

REQUEST FOR PROPOSALS
Granger House Design Services RFP
Vermont State Colleges System d/b/a Vermont State University

ISSUED BY

Vermont State University

APPLICATION DEADLINE

December 18, 2025, 5:00 pm Eastern Time

APPLICATION INSTRUCTIONS

Email PDF versions of all documents to Michael.Stevens@vsc.edu by the deadline, using the following naming convention:

- **Email Subject Line:** Granger House Design Services RFP
- **Organization Approach and Personnel Qualifications:** Applicant_Name_ Granger House Design Services RFP_Qualifications.pdf
- **References:** Applicant_Name_ Granger House Design Services RFP_References.pdf
- **Fee Proposal:** Applicant_Name_ Granger House Design Services RFP_Fees.pdf

QUESTIONS REGARDING THE RFP

Questions regarding this RFP may be directed to at Michael.Stevens@vsc.edu. For fastest response please enter **Granger House Design Services RFP Question** in the subject line of your message. All questions must be submitted by December 8 2025, 4:00pm ET. Answers will be provided by December 11, 2025, 1:00pm ET, and will be available on www.vsc.edu/rfps.

PRE-BID SITE VISIT

A mandatory pre-bid will be held at the Granger House, 30 Seminary Lane, Castleton Vermont on December 3 2025, 10:00am ET.

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VERMONT STATE COLLEGES SYSTEM OVERVIEW

The VSCS is currently undergoing a significant transformation, with the guidance of the Governor, Legislature, the Board of Trustees, and the State's Select Committee on the Future of Public Higher Education in Vermont. The VSCS began working on internal transformation in summer 2020 with the VSCS Forward Task Force and several institutional tasks forces including NVU Strong and VTC's Transformation Advisory Team.

The [Vermont State Colleges System](#) (VSCS) is comprised of two member institutions – [Community College of Vermont](#) (CCV) and Vermont State University (VTSU). The system educates over ten thousand Vermonters and non-Vermonters each year, employs over three thousand Vermonters, and in Spring 2020, graduated over eighteen hundred Vermonters and out-of-state students into the workforce with certificates and degrees.¹

INTRODUCTION

Vermont State University is soliciting proposals from firms interested in providing comprehensive design services for the Granger House, located at 30 Seminary Lane, Castleton Vermont. The planning is partially funded by a Save America's Treasures (SAT) Congressionally Directed Spending award, and work will be funded by SAT and a Paul Bruhn Historic Revitalization Grant. All work must meet the Secretary's Standards for the Treatment of Historic Properties and comply with all federal laws and regulations, including the National Historic Preservation Act and the National Environmental Policy Act (NEPA).

BACKGROUND

Granger House is a five-bay, Federal-style home located on the corner of Seminary Lane and South Street in Castleton, VT. First built ca. 1800 by Noahdiah Granger, Granger House is one of the oldest extant homes in Castleton and a highly visible landmark near the geographic center of the Vermont State University – Castleton campus.

Granger House (as the "Sweitzer-Granger-Ransom House") was placed on the National Register of Historic Places in 1979 as part of the Castleton Village Historic District (excerpted below). The home is particularly noted in the NR nomination for its "unusual fine exterior and interior detailing," as well as a well-preserved spiral staircase completed by noted 19th-century architect and craftsman Thomas R. Dake:

"Designed and built by Noahdiah Granger who settled in Castleton about 1800 and became a master carpenter, this 2 1/2 -story frame, clapboarded house has unusually fine exterior and interior detailing. The five-bay, symmetrical façade, typical of the house-type of this era, is oriented towards Seminary Lane which runs east of South Street. Thus, one of two pedimented gable ends faces South Street. The central entrance and window above are framed by monumental Doric pilasters, repeated on each corner, all the pilasters having pedestals. Placed over the six-paneled door is an elliptical fanlight with radiating muntins. The main entablature is full with a plain frieze except the except the portion carried around the gable ends. Here the frieze panels are decorated with reeding at certain intervals...

Beyond the center door of the façade is an elliptical entrance hall behind which was the original center chimney. In the entrance hall is one of the most outstanding Dake-designed spiral staircases still extant, with curved steps and a hand-carved railing. This

staircase and other interior finished moldings were executed by Dake about 1820, the same period when Granger and his sons were still completing the interior cabinet work...”

Granger House was acquired by the Vermont State Colleges System (VSCS) in 2012. From 2018 to 2022, the VSCS partially rebuilt and weatherized both chimneys, replaced damaged wood at the roof line, fixed sections of broken and missing slate, replaced rotten elements of the north façade, improved exterior drainage, and conducted other repairs to weatherize the structure. In the interior, plaster damaged by water penetration was repaired, the walls and ceilings were painted, and electrical systems were updated. These efforts stabilized the main portion of the home and addressed many of the most significant consequences of deferred maintenance.

From 2019 to the present, Granger House has been the subject of intensive archival and archaeological research by Vermont State University faculty and students. From 2022 to 2023, research was supported by a major grant from the National Endowment for the Humanities. These investigations have provided significant details about the home’s construction, its owners, and associated material culture.

The “Project” describe below will help prepare the home for use as a museum of local history and center of educational outreach. The Granger-Moulton Museum and Learning Laboratory will feature cutting-edge 3D technologies to help preserve and present the past and provide exhibit space to feature local research by Vermont State University students and faculty. A major focus of this museum will be to host school groups on field trips, with an estimate of at least 500 K-12 students visiting per year.

The Project seeks to address major structural issues in the Granger House wing or “ell,” along with careful additions designed to support ADA access to the home. The proposed work will preserve the home as it appeared in the mid-19th century, provide additional exhibit space for the museum, and allow access for all members of the community.

The wing is in a deteriorated state, but needs to be restored as an integral component of the house. An 2022 assessment by Jan Lewandoski of Restoration and Traditional Building of Greensboro Bend, VT, indicated the need for the following repairs to the wing:

1. Straightening the timber frame.
2. Relaying the existing foundation.
3. Framing repairs to all sills, walls, and plates.
4. Roof system repairs.
5. Reinstallation of all clapboarding.
6. Reinstallation and addition of new slate roofing.

The Project also seeks to improve ADA access to the house. This work will include the following:

1. The addition of an ADA restroom as part of the wing rehabilitation.
2. The addition of an ADA access ramp to the south or east side of the wing.
3. The creation of ADA-compliant access to the second floor of the house, utilizing a wing or wing-adjacent space.

These proposed ADA additions will be structured so as to provide a minimal impact on the structure's historical organization, while still greatly improving access for all members of the community.

The VSCS has received or is *finalizing several grants* in support of this project, including:

- Congressionally Directed Spending (“CDS”) Award, made possible by Senator Bernie Sanders, administered by the Save America’s Treasures program.
- Paul Bruhn Historic Revitalization Grant, sub-granted to the VSCS by the Preservation Trust of Vermont (PTV).
- Additional private foundational support has been committed to the project.

The Save America’s Treasures program and the Paul Bruhn Historic Revitalization Grant program are supported by the Historic Preservation Fund administered by the National Park Service, Department of the Interior.

Federal grant rules and regulations will apply to this Project. All work must meet the Secretary of the Interior’s Standards for the Treatment of Historic Properties, specifically the Secretary’s Standards for Rehabilitation (“Standards”).”

SCOPE OF WORK

The scope of work will consist of the following:

- 1) Structural preservation and architectural upgrade of the wing
- 2) Addition of an ADA restroom on the 1st floor
- 3) An ADA entrance and accompanying site work
- 4) Creation of ADA compliant access to the 2nd floor.

Bidders will find the following supporting documents to be foundational elements for the basis of their design services: Attachment 1- Granger House PTV Narrative, Attachment 2- National Register Designation, Attachment 3- Lewandowski Technical Assistance Survey.

Deliverable:	Expected Delivery:
Schematic Design	March 9, 2026
80% Construction Documents and Permits submitted	April 22, 2026
Regulatory Review	August 21, 2026
Final Construction Documents	September 22, 2026 ⁵
Bidding and Award	October 22, 2026
Construction Administration	Start October 23, 2026. Awarded firm to establish the construction schedule

¹[VSCS Sourcebooks](#) as well as [Board & Committee Meeting Materials and Minutes](#) are available on the System’s website.

Additional information related to these deliverables is included in the SERVICES REQUESTED portion of this RFP.

The selected firm will provide, at minimum, of the following services:

- 1) **General Services** will be provided from the beginning of award through the final deliverables of the project which through the warranty phase. Services to be include will include:
 - a. Full documentation and meeting minutes through all phases of the work
 - b. Management and coordination of all sub-consultants
 - c. Extensive, comprehensive exploratory field work in order to provide design services that discover and eliminate the potential for Change Orders.
 - d. Compliance and incorporation of the Grant requirement that contractors selected may not be paid at rates not to exceed 120% of a Federal Civil Service GS-15, step 10 salary per project location.
 - e. Compliance and incorporation of with Build America, Buy America Act.
- 2) **Schematic Design** package that includes the entire scope of potential building upgrades to meet all applicable codes.
 - a. Prepare schematic design drawings for the detailed stabilization and rehabilitation work. Written narratives detailing all necessary structural and rehabilitation work shall be included with the submission for Owner review
 - b. Provide a breakdown of each scope item that identifies a schematic level cost estimate
 - c. Determine any permit requirements
- 3) **Construction Documents and Permits** package includes the agreed scope based on the outcome of the Schematic Design phase.
 - a. Provide Construction Documents level cost estimate
 - b. Before final submission, the Architect shall submit a 50% Construction Document Progress Submission and an 80% Progress Submission. The 80% Progress Submission will be submitted to the National Park Service for review in accordance with the requirements of the Save America's Treasures Grant and the Paul Bruhn Historic Revitalization Grant.
 - c. Manage and apply for applicable permits
 - d. Develop a detailed construction schedule
 - i. This should take into consideration any hazardous material identification and removal needed to perform the scope of work
- 4) **Regulatory and Owner Review**
 - a. Includes the coordination of all Regulatory parties to ensure compliance and adherence to the schedule
 - b. Coordinate a detailed owner review of the submitted package.
- 5) **Final Construction Documents** are to be included in this proposal. The various components required will be as follows:
 - a. Update the Construction document based on owner and regulatory review
 - b. Develop the bid package to allow the four components of the scope to be executed independently. It is possible that the owner will not have all the funding needed to complete the full scope of the work
 - c. Ensure bid package incorporates all requirements set forth within the Congressionally Direct Spending Grant as well as a Bruhn Historic Revitalization Grant
- 6) **Bidding and Award**
 - a. Preparing and managing bid packages, site walks, question and answer periods, addenda,
 - b. Advise owner regarding how to award the work or components of the work based on the owners available budget.
- 7) **Construction Administration**
 - a. Construction kick-off, job meetings and regular site reviews
 - b. Submittal review and RFI management
 - c. Administering compliance with the scope of work
 - d. On site inspections

- e. Field reports
- f. Pay application certification
- g. Punch list creation
- h. All project close out
- i. As Builts
- j. Warranty

SCHEDULE

Activity	Expected Delivery:
Award Contract	January 16, 2026
Schematic Design	March 9, 2026
80 % Construction Documents and Permits submitted	April 22, 2026
Regulatory and Owner Review	August 21, 2026
Final Construction Documents and RFP published	September 22, 2026
Bidding and Award	October 22, 2026
Construction Administration	Start October 22, 2026. Awarded firm to establish the construction schedule

QUALIFICATIONS

Consultants should have project experience related to the preservation and rehabilitation of National Historic Landmarks, National Register-listed, and/or eligible sites and demonstrate this knowledge in their proposal.

Firm must have or needs to attain a Unique Entity Identifier (UEI) from the System for Award Management (SAM) as part of this project.

EVALUATION

Responses will be evaluated on firms approach to the services to be provided, firms experience, the individual experience of proposed team members, schedule, and fee.

Selection Process

The selection process will be to evaluate the proposals based on the Method of Award below and select a short list of firms to participate in a formal interview where they will have a chance to further explain their engagement methodology and vision for the evolution and completion of the project.

Method of Award

VSCS will evaluate each proposal to this RFP on its demonstrated competence, compliance, format, cost, and enterprise applicability using the criteria described below. This includes, but is not limited to, product availability, quality, prices, service availability, timing, and delivery. The purpose of this RFP is to identify those vendors having the interest, capability, and financial strength to supply the VSCS with the services requested in the RFP. If the VSCS does not identify a suitable bidder within the RFP process, the VSCS is not obligated to award the project to any bidder.

The VSCS, in its best interests, reserves the right to accept or reject any or all proposals, to

accept or reject any item or combination of items therein, to waive any irregularities or informalities in any proposal or items therein, and/or to negotiate with particular bidders following the evaluation of proposals without right of recourse by other bidders. A top proposal would be assessed in the judgment of VSCS as best complying with all considerations set forth in this RFP. When VSCS has tentatively selected a successful proposal, VSC may engage in discussions with the bidder to formulate plans in greater detail, to clarify unclear items for either party, and to otherwise complete negotiations prior to formal selection.

Evaluation Criteria

Approach: How does the firm describe the approach that will be taken to accomplish this work? How does that approach compare to the needs of the VSCS?

Firm's Experience: How does the proposal show that the prime and various sub consultants have the experience to perform the scope of services indicated?

Individual Experience: How qualified are the individuals who are proposed to provide various services including the relation of their roles and specific experience to the scope of services.

Schedule: How does the firm's schedule reinforce the approach? Is the schedule realistic? Does the firm's schedule indicate a clear understanding of the work and effort it will take to accomplish the scope.

Fee and hourly proposal: The detailed breakdown of cost and hours per deliverable for both the prime and subconsultants.

Scoring

CRITERIA	WEIGHT	MAXIMUM PONTs	WEIGTED TOTAL
Approach	2	10	20
Firm's Experience	1	10	10
Individual Experience	2	10	20
Schedule	1	10	10
Fee	4	10	40
Total			100

GENERAL CONDITIONS

1. National Park Service (NPS) grant-assisted programs and projects must be administered in conformance with the Civil Rights Act of 1964, as amended, (42 U.S.C. 2000d-1); 43 CFR 17, issued by the Department of the Interior; and Section 504 of the Rehabilitation Act of 1973, as amended, (29 U.S.C. 794), which prohibits discrimination against the disabled. Title VI of the Civil Rights Act of 1964 states that no person will, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity receiving Federal financial assistance.
2. This RFP does not commit the Vermont State Colleges System to award a contract.

3. This RFP and the process it describes are proprietary to the VSCS and are for the sole and exclusive benefit of the corporation. No other party, including any Applicant, is granted any rights hereunder. Any response, including written documents and verbal communication, by any Applicant to this RFP, shall become the property of the VSCS and may be subject to public disclosure as described in the Confidentiality section, below.
4. Submission of a bid indicates acceptance by the party of the conditions contained in this RFP, unless clearly and specifically noted in the proposal submitted and confirmed in the contract between Vermont State Colleges System and the chosen party selected.
5. Responses shall be binding upon the chosen party and irrevocable for up to 60 days following the close of applications.
6. From the release date of this request for proposal until award of the contract, no contact with Vermont State Colleges System personnel or board members related to this solicitation is permitted. Direct all communications to the designated contact on the first page of this request.
7. The Vermont State Colleges System reserves the right to:
 - a. Request clarification and additional information from any Consultant during the evaluation process
 - b. Negotiate with the chosen Consultant to include further services not identified in this RFP
 - c. Re-advertise with either an identical or a revised scope of work or cancel requirements in their entirety
 - d. Issue subsequent RFPs based on refinement of concepts proposed in response to this request
 - e. Conduct investigations of the qualifications of the Applicant as deemed appropriate
 - f. Request the Applicant modify the submitted proposal to more fully meet the needs of the Vermont State Colleges System
8. Any contract awarded will be governed by the laws of the State of Vermont and adjudicated in the exclusive jurisdiction of the courts of the State of Vermont.

CONFIDENTIALITY

The Vermont State Colleges System complies with the Vermont Public Records Act, 1 VSA § 315 *et seq.* which requires public agencies to allow any person to inspect or copy any public record upon request. Accordingly, applicants for this RFP are hereby advised that any communications, data or other information received by the Vermont State Colleges System during the RFP process could be subject to a public records request. However, certain public records are exempt from public inspection and copying, as set forth in 1 VSA § 317(c), including, for example, those portions of a record which meet the statutory definition of a trade secret. Accordingly, if portions of the proposal should be protected from public disclosure, applicant shall submit a second copy of the proposal, from which any portion of the proposal that the applicant reasonably believes to be exempt from disclosure under the Public Records Act has been redacted. **By submitting a proposal, you indicate that you understand the requirements of this section and the potential applicability of Vermont's Public Records Act to your proposal, and that unless you provide a redacted version of your proposal at the same time you submit the proposal, you acknowledge it may be produced in response to a valid Public Records request.**

Information provided to NPS, or required by NPS to be on file with the grantee, is

considered to be a public record and subject to disclosure under the Freedom of Information Act (5 U.S.C. 552) unless determined to be exempt and not to be disclosed under that statute, or locational information that may be withheld by NPS under Section 304 of the National Historic Preservation Act. In addition, NPS acquires the right, unless otherwise specified in the grant agreement, to use and disclose program and project data. However, there may be some information that a grantee or subgrantee wishes to remain confidential. Those items must be clearly and prominently identified to NPS at the time the information is presented. NPS will consider such requests on their merits and within the limits imposed by Federal law and regulation on public disclosures (see also Chapter 24 and Chapter 5, General Condition B.11.). Information received by NPS that is not accompanied by a claim for confidentiality in accordance with this paragraph may be made available to other public agencies and the general public without prior notice to the grantee.

SUBMISSION REQUIREMENTS

All submissions are due no later than December 189, 2025, 5:00 pm Eastern Time.

In three (3) separate documents, to be named as outlined on Application Instructions page, please provide the following:

1. **Organization Approach, Firm and Personnel Qualifications:** Provide a statement of qualifications and capability to perform the services sought by this RFP, including:
 - a. A summary of the project scope and proposed approach and methodology to perform the Scope of Professional Services;
 - b. A statement that the firm understands this project is funded in all or part by a Federal (National Park Service) grant and includes additional requirements to be followed, including 2 CFR 200, and the Department of the Interior and NPS's procurement rules and regulations;
 - c. Provide a detailed schedule of activities to achieve each phase of this RFP.
 - d. Provide 3 or more well-defined examples of work that you have collectively accomplished. Be clear regarding what services were provided by the various sub consultants that are included in this team. It may take more than three examples to highlight work of this complexity for all proposed subconsultants.
 - e. Qualifications and experience for personnel working on this engagement including skillset (described in detail), experience level, and job title. Relevance with similar projects should be cited along with the level of effort expected for this engagement.
2. **References:** Provide examples of work and references from three to five clients performing work of similar complexity. In each reference include the following:
 - a. Project name and description including primary project scope, description of complexity, and project plan
 - b. Duration and size of project
 - c. Name of company
 - d. Project sponsor name, telephone number, and email address
3. **Fee Proposal:** Provide a fee proposal with the following break out.

- a. Provide a project total cost by deliverable: Schematic Design, Design Development, Construction Documents and Construction Administration. This is a fixed cost contract. Reimbursable line items will not be allowed.
 - b. Provide a total hourly breakdown for each phase for the prime consultant and any sub consultants.
4. **Redacted Copy:** Provide a second copy of the proposal, redacting any portion of the proposal that is reasonably believed to be exempt from disclosure under the Vermont Public Records Act.

(Remainder of this page intentionally blank)

Attachment 1: Granger House Preservation Trust Narrative

1. Historic Resource Description

Granger House, located on the corner of South Street and Seminary Lane, within the heart of the Vermont State University - Castleton campus, is one of the oldest extant homes in town. First built ca. 1800, Granger House is a two-and-a-half story, five-bay folk house in the Greek Revival style. Its landmark feature is a spiral staircase with hand-carved railings and other details by Thomas R. Dake. The main house is relatively well preserved, with many long-term maintenance issues resolved as part of a recent renovation program; however, its ell, an integral component of the home from very early in its history, is seriously degraded and in need of significant inputs. Granger House was placed on the National Register of Historic Places in 1979 as part of the Castleton Village Historic District (as the "Sweitzer-Granger-Ransom House," resource #73 in the attached NR documentation), with an emphasis on the home's "unusually fine exterior and interior detailing." Extensive archival research, conducted as part of the revitalization project, has provided rich new details about the home's residents, including two early women home owners, a judge involved in the abolition movement, and a local inventor and entrepreneur. Likewise, ongoing archaeological research has identified various outbuildings and other features, as well as collected a remarkable inventory of material culture reflecting two centuries of life at the house. These details will be published and presented as part of the home's new role as a museum and learning laboratory for undergraduates from Vermont State University and K-12 students from local school districts.

Name of Designated Downtown District or Village Center, if applicable:

Castleton Village Historic District

2. Rural Community Impact

Granger House is scheduled to become the home of the Granger-Moulton Museum and Learning Laboratory, named in honor of Noadiah Granger, the home's initial builder, and Rachel Moulton, his wife and first owner of the house. The museum will celebrate local Castleton history through the lens of the home's many historical owners, with an emphasis on the "hidden history" of Castleton women, African Americans, and Native Americans. As a learning laboratory, Granger House will provide rich experiential learning and training opportunities for undergraduate humanities students, while also serving as an educational hub for local K-12 students.

These efforts are already well underway. Undergraduates have been embedded in the project since its inception, and more than 250 have participated in Granger House-focused courses, with another 45 completing paid internships at the house. These efforts have led

to a dramatic increase in student engagement in project-aligned academic courses and triggered a significant increase in students applying to humanities graduate programs. K-12 outreach has been similarly eventful; since 2022, we have hosted more than 500 K-12 students on field trips to the house for programs involving archaeological fieldwork, the home's history, and Abenaki education.

These efforts have led to the Granger House Project being designated one of VTSU-Castleton's signature programs and created new partnerships with local school districts. These efforts are also strongly supported by Vermont State University's administration, who provide annual budgeted expenses of more than \$26,000 for heating, cooling, and regular maintenance of the house, in addition to strongly supporting the academic programming described above. Moving forward, we believe that completing the renovation and revitalization of Granger House will allow the home to become a vibrant center for teaching local history, while also training the next generation of Vermont humanities scholars.

3. Description of Restoration/Preservation Work

The goals of the Granger House Revitalization Project are to preserve Granger House as an outstanding local example of 19th-century folk architecture and to create a vibrant museum and learning laboratory, celebrating local history while training VTSU humanities undergraduates and providing educational outreach for local K-12 students. The proposed restoration will preserve the historic character of the home to Secretary of the Interior standards, while the new function as a museum will ensure its long-term maintenance.

This project's first stage, initiated in 2019, addressed long-term maintenance issues, including improvements to the roof, drainage, and electrical systems, as well as the restoration of the home's Greek Revival façade. That phase of work focused on the main house was successfully completed between 2019 and 2021.

The work proposed here seeks to address major structural issues in the Granger House ell, along with careful additions designed to support ADA access to the home. The ell is in a deteriorated state, but needs to be restored as an integral component of the house. An assessment by Jan Lewandoski in 2022 indicated the need for the following repairs to the ell:

1. Straightening the timber frame.
2. Relaying the existing foundation.
3. Framing repairs to all sills, walls, and plates.

4. Roof system repairs.
5. Reinstallation of all clapboarding.
6. Reinstallation and addition of new slate roofing.

Careful restoration of the Granger House ell will maintain the historical integrity of the home as it appeared in the mid-19th century and further highlight the diverse but integral functions of the ell throughout the house's long history. Restoration of the ell will have the added benefit of providing up to 800 square feet of additional exhibit and learning space for the museum.

In addition to the work proposed here, the Granger House Project is also planning to improve ADA access to the house. This work will include the following:

1. A wheelchair ramp added to the back (south side) of the Granger House ell.
2. An ADA compliant bathroom on the first floor of the house.
3. Adjustments to the home's rear staircase to allow the addition of a wheelchair stair lift.

These proposed ADA additions will be structured so as to provide a minimal impact on the home's organization, while still greatly improving access to the home for all members of the community.

4. Economic Development

Castleton Village has been described as possessing an "exquisite array of Federal and Greek Revival style homes set within a community steeped in the rich history of 19th-century farming, the once-thriving slate industry, and myriad summer camps." Less well known, but equally important, nearby Lake Bomoseen was one of the major centers of Native American life in Vermont for 12,000 years and also served as the setting for an early African American settlement. The comingling of such diverse and complicated stories makes Castleton an unusually rich context for exploring and celebrating local history. The proposed restoration work at Granger House will allow us to feature these stories through interactive exhibits, house and driving tours, digital histories, and regular public events. We believe that the Granger-Moulton Museum and Learning Laboratory will serve as a catalyst for cultural tourism in Castleton, VT, and serve as a potential model for similar work at Castleton's many other historical landmarks.

The Granger House Revitalization Project working group has a demonstrated ability to acquire outside funding for undergraduate programming and K-12 outreach, and has

previously secured grants for the project from the National Endowment for the Humanities, the Vermont Community Foundation, the Lake Champlain Basin Program, and many others. The group has also secured substantial support through congressionally directed spending. The principal obstacle to the museum reaching its full potential, though, is the completion of the restoration work needed to maintain the integrity and physical structure of Granger House. The Vermont State Colleges, with significant in-kind support from alumni, funded the first phase of the project, which restored the main house to a high standard. Although Vermont State University strongly supports the educational mission of the Granger House Revitalization Project and has demonstrated its ability to meet the annual maintenance and heating/cooling costs of the home, the university requests additional support to complete the project.

5. Ownership

Granger House is owned by the Vermont State Colleges d/b/a Vermont State University.

Please check ownership type:

501c

Is there a mortgage or any other liens on the property?

No

6. Working Group

The Granger House Revitalization Project working group was formed in 2021 as part of the Castleton Hidden History Project. The Hidden History Project was designed to improve teaching effectiveness in the humanities through increased experiential learning and local collaborative multidisciplinary research. Granger House was selected as the primary focus of this project, with subsequent expansion into museum development. The working group, described below, has been responsible for extensive research on the house, developing outreach programming, museum planning, and overall supervision of restoration and revitalization process.

The members of the Granger House working group include the following Vermont State University faculty:

- Dr. Matthew D. Moriarty - Assistant Professor of Archaeology (overall project director)
- Dr. Ellen S. Moriarty - Adjunct Professor of Archaeology (educational outreach director)
- Dr. Andre Fleche - Professor of History

- Dr. Scott Roper - Professor of Geography
- Phil Whitman, MFA - Associate Professor of Art
- Dr. Christopher Boettcher - Professor of English

All Granger House activities are conducted in consultation with VTSU President David Bergh, the VTSU and Vermont State Colleges facilities leadership, and the VTSU Office of Sponsored Projects. The geographer and archaeologist in the working group all have experience with historic preservation and extensive experience implementing federal grants.

The Granger House work to date has also benefitted from substantial guidance on historic preservation from Elizabeth Peebles, Yvonne Benney Basque, and Jess Robinson of the Vermont Division for Historic Preservation, and Jenna Lapachinski of Preservation Trust of Vermont. Museum consultations have been generously provided by Stephen Perkins and Amanda Gustin of the Vermont Historical Society. Architectural assessments by Jan Lewandoski of Restoration and Traditional Building of Greensboro Bend, VT, and William Flynt, previously of Historic Deerfield, have added significant details about the home's construction and the restoration potential of the ell.

Since initiating the Granger House Revitalization Project, the working group has previously secured a \$493,000 grant from the National Endowment for the Humanities for coursework, a \$300,000 grant from the National Park Service as part of congressionally directed spending by Senator Bernie Sanders, commitment of private foundation funds in the amount of \$50,000, and additional grants for educational outreach from the Vermont Community Foundation and the Lake Champlain Basin Program. The working group has completed several seasons of archival and archaeological research on the house and has presented the results of this research at various national and local conferences. As noted above, this work has also included hundreds of VTSU undergraduates and provided educational outreach for more than 500 local K-12 students.

Moving forward, we anticipate meeting with qualified local architects over the next two months to finalize architectural plans. We would greatly appreciate the Preservation Trust of Vermont's assistance in developing a list of architects and in reviewing subsequent proposals.

The proposed work will fall under the auspices of the Vermont State Colleges d/b/a Vermont State University. Vermont State University operates on an annual budget of \$135M and is the largest source of post-secondary education for Vermont students in the state. Its budget is partially funded by the VT state legislature and is subject to an annual single audit. The Vermont State University Office of Sponsored Programs provides compliance for

outside funds and annually supervises approximately \$48M in grants and other sponsored contracts.

7. Timeline

The proposed work has been in the planning stages for some time and we have acquired substantial outside funds to support the completion of this project pending assistance from the Bruhn Historic Revitalization Fund. We expect to meet with architects in July and August to develop final plans and cost estimates, with the federal and state review commencing no later than this October. Following an estimated 4-6 months of review and planning modification, we anticipate seeking professional bids on the work no later than March of 2026. We anticipate construction to initiate no later than September of 2026, with a final completion date in Spring 2027.

8. Grant Amount Requested

\$100,000.00

9. Total Project Costs

\$450,000.00

10. Budget Narrative and Other Resources

The proposed project will complete the second and final phase of the Granger House Revitalization Project and allow us to begin using the home as a museum and learning laboratory. The total estimated project cost, including renovation of the ell, the installation of ADA facilities, and necessary soft costs, is \$450,000. At present, we hold \$300,000 in support from the National Parks Service (as part of congressionally directed spending from Senator Sanders) and \$50,000 from a private foundation. The requested funds - \$100,000 - will bridge the gap between our project budget and our funds in hand, allow us to move forward with the final stage of this project.

Funds from the Bruhn Fund will be used exclusively towards the restoration of the ell. Our cost estimates for this work, outlined below and in the attached budget, are 15% higher than those listed in Jan Lewandoski's 2022 survey to account for inflation and rising material costs. We have also added a 10% contingency to the construction budget. The total costs requested from the Bruhn Fund are outlined below :

- \$8,250 towards relaying the existing foundation.

- \$69,000 towards framing repairs
- \$6,000 towards roofing repairs
- \$10,200 towards clapboarding
- \$6,550 towards reinstalling slate roof covering

We will use funds already in hand to cover the additional costs of the work on the ell and to install the ADA facilities.

Soft costs, including architectural fees, engineering fees, preparation of permitting applications, and administrative costs (as required under agreement between the university and the National Parks Service), are covered by other funding sources.

11. Federal Tax Credits

No

Attachment 2- National Register Designation



STATE OF VERMONT

AGENCY OF DEVELOPMENT AND COMMUNITY AFFAIRS

OFFICE OF THE SECRETARY (802) 828-3211

MONTPELIER, VERMONT 05602

DEPARTMENTS OF:

Economic Development 828-3221
Housing & Community Affairs 828-3217

DIVISIONS OF:

Administration 828-3231
Historic Preservation 828-3226
Vermont Travel Division 828-3236
Vermont Life Magazine 828-3241

May 8, 1979

Eleanor Anderson
Mr. Edward O'Neill, Chairman
Board of Selectmen
Town of Castleton
Castleton, VT 05735

Dear Mr. O'Neill:

We are pleased to inform you that the Castleton Village Historic District has been officially entered on the National Register of Historic Places.

If you desire further information regarding this nomination, please feel free to contact us.

Sincerely,

DIVISION FOR HISTORIC PRESERVATION

William B. Pinney
William B. Pinney
Director
State Historic Preservation Officer

WBP/CHA:rmc

cc: John Vihinen, Rutland Regional Planning Commission



United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE

WASHINGTON, D.C. 20240

IN REPLY REFER TO:

RECEIVED MAY 7 1979

The Director of the Heritage Conservation and Recreation Service

Chris Therral Delaporte

is pleased to inform you that the historic property listed on the enclosed sheet has been nominated by the State Historic Preservation Officer responsible for your State's implementation of the National Historic Preservation Act of 1966, P.L. 89-665 (80 Stat. 915), as amended. It has accordingly been entered in the National Register of Historic Places. A leaflet explaining the National Register is enclosed for your information and convenience.

Enclosures

ENTRIES IN THE NATIONAL REGISTER

STATE VERMONT

Date Entered APR 26 1979

<u>Name</u>	<u>Location</u>
Castleton Village Historic District	Castleton Rutland County

Also Notified

Honorable Robert T. Stafford
Honorable Patrick J. Leahy
Honorable James M. Jeffords

COPY OF CONGRESSIONAL NOTIFICATION

For further information, please call the National Register at (202) 343-6401.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

AND/OR COMMON

Castleton Village Historic District

2 LOCATION

STREET & NUMBER

Along Main Street between D & H Railroad tracks and Cemetery Road, along South Street, between Main Street and Seminary Lane, and all of Seminary Street.

CITY, TOWN

Castleton

CONGRESSIONAL DISTRICT

STATE

VICINITY OF

CODE

50

COUNTY

Rutland

CODE

021

3 CLASSIFICATION

CATEGORY

☒ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☐ PRIVATE☒ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☒ COMMERCIAL☒ EDUCATIONAL☒ ENTERTAINMENT☒ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☒ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER**4 OWNER OF PROPERTY**

NAME

Multiple ownership (See Continuation Sheet #4-1)

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE

REGISTRY OF DEEDS, ETC

Office of the Town Clerk

STREET & NUMBER

Buel Block, Main Street

CITY, TOWN

STATE

Castleton

Vermont

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic American Buildings Survey

DATE

1937

☒ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Library of Congress

CITY, TOWN

STATE

Washington, D.C.

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input checked="" type="checkbox"/> MOVED
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE <u>various</u>

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Castleton Village Historic District is a collection of primarily 19th century residences and churches and 20th century commercial structures grouped somewhat densely within an area defined by early transportation routes. It contains architecturally outstanding structures representing the Federal and Greek Revival periods. The standard for original design within the parameters of these styles was set by Castleton's master-builder, Thomas Reynolds Dake, who practiced from 1807 until 1852. Eight Dake-designed structures are included in the district. Comprised of 106 buildings, the district takes in the stretch of Main Street west of the railroad depot (#21) and between the two railroad lines located north and south of Main Street over to the intersection of Main Street and Cemetery Drive. Seminary Street and part of South Street are also included. Approximately one-third of the buildings in the district are in the vernacular tradition and complement the diversity of 19th century styles. Ten per cent are classified as intrusions because of their dates of construction, but they are dispersed in such a way to minimize their intrusive effect. Most of the 106 structures are in good or excellent condition.

Concentrated in a roughly triangular configuration bounded by the two rail lines and South Street, the buildings in the district reflect a pattern of growth that was determined by the development of transportation-the link between Castleton and outside economic markets. The first phase of such development began along the east-west road surveyed in 1772, Route 4A or Main Street, which was laid along the valley floor parallel with and south of the Castleton River. This road and its linear green remain in entirety at their original location. West of the commercial section of the village an early north-south connector with neighboring towns is the site of mid-19th century development. Southeast of the intersection of Main Street and South Street are two small roads, originally only lanes, leading to what is now the main building of Castleton State College (#92) on the site of the original 1830 Castleton Seminary, then a leading regional, educational institution.

In the 1850's the growth of railroads west of the Rutland terminus resulted in the construction of two railroad lines through the village, leading to the Champlain Canal at Whitehall, New York, and the industrial centers of Troy, Albany, New York via Poultney, Vermont. Forking at the depot (#21) located at the east edge of the district, the railroad lines proceed west and southwest, the latter tracks skirting south of the location of the Castleton Seminary. Within these boundaries occurred virtually all of the growth during the latter part of the 19th century and the early 20th century.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Castleton Village Historic District represents a collection of residences, churches, and commercial structures containing outstanding examples of the Federal and Greek Revival styles in its architecture. Primarily the buildings are indicative of typical development throughout the 19th and early 20th centuries of a village which remained small yet prosperous. Architectural design in the first half of the 19th century was heavily influenced by the presence of Thomas Reynolds Dake, who practiced as a designer and master-builder in Castleton from 1807 until his death in 1852. Growth of the village up until about 1870 followed a pattern determined by the transportation routes generated in the last quarter of the 18th century and augmented by the two railroad lines constructed in the early 1850's.

One result of these determining factors is the linear placement of most of the structures in the district along the main east-west road, Route 4A. Known as Main Street, it was designed with a wide roadway, parking lanes, generous green strips originally planted with elms and, at the point where the first meeting house was constructed in 1789, a village common. Additional residential development occurred both along South Street, west of the commercial area, and southeast of the intersection of South and Main Streets in the area connected with Castleton Seminary, an educational attraction in the region for almost all of the 19th century. Development was confined until recently within an area bounded by the two railroad lines, one running east-west and situated north of Main Street, the other running to the southwest from the depot, skirting the area of Castleton Seminary, now Castleton State College.

Castleton's earliest settlers surveyed Main Street in 1772 as a segment of the major highway between Rutland and Fair Haven. Lying in the valley west of the Taconic Mountains, the road basically follows the course of the Castleton River which provided power for the early 1770's saw and grist mills. Governor Benning Wentworth of New Hampshire granted the charter for Castleton in 1761 to speculators who "never effected a settlement." Between 1770 and 1775 the village was settled by proprietors and families from Salisbury, Connecticut, under the leadership of Cols. Amos Bird and Noah Lee.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 71

Poultney, VT-NY

UTM REFERENCES

Scale 1:24000

A 1 8 | 6 4 7 5 9 0 | 4 8 3 0 3 8 0

ZONE EASTING NORTHING

B 1 8 | 6 4 7 0 5 0 | 4 8 2 9 8 4 0

ZONE EASTING NORTHING

C 1 8 | 6 4 6 7 9 0 | 4 8 2 9 7 9 0

D 1 8 | 6 4 6 1 6 0 | 4 8 3 0 0 0 0

ZONE EASTING NORTHING

VERBAL BOUNDARY DESCRIPTION

E 18/646940/4830350

See Continuation Sheet #10-1.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

CODE

COUNTY

CODE

STATE

CODE

COUNTY

CODE

11 FORM PREPARED BY

NAME / TITLE

Emma Jane Neelley Saxe, Researcher

ORGANIZATION

DATE

Division for Historic Preservation

828-3226

STREET & NUMBER

TELEPHONE

Pavilion Building

CITY OR TOWN

STATE

Montpelier,

Vermont

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

*STATE X

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

William B. Finney

TITLE Director, State Historic Preservation
Officer

DATE

7-24-78

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

TEST:

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 17

64. Burditt House (Watters House). Federal style, circa 1803. This 2 1/2-story, frame, clapboarded house, possibly built by Noah Hoyt, has several unusual features reflecting the history of its use. The finely detailed structure has a five-bay, unbalanced north facade with a center entrance facing Main Street and a three-bay East facade with centrally located door facing South Street. The portion of the house nearest the corner, its original center chimney still intact, is probably the original structure. A documented fact is that around 1820 the west wing was attached to provide dormitory space for students at the then newly-founded Castleton Medical Academy, located across the street (#93). With this addition and the formation of a semi-central hall behind the entrance on the Main Street facade, the house resembled the typical Federal style configuration of five bays with a central entrance. This addition resulted in a rectangular plan for the house. It also meant, however, rearrangement of the roof which has since caused severe maintenance problems. Two gable-roofed sections were joined such that at the northeast corner of the house the roof is hipped. Both remaining gable ends are pedimented in the same pattern as the main, three-part entablature. Decorative pilasters appear to have been added when the addition was put on, each street facade having four of them, at each corner and framing each door. Smaller pilasters flank the upper story window above each of the two entrances. The door surround of the Main Street (North) facade consists of an elliptical fanlight over the door and flanking pilasters topped by a cornice molding. The door is multi-panelled and c. 1880. On the South Street facade (East) the door surround is almost the same, the major variation being that the lintel board with a cornice molding appears to be older; this door has the original Christian style Federal door. Although the roof previously was covered with slate, it is now covered with asphalt shingle roofing. This house has plans and elevations drawn by HABS, project #265-6907, Survey #VT16.
73. Sweitzer House (Granger-Ransom House). Federal style, circa 1800. Designed and built by Noahdiah Granger who settled in Castleton about 1800 and became a master carpenter, this 2 1/2-story, frame, clapboarded house has unusually fine exterior and interior detailing. The five-bay, symmetrical facade, typical of the house-type of this era, is oriented toward Seminary Lane which runs east of South Street. Thus one of two pedimented gable ends faces South Street. The central entrance and window

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NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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RECEIVED

DATE ENTERED

CONTINUATION SHEET

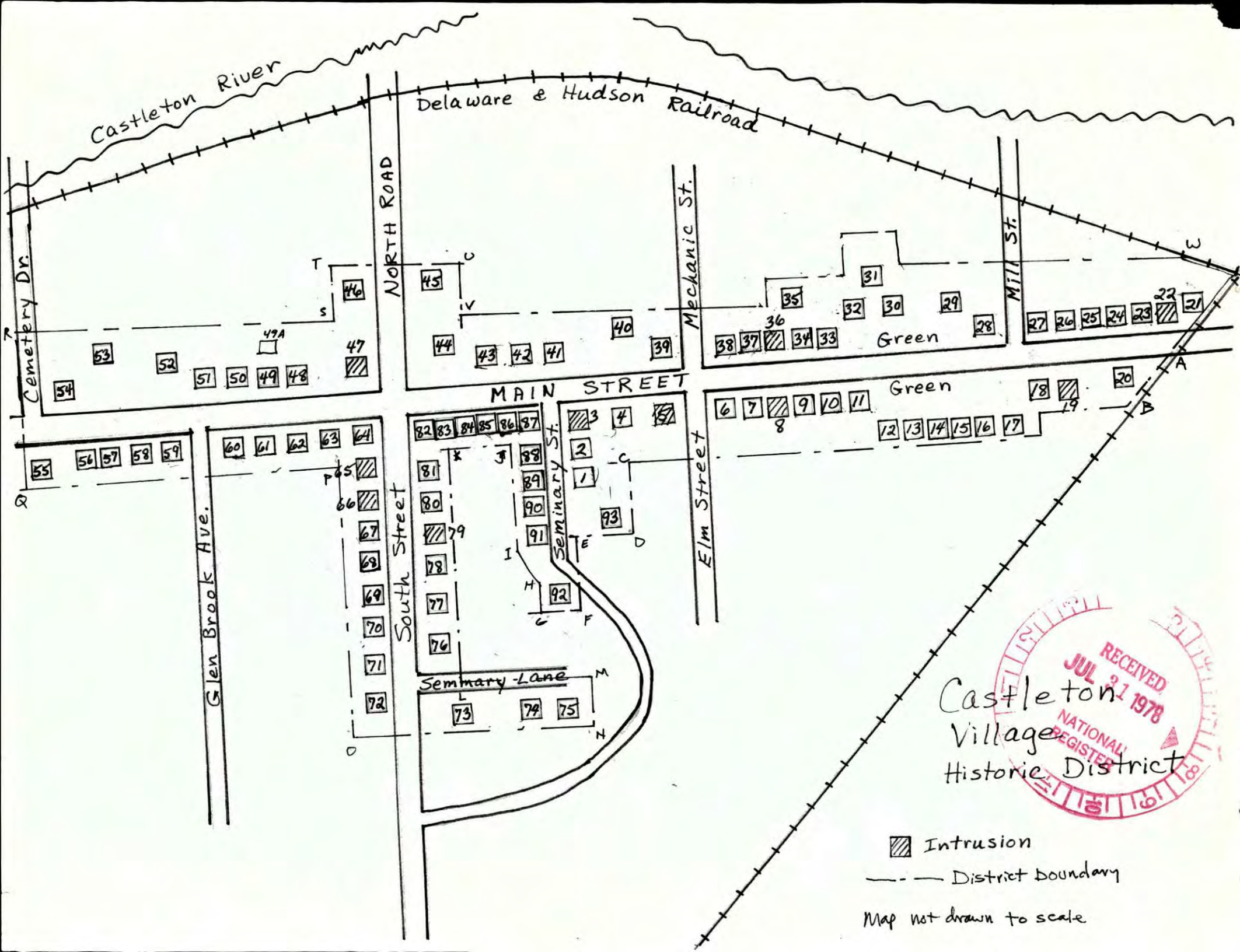
ITEM NUMBER 7

PAGE 18

above are framed by monumental Doric pilasters, repeated on each corner, all the pilasters having pedestals. Placed over the six-panelled door is an elliptical fanlight with radiating muntins. Pilasters and a broken pediment surround the door and fanlight. The main entablature is full with a plain frieze except the portion carried around the gable ends. Here the frieze panels are decorated with reeding at certain intervals. Wide boards, placed flush, cover the pediments which are lighted by one small lunette in either end. The windowheads on the upper story only are decorated with a triglyph motif and cap molding.

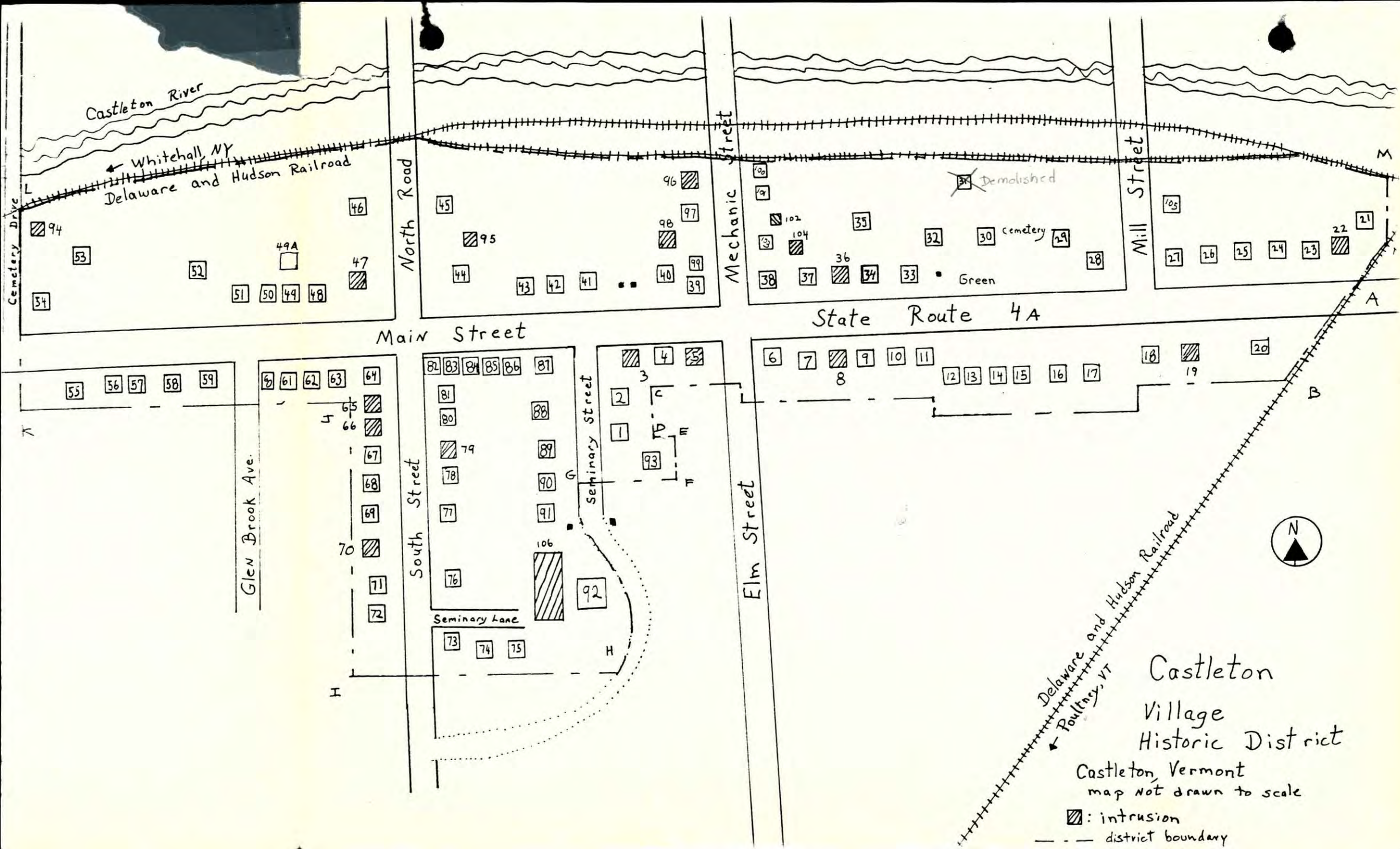
Beyond the center door of the facade is an elliptical entrance hall behind which was the original center chimney. In the entrance hall is one of the most outstanding Dake-designed spiral staircases still extant, with curved steps and a hand-carved railing. This staircase and other interior finished moldings were executed by Dake about 1820, the same period when Granger and his sons were still completing the interior cabinet work. In the parlor west of the hall the shouldered architraves and peaked windowheads of the tall windows reflect a style somewhat later than do the moldings in the remainder of the house. A side ell has been added. The roof is sheathed with slate. From 1925 until 1956 the Raymond Ransons resided here. The land for Seminary Lane, running in front of the house, was deeded by Granger in 1834 for common use by all properties on the Lake.

83. Hackel House (Mallory-Jones House). Federal style, circa 1812. This 2 1/2-story, frame, gable-roofed house is notable for its outstanding exterior detailing. Smooth-horizontal board siding on the 5-bay front main block sets off the relief of the classical elements which are found mainly in the full entablature and the central door surround. The modillioned cornice, frieze panel decorated with patera and a raised panel, and the architrave are carried fully around the gable ends and in the eaves of the pediments which have louvred, semi-elliptical lights. The Venetian door, with an elliptical fanlight and sidelights with curvilinear muntins, are outlined by simple but elegant moldings.



RECEIVED
JUL 21 1978
NATIONAL
REGISTERED
Castleton
Village
Historic District

▨ Intrusion
--- District boundary
Map not drawn to scale





38

Castleton Village Historic District
Castleton, VT

Credit: Emma Jane Saxe

Date: May 1977

Negative filed at Vermont Division for
Historic Preservation

Description: Sweitzer House (#73)

Photograph 61

VERMONT DIVISION FOR HISTORIC PRESERVATION

CO. Rutland TOWN Castleton DATE 5/77
SUBJECT Sweitzer House VIEW SE
FILE # 17-4-38 CREDIT Emma Jane Neelley
#73

Addenda 1

Jan Lewandoski
Restoration and Traditional Building
92 Old Pasture Rd.
Greensboro Bend, Vermont 05842
802-533-2561; 802-274-4318 (cell)

September 6, 2022

The Wing of the Granger House at Castleton University Castleton, Vermont

A Preservation Trust of Vermont Technical Assistance Survey

The Granger House is a 2 story wood framed house built circa 1806 on what is now the campus of Castleton University. Its appearance is high style Classical Revival/Federal, with a façade of large ranked pilasters, a wide front door with pedimented entablature and fanlight, and window lintels with vertical reeding. The house is covered in white clapboard with a 4 ½ inch exposure and the gables are closed pediments with flat boarding and small wooden fans at their bottom. The house is early enough to have had a cooking fireplace in the rear kitchen, evidenced by the survival of the wide hearth framing that can still be seen in the half width basement. The interior was tastefully remodeled later in the 19th century but the several fireplaces retained near to their original form. Inside the front door is a remarkably beautiful and graceful circular staircase built by Thomas Dake, the designer and executor of much distinguished work throughout the Town, including the Federated Church.

The Granger House is of timber frame construction with the large posts protruding into the rooms, cased in beaded boards. An unusual feature is the greater height, by about 2 ft., of the upstairs ceilings compared to those on the main floor. In some sort of response to this, the ceiling joists were later lowered 2 ft. in two of the four upstairs rooms, and the original and lowered framing can be viewed in the attic. The roof system is 4 x 4 rafters crossing a substantial 8x8 purlin system, and rising to five sided mortised ridge beam. Evidence of confusion about roof pitch is

the chopping of large recesses all along the purlin to drop the 4x4 rafters deeper into the purlin to produce a lower and stylish 6/12 pitch.

The roofing on the main House and Wing is slate, although it probably was wood shingle originally.

The foundation is miscellaneous slate and fieldstone and in good condition, suggesting a well drained site.

Overall, the Granger House appears to be in very good and well maintained condition. There is some mildew or mold on the surface of the floor beams above the basement. Since these mostly half round joists appear original and in good condition, this moisture must not represent a long term condition, and indeed may be banished every year when the furnace comes on and heats and dries the basement. It should be watched however, as the retained humidity may be a result of heat saving tightening up the envelope of the house.

The Wing of the Granger House:

This conditions assessment will focus largely on the Wing, which may have been built in three stages. The Wing stretches for approximately 50 ft. to the east of the SE corner of the main house. It overlaps as a shed for 16 ft. along the back, and overlaps about 4 ft. onto the east gable, enough to provide interior door access between the two buildings. Its current appearance is that of a tall single story structure with abundant large and often paired windows. The interior has been finished in modern times with painted sheetrock and newer floors, somewhat deteriorated now.

This was undoubtedly not the original appearance, or function of the Wing. A house such as the Granger House would have required attached or nearby outbuildings, even if not for commercial farming, to contain large quantities of firewood, stables for horses, perhaps a milk cow, cover for carriages and wagons and space for dirtier work such as slaughtering. These wings or ells were sometimes built integral to the construction of the original house, and this can often be seen in the way the roof framing is

joined. At other times they were built later or moved there from other locations. In some cases they pre-existed the original house and the new owners lived there while the larger house was being built (a good example of this is the Twilight House (1830) and its preexisting wing at the Old Stone House Museum in Brownington, Vermont).

In the case of the Granger Wing, much may be learned upon the removal of all the modern interior finishes, exposing the frame and its original configuration. In the meantime, quite a bit is obvious from examining the rafters system in the exposed western half of the structure, and looking at the lower walls and floor system which have been more extensively opened up in the process of archaeology related to the notable below ground cisterns.

Another reason for removal of all the modern interior finish and windows and doors is to enable straightening the frame. The Wing is about 3 inches out of plumb, towards the south, on both long walls. Inexplicably, since it would have been relatively simple to plumb such a small frame, at some point in the 20th century it was chosen to plumb the windows while leaving much of the walls leaning and compensate by tapering the window jambs and adding some 2x framing. A new ground floor system was constructed rather than jacking and repairing the south sill, although this floor system is now also crooked. If all these 20th c. alterations are removed, this frame can be returned to a plumb position over its original dry stone foundation.

What one might expect to find upon stripping the Wing of its modern fittings are the presence of a pair of wide doorways where the double windows are in the south walls. Other windows and doors and evidence of animal stabling and work spaces may come to view. The evolution in time of the structure of the Wing may come further to light.

Looking at the visible roof system from the attic of the western half of the Wing we know this much:

The 16 ft. Shed portion that overlaps the southeast rear of the House is not integral to the house frame, but is likely very early and more

primitively built. It has its own hewn square rafters at each end but those in between are small round hardwood poles. These rafters sit upon and are nailed to a ledger nailed to the wall of the House. They have largely slipped off the original ledger and a second ledger has been added. The nails in the Shed portion are mostly cut with a handmade head, and occasionally the even earlier hand wrought nails are found.

Where the Wing becomes a full 18 ft. wide, a vertically sawn rafter with its own plate and tie beam lays right against the hewn rafter of the Shed; and the rest of this next portion of the roof is vertically sawn rafters with a wood pinned half lap at the apex, no ridge beam. About 13 ft. along to the east is a framed and boarded attic gable, indicating that this building, probably combined with the Shed, was all of the wing for a while. The next 23 ft. of the rafters of the Wing, to the east, cannot be seen due to interior finishes, although the relationship of the parts can be seen in the exposed floor system, south sill, and portions of wall, downstairs.

Where the south sill and lower wall are opened, one can see the junction of three periods. The first, nearer the House, is the timber framing of the Shed and first addition, being joined to another complete frame stretching 22 ft. to the east. At the junction there are two 8x8 timber posts side by side, as well as 9x9 and 9x 12 transverse floor beams side by side. These paired timber posts are visible on both the north and south interior walls and appear as flared posts, wider at one end than the other, but this illusion is just the result of the extreme rack out of plumb of the building, and the unusual plan that straightened the windows and walls between the structural frame. There are numerous empty mortises that once carried diagonal braces and their lack may be partly responsible for the rack of the frame.

The sill all along the south wall is of uniform appearance: large 10 x 12 timber, although in pieces with many repairs. The floor joists, under the newer floor, are a mixture of half round and vertically sawn material, often rotted at their south ends, and newer 2x material towards the east.

The completed wing, nearly 50 ft. long and 18 ft. wide, is uniformly covered in white painted clapboard with a 5 ½ inch reveal, fastened with

cut nails. It probably reached this completed form in the first quarter or half of the 19th century. The crookedness of the Wing probably came from sill rot and wet ground around the cisterns on the south, and perhaps internal removals of framed walls and braces. It was kept standing by its connection to the very sturdy main house, the rigidity of the east gable, and the fact that it is neither tall nor wide. Eventually, in the 20th c., large amounts of framing and new floors were added that stiffened it while leaving it with an odd appearance.

The roof of the Wing is covered with slate, though originally designed for wood shingles. The roof plane is everywhere very deflected from the weight of slate and snow on very small rafters at a low 6/12 pitch. The deflection is even more extreme at the Shed portion, where heavy loads of snow and ice were able to drop from the main roof onto the lower Shed.

Overall, the Wing has a very nice frame, particularly above the somewhat rotted sill level, and lots of good early clapboard and slate. However, the frame needs to be straightened which is relatively easy to do once all the 20th c. remodeling, including windows, are removed. Following that, structural repairs can be carried out and the University can decide how it wishes to use the attractive and historically informative space.

The Wing at the Granger House: Maintenance Needs

1. Straightening the Timber Frame: The frame of the Wing is still straight at the gable connected to the house and the east gable. Straightening the middle requires removing all the material, i.e. 20th c. walls and windows, that were put relatively plumb in amongst the crooked framing. This is usually done by jacking high on the walls or at the plate level, angling the push to the north, and then allowing the walls to hang plumb. You may be able to leave much of the original sheathing boards and clapboard on while doing this, although many of the clapboards on the entire north wall and much of the lower south is bad and needs replacement. The roof system can be left intact and lifted along with the walls, perhaps with some collars or come-alongs added to make it follow correctly.

Lift this hanging frame until it is in a level relationship with the gable at the House.

An alternative to this jacking scheme is to dismantle the framing and roof system between the two gables, rebuild the stone foundation, sill and floor level (without a building on top while you are doing it), and then re-erect the three interior bents (with repairs made while apart). The extremely sagged rafters need help anyway, and the slate is large and will come off well and be usable again on this Wing.

2. Foundation: From the evidence of the dry stone foundation and chimney base of the House, and the existing foundation of the Wing, the ground appears to drain well and the Wing foundation stones can just be reset to carry this light building. If the structure is dismantled it will be easier to relay the stone and even add more gravel in a trench under the stone.

3. Framing Repairs: sills and walls and plates:

The majority of the sill level needs replacement, at least where it can be seen but likely elsewhere due to ground contact or missing siding. The main floor system is generally bad at the south and perhaps at the north end as well. Depending upon how the Wing is used in the future, the two westerly bays may be left unfloored as they may have been originally. Otherwise a timber or 2 x 12 floor system can be constructed and probably lots of the early floor boarding can be reused. The sills can be 10 x 12 pine timbers.

The wall framing looks good where it can be seen, but there may be missing tenons on some posts due to sill repairs. These can be free tenoned. Several missing diagonal braces should be recreated and put in for stability. The stripping of the finishes from the frame will provide guidance as to what was there, and that can be combined with a plan for reuse of the Wing to complete the restoration of the frame.

The rafter plate looks good where it can be seen except for one 13 ft. section on the north where it first departs from the house. There the plate appears rolled and already augmented by some slab lumber.

4. Roof System: All the roof rafters appear sagged, some dramatically so, although none that I could see appear broken. They are uniformly too small for slate roofing at such a low pitch. Even changing back to wood shingles would not cause the rafters to spring back to straightness.

I think the rafters should be kept, as they do function and are of historic interest, but they should be sistered with 2 x 10's to help carry the slate and flatten the roof plane. This can be done by prying the roof sheathing and its slates up of the old rafters and shimming and reattaching them to the top of the new sisters. This can be done in situ or more easily with the slate removed and the frame partially dismantled.

A flatter plane will make it easier to improve the flashing at the main House.

5. Re Clapboarding: Perhaps 40-50 % of the old clapboards can be reused. Their disposition will depend upon the new plan for doors and windows in the Wing. Clapboards of this size (around 8" x 5/8") can be custom cut on small sawmills from large sawn pine timbers, the larger the better to avoid sap wood.

6. Reroofing: Even if changing to a lighter roofing material such as metal or wood shingles, the rafters would still need sistering to produce a flatter roof plane. Consequently the slate can be retained, any missing purchased new or used, and the Wing roof continuing as it was probably from the mid 19th c. If 10% replacement was required that would amount to about 120 sq. ft. of coverage.

September 6, 2022

The Wing of the Granger House, Castleton, Vermont

1. Straightening the Timber Frame: Dismantle the 20th c. finishes, window and doors. Jack the frame plumb and level.

Cost: Remove 20th c. material and disposal: \$18,000

Jack the frame plumb and level: \$27,000

Alternative: Dismantle the middle 3 bents of the frame and the roof system: \$25,000 (plus gutting and disposal as above)

2. Foundation: Relay existing stone and add slate as needed. (the lower figure if the frame is dismantled)

Cost: \$25-35,000

3. Framing Repairs: sills, walls and plates:

New timber sills and first floor joist system. Repairs and braces replaced in walls according to what is discovered after stripping the Wing.

Cost: \$50-60,000

4. Roof System Repairs: Sister the existing rafters and flatten the roof plane (by lifting the roof boards, not adding plywood and shimming).

Cost: \$25-28,000

Alternative: Reassemble the dismantled roof system: Cost: \$22-26,000

5. Clapboarding: Re install old clapboard plus about 700 sq. ft. of new clapboard and wall sheathing. Depending upon plan for future use.

Cost: \$24-28,000

6. Roof Covering: Re-install slate **with the** addition of 10% new slate:

Cost: \$11,000-17000

Granger House, Castleton, Vermont



Granger House and Wing from west





Granger House Wing, north wall



Granger Wing, south east, possible door openings



Granger Wing: paired rafters at Shed and addition



Granger Wing: Paired post and floor beams (sills) at 2 additions, south wall



Granger Wing: out of plumb timber post and tapered window trim, north wall.



Granger Wing: sill and joist problems, south wall



Granger Wing: deflected roof system



Granger Wing, north, clapboard and out of plumb wall



Granger Wing: east gable



Granger wing: earlier door opening on north wall