Register of Historic Places and is an integral element of the proposed Village Center Designation for Monkton Ridge. This designation will provide benefits to existing and potential businesses, non-profit organizations and residential developments.

The Monkton Museum and Historical Society has explored different options for a preserved old town hall building. The back of the building could house a museum. The front of the building could be commercial space for a deli serving coffee and breakfast and lunch sandwiches. The remaining space could be utilized to promote Monkton commerce with displays for local artists and business owners and will be offered and advertised for seniors to come and visit together on a regular basis and music or other live performances on a semi-regular basis.

A local museum will serve the public good because it provides a means to preserve and share our local history with our community. After the 46 years of the Monkton Museum & Historical Societies' existence, this is our moment to have a physical museum to fully display our collection to the community. It supports our mission to promote local history and provide a stepping stone to the future. Additionally, we would serve as a genealogical and veteran research hub. Monkton residents, teachers, genealogy enthusiasts and anyone who wanders in after buying a cup of coffee or getting a loaf of bread would have access to educational materials.

A coffee, deli, breakfast sandwich venue will offer a much needed service in town. A place to purchase local produce or baked products will promote local businesses off of the main road. A venue for the arts in the form of local art displays and musical presentations will serve the public well in its appreciation of our local talent.

Responses to the survey supported preservation, but were concerned about maintenance costs. The study group researched the annual budget to maintain the building and explored grant options. Two community meetings were held to share those findings. Ultimately, the MM&HS voted that it would be too much of a burden for our nonprofit to fund a purchase. Petition signatures were presented to the Selectboard to request a delay of the impending sale of the building on the open market and the request was granted. We are currently working to acquire ARPA town funding to procure the 1859 Town Hall as a museum and community center.

PROJECT TIMELINE, MILESTONES, AND STATUS (3000 Characters):

Describe the project timeline, the current status of the project, and impediments to proceeding. Include factors such as site control, engineering and design, financing/funding identification and commitment, and permitting. Clearly identify where the project is in the timeline and what work remains.

The March 1, 2020 Monkton Town Meeting Warning included Article 8 - "Shall the Selectboard delay the sale of the 1859 Town hall building until 9/1/2022 in order to give the Monkton Museum and Historical Society or other community group time to generate an acceptable proposal to take on responsibility for the building? ” The measure passed with 308 yes votes and 58 no votes.

A Museum and Historical Society Research Committee was formed and survey asking for ideas for use of the building was distributed.to Monkton residents (seperate cover).

A Town Hall community discussion was held in August 2022 to discuss the future of our Monkton icon (seperate cover).

A grant from Preservation Trust of Vermont funded The Old Monkton Town Hall: Historic Architectural Assessment (seperate cover).

Currently project ownership and funding sources for upgrades and operational expenses discussions are taking place. The goal is to have answers in time for discussion at March 2023 town meeting.

PROJECT PRINCIPAL EXPERIENCE/PARTNERSHIPS (3000 Characters):

Describe project principal(s) experience, ability to complete the project, and describe any projects partnership(s) and how the partnership(s) will help ensure success.

The Town of Monkton owns the building and the Select Board will be the lead agency in completing any restoration project. The Town has successfully completed many building projects, including Town Highway Department buildings, Monkton Fire Department Station and recently completed Town Office and Russell Memorial Library Building.

The Monkton Museum and Historical Society will partner with Select Board in developing buidling uses, restoration strategies and funding opportunities.

PROJECT SUPPORT AND REGIONAL NEED (4000 Characters):

Describe how the project is consistent with identified local and regional goals, advances regional needs identified in plans, reports or public forums, and describe the community support and engagement. Include reference and link to the municipal and/or regional plan, report, or forum identified. Also describe how the project leverages regional human, social, financial, cultural, and/or physical capital, and supports, compliments, or enhances existing efforts.

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Addison Independent March 11, 2022 - Monkton Historical Society eyes old town hall for potential museum (seperate cover).

A Survey on Monkton Museum and Historical Society Buying the Town Hall for a Monkton Museum (seperate cover).

1859 Town Hall Community Discussion and Pizza Party August 18, 2022, 20 people met at the 1859 Town Hall and ate great pizza while discussing the future of our Monkton icon (seperate cover).

TheChallenge/Monkton - The Town/The Building/The Vision (seperate cover).

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PROJECT COST, IDENTIFIED AND COMMITED FUNDS/FINANCING, AND FUNDING GAP:

Provide the total project cost and complete the simple sources and uses chart.

Total Project Cost: $ 160,000

Sources:

Source	Amount
Town of Monkton	$ 50,000
VTHistoric Prreservation Grant	$ 20,000
VT Accessibilty Grant	$ 10,000
Contributions	$ 30,000
Other Sources ?	
Total Sources:	$ 110,000

Uses:

Use	Amount
Professional Services	$ 24,000
Permitting	$ 5,000
Constructiion	$ 120,000
Administration	$ 1,000
Contingency	$ 10,000
Total Uses:	$ 160,000

Funding Gap: **$ 50,000**

Note: Uses must exceed sources or there is no funding gap

Budget Narrative (3000 Characters):

Describe the amount of funds/financing that have been identified and include a clear status of the funds (Received, committed, applied for, identified, etc.) including the dates of receipt, commitment, application, expected distribution, etc. Clearly identify any funding gap.

Construction Cost Estimated based on Red School House 2/16/2022 proposal (seperate cover) plus 20%

Town of Monkton - Approval by Selectboard - 2023

Grants - Identification and Applications - 2023

Funds Drive - 2023

Other Sources - Identification and Applications - 2023

JOB CREATION (4000 Characters):

Provide the number of full-time jobs to be created and/or retained by the project, a description of the benefits package to be offered to the majority of the new/retained jobs, and the average wage of the jobs to be created/retained.

There will not be any full-time jobs created and/or retained by the project. However, part time jobs will be created for the proposed deli and the area provided for local business to promote their services could result in added employment in Monkton.

CLEAR FORM

PRINT FORM

SUBMIT PROJECT