



STATE OF VERMONT

# 9

AGENCY OF COMMERCE AND COMMUNITY DEVELOPMENT

June 1, 1998

Ed Brown  
Box 63  
Windham, VT 05359

Dear Mr. Brown:

The Division for Historic Preservation and the Vermont Advisory Council on Historic Preservation have reviewed the applications for the 1998 Historic Agricultural Buildings Grant (Barn Grant) Program and regret to inform you that your project for the Smith Barn was not selected for funding. Forty-three applications were submitted to the Division, requesting \$228,055 in matching funds. The selection process is always very competitive because we receive many more good applications than we are able to fund. Thirteen grants were awarded this year, totalling \$67,500.

DEPARTMENT  
OF HOUSING &  
COMMUNITY  
AFFAIRS

Divisions for:

- \* Community Development
- \* Historic Preservation
- \* Housing
- \* Planning

National Life  
Building  
Drawer 20  
Montpelier, VT  
05620-0501

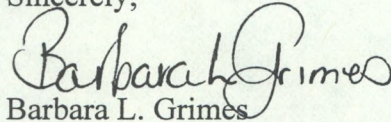
Telephone:  
802-828-3211  
800-622-4553  
Fax:  
802-828-2928

Historic  
Preservation Fax:  
802-828-3206

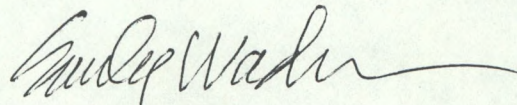
Thank you for submitting your application and for your continuing efforts to repair and preserve Vermont's agricultural heritage. We will keep your name on our mailing list and you will receive the necessary application materials if the grant program is funded next year. In the meantime, if we can be of any technical assistance, we will attempt to be available to you as staff time permits. If you would like to discuss the specifics of your project, please do not hesitate to call Eric Gilbertson at 802-828-3044.

Thank you.

Sincerely,



Barbara L. Grimes  
Commissioner  
Department of Housing & Community Affairs



Emily E. Wadhams  
State Historic Preservation Officer  
Division for Historic Preservation

cc: Senator Nancy Chard  
Senator Peter Shumlin  
Rep. Michael Obuchowski  
Rep. Edward Soboleski

**NOTE:** New policy, effective 1998 Grant Round - Applicants who received a grant are ineligible the year immediately following receipt of that grant. If you received a grant in 1997 you are ineligible to apply in 1998.

## 1998 Barn Preservation Grant Application

Application deadline is **March 30, 1998 at 4:30 p.m.**, or postmarked by **March 27, 1998**. In fairness to all applicants, incomplete applications or those received after the deadline will NOT be considered.

### Vermont Division for Historic Preservation

Office location: National Life, 6th Floor  
Montpelier, Vermont  
Mailing address: National Life  
Drawer 20  
Montpelier, VT 05620-0501  
Telephone: (802) 828-3043

Please refer to the "1998 Barn Preservation Grant Manual" before completing this application form. Please address the specific questions asked within the text of each question in the application. Use a separate application for each building.

1. **APPLICANT NAME:** Ed Brown

Address: Box 63, Windham, Vt 05359

Daytime phone: 802-874-4465

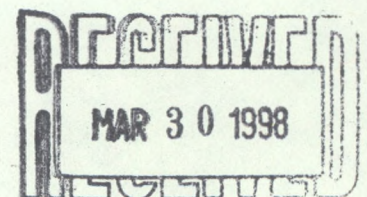
2. **PROPERTY OWNER (if different from applicant):** Same

Address:

Daytime phone number:

3. **BUILDING NAME:** "Smith Barn"

Date of original construction, if known: 1840's



**FARM NAME OR OTHER PROPERTY NAME:** Ed Brown

Windham Hill Road  
**Street Address:** South Windham, Vt. Homestead

**Town/City:** Windham, Vt.

4. Does the proposed project conform to local town and regional plans?

YES ☒ NO ☐

5. **BUILDING USE:** What is the building used for?

Hay storage for adjacent dairy (Beet) farm.

A. **Is the building in agricultural use?** If so, please describe the use.

Used to store hay for nearby (Perry) farm.

B. **If the building is not in agricultural use,** please describe its use and how it will promote the best long-term use of the building.

It will continue to be used as above.

C. **If the property is protected** through easements, or in a transfer of development rights, or in a participation in the "current use" program, etc... please explain.

6. **ACCESSIBILITY FOR PERSONS WITH DISABILITIES:** If the building is NOT in agricultural use and open to the public, answer this question.

A. Is the building handicapped accessible?

B. Describe how it is accessible.

C. If the building is not accessible, describe any plans to make it accessible and the time frame to complete those plans.

D. Are the programs accessible? Describe how they are accessible.

7. Is the building a local landmark? ☒ YES ☐ NO

A. How is it widely recognized?

The barn is a landmark in the Town of Windham, because of its extremely visible location on the paved W. Townsend - Windham road.

B. How is it used as a landmark for directions?

It is near (across from) the turn (in S. Windham) called the back Windham road.

C. How visible is the building from public places such as greens, parks, roads?

It is w/in 30' of the fairly heavily travelled West Townsend - Windham road.

8. **DESCRIBE ANY WORK** that has been performed on the building in the last five years: i.e. ROOF, STRUCTURE AND FRAME, EXTERIOR (SIDING, TRIM, ETC.), INTERIOR (PLASTER, TRIM, ROOM, ETC.), WINDOWS, DOORS, FOUNDATION (MASONRY), OTHER (CUPOLAS, SILOS, ETC...). Also include the date on which the work was done. Please note if a State Historic Preservation Grant funded any of the work.

No work done w/in past 5 years.

9. **THE PROPOSED PROJECT:** The purpose of this question is to determine the condition of the building's components, the suitability of the proposed treatment, and the estimated cost of the work. Fill in the Treatment and Cost sections ONLY if you are applying for a grant fund.

- Condition: Describe the condition of each building component. Describe problems (if any) and the extent of damage that has or will occur to the building if the problem is not corrected.
- Treatment: Describe the methods and materials to be used in repairing or restoring the components in need of repair.
- Cost: Estimate the cost for all items that you are seeking funding for in this grant application. A breakdown of costs related to the treatment may be included in this space.
- Priority: Assign a priority (1,2,3, etc.) For all work included in report.

**A. Summarize why this project is needed. If it is part of a larger project, briefly describe that project.**

Because of the barn's elevation in relation to the paved road, the foundation, and sills are in need of repair. Major site work and excavation are essential or the barn will collapse.

**B. Roof:**

Condition:        Excellent        Good ✓ Fair        Poor

the roof, as is visible from slides, is in workable condition, with the exception of the silo roof.

Proposed Treatment:        None        Priority

Describe:

Minor repairs to metal roof especially where silo "cricket" hits main roof

Cost: 1,000<sup>00</sup>

**C. Frame and Structure:**

Condition:        Excellent        Good        Fair ✓ Poor

Sills badly rotted on road side of barn.  
floor system in poor shape.

Proposed Treatment:        None ✓ Priority

Describe:

replace floor system and sills

Cost: \$ 6000<sup>00</sup> labor + materials.

**D. Exterior (siding, trim, paint, etc.):**

Condition:        Excellent        Good ✓ Fair        Poor

future repair + ~~replace~~ of sections of siding.

Proposed Treatment: ✓ None        Priority

Describe:

Cost:

E. Interior (plaster, trim, room, etc.):

Condition: \_\_\_\_\_ Excellent \_\_\_\_\_ Good \_\_\_\_\_ Fair \_\_\_\_\_ Poor

N/a.

Proposed Treatment: ☒ None \_\_\_\_\_ Priority

Describe:

Cost:

F. Windows, doors:

Condition: \_\_\_\_\_ Excellent \_\_\_\_\_ Good ☒ Fair \_\_\_\_\_ Poor

repair of original transom light + pocket door,  
both of which are in salvageable condition.

Proposed Treatment: \_\_\_\_\_ None ☒ Priority

Describe:

good example of early transom, pocket door  
still operable.

repair of mounting, for window,  
repair of track for door, repair of parts of  
door.

Cost: 500<sup>00</sup>

G. Foundation (masonry):

Condition: \_\_\_\_\_ Excellent \_\_\_\_\_ Good \_\_\_\_\_ Fair ☒ Poor

Originally, the barn was at road elevation (1900's), when road  
was paved, they raised the height 5-6'. The barn needs to be raised  
to road elevation to lessen water damage.

Proposed Treatment: \_\_\_\_\_ None ☒ Priority

Describe:

raise barn, replace walls (<sup>stone</sup> ~~stone~~ where visible,  
cement ~~or~~ (which won't be visible) on hill side.

Cost: 7000<sup>00</sup>

**H. Special Features (silos, cupolas, etc.):**

Condition:        Excellent        Good        Fair   ✓   Poor

later added silo in very poor condition -  
intention of owner to remove it.

Proposed Treatment:        None   ✓   Priority

Describe:

removal of silo (much later addition)

Cost: 1200<sup>00</sup> =

**I. Site (drainage, roads, sidewalks, etc.; conditions that cause damage to building):**

Condition:        Excellent        Good        Fair   X   Poor

When barn is raised, excavation + grading to be  
done around new elevation.

Proposed Treatment:        None   ✓   Priority

Describe:

Barn will be raised 4.5' -

Cost will include raising + grading around  
new elevation

Cost: 10,000<sup>00</sup> =

**J. Other (other conditions that affect the building):**

Condition:        Excellent        Good        Fair        Poor

Proposed Treatment:        None        Priority

Describe:

Cost:

10. **GRANT SUMMARY** in priority order:

ITEM	COST
1. foundation/ site	\$ 17,000 <sup>00</sup>
2. sills	\$ } 6,000 <sup>00</sup>
3. joist / floor	
4. roof	\$ 1,000 <sup>00</sup>
5. door/ windows	\$ 5000 <sup>00</sup>
6. removal of silo	\$ 1200 <sup>00</sup>
<b>TOTAL PROJECT COST \$</b> <u>30,200</u>	

11. **DESCRIBE WORK NEEDED AND PLANNED AFTER THIS PROJECT.** If your building needs additional work after the completion of this project, please describe your long-range plans and list the work needed in priority order. (Use Question #9 as a format.)

Siding/ boarding repair.

12. **LIST ANY PRESERVATION PLANS, REPORTS OR EVALUATIONS OF THE CONDITION OF THE BUILDING.** If there have been architectural reports, needs assessments, historic structures report, architectural plans or specifications, or similar evaluations of the condition of your building, list the documents below and include a copy with your application. Please include the date and name of person or firm doing the study.

(Windham, VT)  
 Peter Newton, (a respected barn restorer - repair - person) was consulted in preparation of this application. The figures are his estimates

13. GRANT AMOUNT REQUESTED: \$ 7,500

MATCHING AMOUNT: \$ 22,700

14. MATCHING AMOUNT SUMMARY (list each source of funding):

Source	<u>Ed Brown (owner)</u>	Amount	<u>\$ 22,700</u>
Source	_____	Amount	_____
Source	_____	Amount	_____

TOTAL \$ \_\_\_\_\_

15. If the total project cost is greater than the sum of the grant request and the matching share, indicate the source(s) of the additional funds.

		In-hand	Not yet In hand
Source	_____	Amount	_____
		<input type="checkbox"/>	<input type="checkbox"/>
Source	_____	Amount	_____
		<input type="checkbox"/>	<input type="checkbox"/>

16. HISTORIC STATUS OF BUILDING:

(Contact the Division if you do not know the current status.)

\_\_\_\_\_ Individually listed on the National Register of Historic Places

☒ Listed on the National Register as part of an historic district.

Name of HISTORIC DISTRICT South Windham Vt.

\_\_\_\_\_ Listed on the Vermont Historic Sites and Structures Survey/State Register of  
Historic Places Survey # \_\_\_\_\_

If NOT listed on the National Register, fill out Section 16 A & B.

16. A & B. THIS SECTION MUST be completed only if the property is NOT listed on the National Register AND the property has not been previously reviewed for eligibility by the Division. (If a previous review has occurred, enclose the letter you received from the Division that confirms National Register eligibility and do NOT complete this section.) Review for National Register eligibility will be undertaken during the grant selection process. If a property is in a village or neighborhood setting, this review may include review of the village or neighborhood as a potential historic district. See the back page of this application for examples.

**A. Briefly describe the HISTORY of the farm in general and this building in particular:**

The "Beers" Atlas of 1866 shows the Donally farm. The simple cape house, with its outbuildings (including the subject barn) give insight and character to the life and style this farm had. The barn is a good example of an early "English" style barn. The silo, and extra bay calf barn were probably added in the early 1900's. The owner (the adjoining landowner) bought this structure 4 years ago, and plans to continue the barn's agricultural history.

**B. Describe any ALTERATIONS to the building and their dates, if known:**

Barn built in 1840's, Calf barn added 1900's (extra bay added to length of barn); silo added at about the same time. The calf barn extended the original beam (English) frame from 30' x 30' to 30' x 48' - On the north gable end there is a covered hay opening to store hay upstairs in barn...



Subject Barn is in center of  
picture, Owner's house is on left, foreground.



PAINTING (1930)  
OF SO. WINDHAM VILLAGE & BARN  
ALDRO T. HIBBARD  
1886 1972

This file contained 35 mm slides, which have not been scanned.

The slides are on file at the Division for Historic Preservation.

Please contact the Division to view the slides.

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