

Community Preservation Act - Town of West Tisbury Final Application for Funding

Deadline: Thursday, October 20, 2022 – 12:00 noon

Please Submit one hard copy to:
West Tisbury Town Hall
Community Preservation Committee
PO Box 278
West Tisbury, MA 02575

AND:
email PDF to:
cpa@westtisbury-ma.gov

**Please complete your application by providing all the information requested below.
Include page number, date, and project name on each page of your application.**

APPLICATION INFORMATION REQUIRED:

Project Title: Grange Hall Roof Project Date: 10/18/2022
Applicant/Contact Person: Nevette Previd
Sponsoring Organization, if applicable: Vineyard Preservation Trust
Mailing Address: PO Box 5277
Daytime phone: 508-627-4440 E-mail: nevette@mvpreservation.org

PROJECT DESCRIPTION:

In describing the project, please include succinct answers to the following questions.

To be complete, an application must provide all relevant requested information. Include supporting materials and exhibits as needed.

- Project Category:** Which of the following categories of the CPA does your proposal address? (check all that apply):

Open Space Historic Resources Affordable Housing Recreation
- Funding Scope:** How much CPA funding are you requesting? What is the total cost of your proposed project?
We are requesting \$235,000 of CPA funds to replace the failing roof.
- Goals:** What are the specific objectives of the proposed project? Who will benefit and why? How will success be measured?
For answers to project description # 3-14 please see attached pages.
- Community Need:** Why is this project needed? Does it address needs identified in existing Town or regional plans, or by island or non-profit organizations, or in community discussions?

5. **Community Support:** What is the nature and level of support and/or opposition for this project? In particular, which Town Boards/Committees/Departments or community organizations have you consulted/collaborated with?
6. **Budget:** What is the total budget for the project and how will CPA funds be spent? Provide written estimates and at least two quotes to substantiate proposed costs. Include a two to five year budget, if appropriate. (NOTE: CPA funds may NOT be used for maintenance.)
7. **Funding:** What other funding sources are committed or under consideration? Include commitment letters, and describe other efforts to secure funding for this project, including jointly from other Island CPC's. Is there any revenue potential for this project?
8. **Timeline:** What is the schedule for project implementation? Include timeline for critical elements, expenditures, receipt of other funds, if any.
9. **Implementation:** Who will be responsible for implementing the project? Who will the project manager be? What relevant experience does the proposed project manager have? Who else will be involved in project implementation and what arrangements have been made with them?
10. **Maintenance:** If ongoing maintenance is required, who will be responsible and how will it be funded? Please include a five year budget and documentation of commitment. CPA funds may NOT be used for maintenance
11. **Further Documentation:** Documentation that you have control over the site, such as a 'Purchase and Sale' agreement, option or deed. Provide evidence of long term deed restrictions where required for CPA funding.
12. **Feasibility Reports:** Any feasibility reports, renderings or other relevant studies and material, such as assessor's maps for location, photos, designs and supporting documents such as historic structural and existing conditions reports.
13. **Zoning Compliance:** Evidence that the project does not violate any zoning bylaws or any other laws or regulations, including environmental, and/or list of permits/approvals needed.
14. **Other information:** Any additional information that might benefit the CPC in consideration of this project.
15. **Applicants with multiple requests:** Please prioritize your proposals.

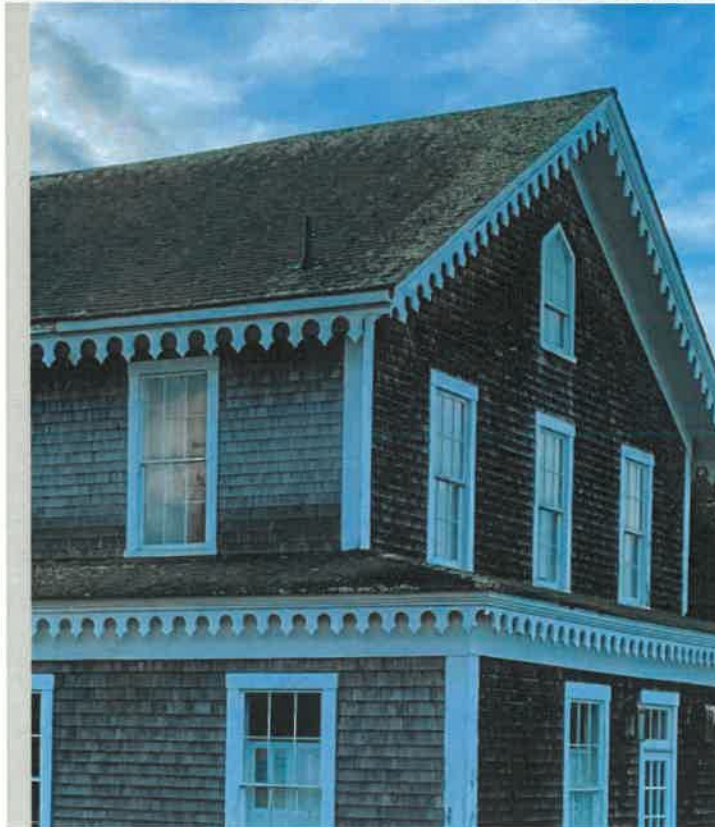
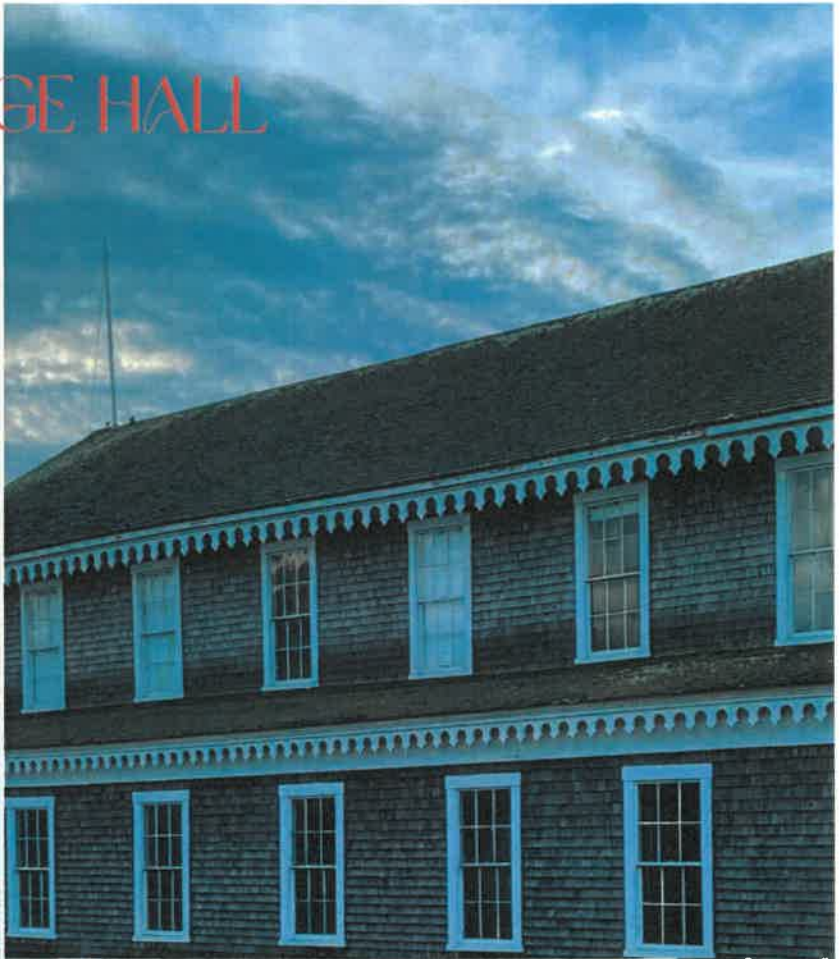
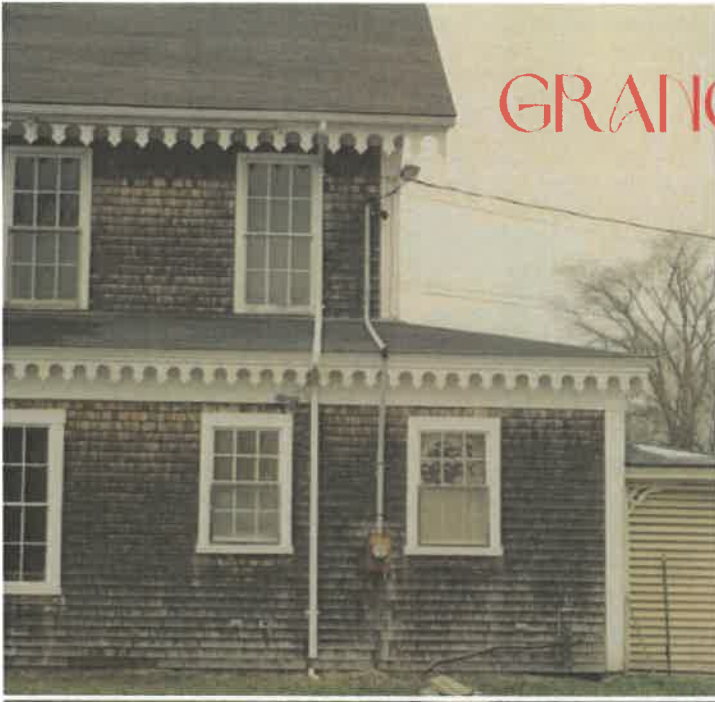
Signature: 

Title: Executive Director

If you do not receive a confirmation email from the CPA acknowledging receipt of your application, call Town Hall at 508-696-0100 and leave a voicemail.

Thank you for your application.

GRANGE HALL



Grange Hall Roof Project 10 18 2022



GRANGE HALL ROOF PROJECT

2. Funding Scope: How much CPA funding are you requesting? What is the total cost of your proposed project?

Vineyard Trust requests a grant for \$235,000 to complete the full replacement of the red cedar roof, which is severely compromised and leaking. The roof was last replaced 25 years ago, in 1997. This Project is crucial as it preserves an important island landmark that is part of the essential character of the town and Island.

The replacement of the roof will include:

- Installing Grace ice and water shield on the first three feet of the roof's edge.
- Installing synthetic underlayment on 100% of the roof.
- Installing red cedar taper sawn 18" shingles.

This grant request makes up a portion of Phase II exterior envelope rehabilitation and restorations. The Vineyard Preservation Trust completed Phase I in 2022 including a Wheelchair Lift replacement in the amount of \$92,325 and Structural, Code and Architectural Reviews totalling \$25,043 from our annual operating budget. The total Project will be approximately \$2,000,000. In the coming months we will be pricing the project.

*Please reference the VPT profit & loss statement included.

3. Goals: What are the specific objectives of the proposed Project? Who will benefit and why? How will success be measured?

Our goal is to ensure the Grange is safe, energy-efficient and sound so it will continue to be a gathering place for the Community for another 100 years. Due to use, energy, deferred maintenance and code compliance requirements, the Grange needs major replacement and restoration, including modern safety and energy upgrades. In order to maintain and preserve this landmark building for continual use by the community and local nonprofits, the Vineyard Preservation Trust is seeking funding from the West Tisbury Community Preservation Committee (CPC).

The entire community of the Island will benefit from the roof replacement as it is an essential element in preserving the building for generations to come. All community events will benefit from the rehabilitation and restoration as it will allow for their events to continue to be held at the hall.

We measure the success of this Project by ensuring the building is stabilized and active decay and water infiltration is stopped.

The roof replacement is a key part of the comprehensive building rehabilitation and restoration that the Vineyard Preservation Trust, in partnership with Circuit Arts (Martha's Vineyard Film Festival), will embark on for 2023/2024. The Project includes new safety elements required by new building codes, energy-efficient building systems, structural rehabilitation and restoration, and improvements to the plumbing and electrical systems. Please see a brief outline below of the complete Project.

Project outline:

- **Structural Review - In Progress**

Needs to review existing structural members and connections further:

1. To verify the safety of the current usage.
2. To carry the load of the fire suppression system.
3. To hold any loads associated with maintaining the roofing system and updating the building envelope and HVAC systems.

- **Exterior envelope - Partial CPC Funding**

Exterior stabilization plan. Integral to this Plan is a complete roof replacement, including new insulation under the roof surface. Windows may need to be repaired or replaced with acceptable new units. Insulation upgrades will be considered for the 2nd floor.

- **Fire suppression:**

Per the West Tisbury Building Inspector, the proposed and current active use as a screening room moves the building to Use group A1, which requires a fire suppression system with a storage tank and fire pump.

- **HVAC systems:**

Rehabilitation and restoration to appropriate systems and sizing. The current units are 20+ years old.

- **Architectural**

As-Built and Proposed Plan with details incorporating the findings and recommendations of the PE will need to be created. A plan with the proposed exterior stabilization plan for permitting and review by the West Tisbury Select Board for appropriateness.

4. Community Need: Why is this Project needed? Does it address needs identified in existing Town or regional plans, or by Island or nonprofit organizations, or in community discussions?

The Grange Hall, built by the Martha's Vineyard Agricultural Society, has been the center of agriculture and commerce for the Vineyard and the heart of West Tisbury since its opening in 1859. Today, the building serves the local community as a gathering space. It hosts a diverse range of events for over 100 nonprofit organizations annually as well as for-profits including the Grange Exchange, the World Market, Vineyard Artisans and Antique Emporium.

The Grange Hall and its community use addresses West Tisbury's community development plan by providing a historical space and land that 'maintain existing civic and community functions in the historic village center.'

The 'health' of the Grange is imperative to its role as a venue for many island organizations that depend on the community and financial support they receive from hosting weekly events at Grange Hall. The Grange is a civic monument that enriches our citizens' daily lives and stands as a defining image of the historic town of West Tisbury.

With Circuit Art's tenancy in the Grange Hall, they have gained an invaluable space that enables them to carry diverse cultural experiences throughout the year. These experiences employ local talent, cultivate new voices, and connect with the many experts, celebrities, and artists who visit Martha's Vineyard. Preserving the structure, creating a more energy-efficient building, and maintaining the appearance of the Hall, solidifies the possibility of community-programming capabilities and perpetuates this dependable public experience for the benefit of all island residents and the many visitors to the Island, both now and for years to come.

This Project is consistent with the Community Preservation Committee's goals because it benefits the public that uses the Grange Hall and will have a multi-generational impact. Historic Preservation is a key objective of the committee and this proposal will achieve that goal by allowing safe community use of one of West Tisbury's most important historic structures.

5. Community Support: What is the nature and level of support and/or opposition for this Project? In particular, which Town Boards/Committees/Departments or community organizations have you consulted/collaborated with?

This Project is fully supported by the West Tisbury Historic Committee, neighbors, and the community organizations that depend on and use the Grange. It is duly authorized and has the full support of the Board of Trustees of the Vineyard Preservation Trust, owners of the Grange Hall. In addition, our long-term Tenant Circuit Arts is in full partnership with any restoration and rehabilitation needed to the building.

We work with hundreds of nonprofit and for-profit organizations annually, 95% of these are based on the Island. Collaborations include: Martha's Vineyard Film Festival (Circus Arts), MV Community Services, MV Community Foundation, Harbor Homes, Vineyard Conservation, Island Autism, Island Grown Initiative, Artisans Festival (28 dates), MV Charter School, Antique Emporium (11 dates), and World Market Mondays (12 dates). Other events held at the Grange Hall include weddings, birthday celebrations, dinner parties, memorial receptions, film screenings, auctions, other fundraisers, speaker series, and meetings. These offerings are essential to the character and unity of the community, as has been done since 1859.

The Vineyard Preservation Trust is a private, nonprofit organization that owns and manages 20 of the Island's most recognized landmarks for public use. The Vineyard Preservation Trust has a 48-year track record of acquiring, restoring, and maintaining historic properties.

*Please see three letters of support attached.

6. Budget: What is the total budget for the Project, and how will CPA funds be spent? Provide written estimates and at least two quotes to substantiate proposed costs. Include a two to five year budget, if appropriate. (NOTE: CPA funds may NOT be used for maintenance.)

The total project budget is \$235,000 to complete the full replacement of the red cedar roof. This is for a one time roof replacement. No additional funds will be required for this request.

*Please see attached quotes from Flaherty Brothers and Associated Roofing.

7. Funding: What other funding sources are committed or under consideration? Include commitment letters, and describe other efforts to secure funding for this Project, including jointly from other Island CPC's. Is there any revenue potential for this Project?

The Vineyard Preservation Trust will commit funds from its annual operating budget as necessary in excess of the requested amount to complete the Project. Assuming a significant amount of carpentry repairs and a reasonable project contingency of 15%, we estimate the Trust's contribution to be a minimum of \$50,000 for the roof. In addition, we will be worried about additional grants and soliciting private funding. In 2023 the Vineyard Preservation Trust and Circuit Arts will be embarking on co-fundraising efforts to raise \$2,000,000 of funds needed for the rehabilitation and restoration project.

The Grange barely breaks even each year. Our tenant and partner Circus Arts has received two grants from the MassDevelopment and Mass Cultural Council. Next year, we will apply to the Chilmark CPC committee for a grant to support another part of the Grange Hall Project.

*Please see the 2 Circuit Arts commitment letters included.

8. Timeline: What is the schedule for project implementation? Include timeline for critical elements, expenditures, and receipt of other funds, if any.

Upon funding approval, the Vineyard Preservation Trust will start the exterior stabilization plan by contract with an island-based roofing company to replace the red cedar roof and repair the sidewalls of the Grange Hall. Both companies that have submitted quotes have the licenses and insurance required for work of this nature.

Due to the structural work that may be required and the volume of community use conducted at the Grange Hall from April -November and considering the weather, it would be ideal to commence work in March 2024. The stabilization plan will take place in the Fall of 2023/winter of 2024.

9. Implementation: Who will be responsible for implementing the Project? Who will the project manager be? What relevant experience does the proposed project manager have? Who else will be involved in project implementation and what arrangements have been made with them?

This Project is duly authorized and has the full support of the Board of Trustees of the Vineyard Preservation Trust, owners of the Grange Hall. VPT has a 48-year track record of acquiring, restoring, and maintaining historic properties. Mark Nicotera of Trademark Services will manage this Project, along with Nevette Previd, Executive Director of Vineyard Preservation Trust and VPT's Building and Grounds Committee chair Nancy Carabooland.

10. Maintenance: If ongoing maintenance is required, who will be responsible and how will it be funded? Please include a five year budget and documentation of commitment. CPA funds may NOT be used for maintenance

Vineyard Trust will commit funds from its annual operating budget as necessary to complete the roof project if more than the requested amount is required. This proposal is for a one-time capital improvement. There will be no yearly operating costs or additional costs once the Project is complete. The roofing company will be paid a deposit upon signing of the contract and then the balance upon completion of the Project.

With our proven track record of acquiring, restoring, and maintaining historic properties. ongoing maintenance will be funded by the revenues generated by the VPT properties and events.

11. Further Documentation: Documentation that you have control over the site, such as a 'Purchase and Sale' agreement, option or deed. Provide evidence of long term deed restrictions where required for CPA funding.

*Please refer to copies of the Deed and Preservation Restriction attached.

12. Feasibility Reports: Any feasibility reports, renderings or other relevant studies and material, such as assessor's maps for location, photos, designs, and supporting documents such as historic structural and existing conditions reports.

*Please see attached assessor's maps, photos, MICRIS documents, existing conditions and architectural design renovation reports.

13. Zoning Compliance: Evidence that the Project does not violate any zoning bylaws or other laws or regulations, including environmental and/or a list of permits/approvals needed.

The Vineyard Preservation Trust will seek the following as required:

- Permissions

State Historic Commission

West Tisbury Historic District Commission

- Town permits

West Tisbury Building Inspector

Board of Health

MV Commission

Vineyard Preservation Trust
Profit & Loss
January 1 through October 17, 2022

	<u>GH</u>
Ordinary Income/Expense	
Income	
4850 · Grange Hall Income	
4851 · GH Grounds Rental	900.00
4853 · GH Hall Rental	31,250.00
4858 · Grange Hall Rent (MVFF)	21,000.00
4130 · Generations Picnic Net Income	8,506.00
Total Income	<u>61,656.00</u>
Gross Profit	61,656.00
Expense	
5130 · Consultants	5,000.00
5130 · MVFF Shared Expense	-2,500.00
Total 5130 · Consultants	<u>2,500.00</u>
7100 · Repairs & Maint.	
7170 · GH Repairs & Maintenance (Grange Hall)	
7170-01 · GH - Event Setup	
Cleaning	7,770.00
Set-up	0.00
Tech	0.00
7170 · GH Repairs & Maintenance (Grange Hall) - Other	0.00
Cleaning	360.00
Landscaping	4,722.50
Permits	225.50
Repairs & Maintenance	35,755.27
Security	841.00
Supplies	1,615.09
Trash	1,421.05
7170 · MVFF Shared Expense	-3,044.13
Total 7100 · Repairs & Maint.	<u>49,666.28</u>
7200 · Utilities	
7270 · GH Utilities	
Propane	1,634.40
Electricity	3,911.13
MVFF Shared Expense	-1,755.00
	<u>3,790.53</u>
7300 · Capital Projects	
7370 · Grange Hall Capital Project	
Associated Elevator (Lift)	92,325.00
HVAC	6,794.69
Labor - Ron Gamba (Lift)	1,970.88
Materials & Supplies (Lift)	1,405.97
MVFF Shared Expense	-51,224.25
Total 7300 · Capital Projects	<u>51,272.29</u>
8400 · Architecture & Engineering	
Music St. Architects	20,438.00
South Mountain Company	4,600.00
MVFF Shared Expense	-12,519.00
Total 8400 · Architecture & Engineering	<u>12,519.00</u>
Total Expense	119,748.10
Net Profit/Loss	(58,092.10)

Grange Hall Roof Project 10 18 2022



Town of West Tisbury

West Tisbury, MA 02575

Sean Conley, Chair
West Tisbury Historic District Commission
October 17, 2022

Nevette Previd, Executive Director
Vineyard Preservation Trust

Dear Nevette,

The Historic District Commission strongly supports the application of the Preservation Trust for CPC funding in the amount sought to be used for a new wood shingled roof for the Grange Hall.

Historic preservation is expensive. The Preservation Trust owns three of the six most important properties in the District, and has maintained these three properties meticulously.

While the Historic District Commission is only responsible for making sure the physical character of the exterior remains historically appropriate, we also note that these three properties are particularly important not only because they have remained exactly as they were since they were built, in every detail, but also because they have continued to define the character of West Tisbury Center by remaining places where the community is warmly invited to gather and celebrate the life of a small island town in all its traditional ways.

We urge the CDC to support your application. Thank you for all you do for West Tisbury.

Sincerely,

Sean Conley, Chair
West Tisbury Historic District Commission

And members
Nancy Dole
Anne Fisher
Charles Kernick
Joshua Gothard
Mark Mazer
Carol Sarason

Board of Selectmen
Conservation Commission
Board of Health
Town Clerk

P. O. Box 278 508-696-0102
P. O. Box 278 508-696-6404
P. O. Box 278 508-696-0105
P. O. Box 278 508-696-0148

Planning Board
Treasurer
Board of Assessors
Town Accountant

P. O. Box 278 508-696-0149
P. O. Box 278 508-696-0108
P. O. Box 264 508-696-0101
P. O. Box 278 508-696-0106

Fax-508-696-0103

Grange Hall Roof Project

10 18 2022



THE NEW UMBRELLA ORGANIZATION OF
THE MARTHA'S VINEYARD CINEMA CIRCUIT DRIVE-IN
FILM FESTIVAL CIRCUS FILMS AT THE YMCA

Mission

We build community through meaningful and inclusive experiences related to film and the arts on Martha's Vineyard: year-round, all-Island.

President

Jim Warner

Board of Directors

Mark Cronin
Anne Evasick
Geraldyn Dreyfous
Patricia Favreau
Cheryl Finley
Henry Louis Gates, Jr.
Jeffrey Kusama-Hinte
Jasmine McGlade

Advisory Board

Scott Frank
Nina Fialkow
Matthew Heineman
Arleen McGlade
Dawn Porter
Tobias Vanderhoop
Monina von Opel
Marilyn Vukota
Natasha Bacigalupo Ziff

PO BOX 592
Chilmark, MA 02535
(508) 645-9599
www.tmvff.org

MVFF is a 501(c)(3)
tax-exempt organization.

September 21, 2022

To the West Tisbury Community Preservation Committee,

I am writing to support of the Vineyard Preservation Trust and their request for funding to replace the roof at the Grange Hall. As a tenant of the theater upstairs at the historic hall, I can attest firsthand the need for work on the roof. It has been badly in need of repair and continued to degrade over the summer.

An essential part of Vineyard Preservation Trust's mission is to maintain historic properties and keep them a vibrant part of community life. This work has been exemplified at the Grange Hall since they acquired the property. They helped rescue the building from disrepair and have continued its rich history of community use.

After their purchase of the property and its subsequent renovations in the 1990s, I was able to perform on the stage, watch films there regularly, and attend many community events. I feel honored to be part of the that legacy, these many years later, by producing film and arts events at the hall.

I sincerely hope the Community Preservation Committee will support the Vineyard Preservation Trust in their efforts to replace the roof of the Grange Hall, so that the community can enjoy the building for another 160 years.

Thank you for your consideration.

Sincerely,

Brian Ditchfield
Executive Director
Circuit Arts / The Martha's Vineyard Film Festival

Grange Hall Roof Project

10 18 2022

**Susan H. Wasserman
P.O. Box 3069
West Tisbury, MA 02575**

(508) 693-3671
manitou@zyphris.com

October 18, 2022

Community Preservation Committee
Town of West Tisbury
P.O. Box 278
West Tisbury, MA 02575

Dear Committee Members,

I'm writing in support of the request for \$235,000 made by the Vineyard Preservation Trust to help fund the replacement roof needed for the Grange.

I think there are several compelling reasons to support this request.

The West Tisbury town center is the heart of our community. The Grange is one of the five or six most significant historic structures, and one of the most prominent, in that center. Your committee has recognized the importance of these buildings, in the past, by allocating CPA funds for the Congregational Church, the Town Hall and the old Mill.

As someone who lives in and repairs an 1863 house, I know first-hand the cost of re-creating materials and workmanship from by-gone eras. Old buildings are expensive. The Historic District Commission has requested a wood shingle roof for the Grange Hall replacement. [My builder just bought wood shingles last week for \$180/square foot. To compare, asphalt roof shingles currently sell for \$100/a square. How do I know? This fall, I am replacing a quarter of my roof.] The Trust is committed to maintaining the current exterior appearance of the Grange. I think it's important to support these efforts. The requested CPA funding is only a small portion of both the roof and other necessary maintenance projects. The bulk of the cost of this building is being borne by the Trust.

Our property abuts two sides of the Grange lot. Over the years, they have quickly and positively addressed any concerns we have had. They have worked collaboratively with the Music Street neighborhood both in maintaining the grounds of the old library and the Grange as well as consulting us on the uses and renters of their properties. The Trust is a good neighbor.

In addition to the above, the Grange is used by a wide range of community and non-profit groups, many based in West Tisbury. There is a dearth of meeting spaces and community gathering spots. This building serves a critical function in knitting together the vital fabric of our community.

Thank you for considering their request.

Sincerely,

A handwritten signature in cursive script that reads "Susan Wasserman". The signature is written in black ink and has a long, sweeping horizontal line extending to the right.

Susan Wasserman

FLAHERTY BROTHERS

Roofing & Siding Martha's Vineyard For Over 30 Years

PROPOSAL

508-726-2912

flahertybro@comcast.net

PO Box 2508

Oak Bluffs, MA 02557

Nevette Previd
Preservation Trust
99 Main Street
Edgartown, MA 02539

Date: September 13, 2022

Project Description: West Tisbury Grange Hall, MA Taper Sawn Red Cedar Roofing

Nevette,

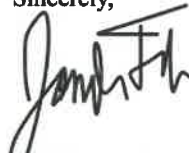
I am pleased to present this proposal to you for the Grange Hall Roofing Project in West Tisbury, Massachusetts. Flaherty Brothers will conduct the following tasks:

- Remove and dispose of existing shingles;
- install Grace ice and water shield on first three feet of roofs edge;
- install synthetic underlayment on 100% of roof;
- install red cedar taper sawn 18" shingles;
- all hips and ridge cap shingles will be woven red cedar shingles;
- all nails on this project will be 3/16 stainless steel ring shank nails;
- clean the project site regularly of roofing debris and finally upon demobilization.

The estimate for this project is \$235,000. A deposit of 50% of the estimate prior to the commencement of work is required. Flaherty Brothers requires the deposit be received 10 days prior to the start of work. The remaining 50% of the estimate is due 10 days after the completion of work.

Any questions please do no hesitate to contact me.

Sincerely,



Jonathan Flaherty

Description	Quantity	Unit Price	Cost
West Tisbury Grange Hall	1	\$235,000	\$235,000
		Subtotal	\$235,000
		Total	\$235,000



Agreement

Prepared for:

Nevette Previd
1065 State Road
West Tisbury, Massachusetts 02575
5086274440 / nevette@mvpreservation.org



21 Arnold St
Braintree, Massachusetts 02184
98770



Associate Roofing Inc
21 Arnold St
Braintree, Massachusetts 02184
Phone: 781-848-4222

Date	Agreement
09/06/2022	41123

Sales Rep
Mike Lynch
Email: mike@associateroofing.com

Agreement

Nevette Previd
1065 State Road
West Tisbury, Massachusetts 02575
5086274440 / nevette@mvpreservation.org

Included

Product



Cedar Roofing Scope of Work

We appreciate the opportunity to quote you on your cedar shingle roof replacement to include all labor, equipment and material as follows:

- Properly protect property and grounds during construction.
- Strip entire roof and legally dispose of all existing shingles and related flashings.
- Provide all the necessary permits and insurance certificates to perform work legally.
- Property owner(s) must contact the power company to protect electrical service wire coming into the home per OSHA safety requirements.
- Re-nail and inspect all sheathing to assure sound nailing surface prior to new roof installation.
- All roofing work done will be in strict adherence to Massachusetts builders code.
- Magnetic broom grounds upon completion.
- Property owner(s) must cover their own valuables in the attic for best protection.



Cedar Roofing Specification

The application of the cedar shingle roof will strictly follow in accordance to detail of Cedar Shake & Shingle Bureau.

Grange Hall Roof Project

10 18 2022



Cedar Roofing Western Red Cedar #1 Premium Grade 5/8" Thick Tapersawn Shingle

Provide and install blue labeled Certi-Sawn Western Red Cedar Tapersawn shingles at 5.5" exposure to weather to increase the roof systems longevity as well as to prevent shingles from "cupping".

The Cedar Shake and Shingle Bureau recommends no more than 7.5" to weather - making our exposure application stronger. Certi-Sawn Tapersawn Shakes are sawn on both sides. Used on both roofs and sidewalls for a semi-textured look with a stronger shadowline than a shingle. Premium and Num Premium Grade is 100% edge grain, 100% clear and 100% heartwood. Number 1 Grade allows up to 20% flat grain in each bundle



Cedar Roofing Ice and Water Shield WinterGuard®

Provide and install WinterGuard Ice & Water shield per Massachusetts builders code: 6 feet on all eaves, 18 inches on all rakes and flashing areas.

Note: 100% coverage on lower sloped roofs as required due to low slope.

WinterGuard® waterproofing shingle underlayment is the solution for winning the battle against water penetration in your roof's most vulnerable places. WinterGuard is a composite material of asphalt polymers, formed into a rolled sheet. The asphalt makes it vapor-tight, and the polymers make the asphalt elastic and sticky. This protective barrier is able to stretch and seal around nails driven through it.



Cedar Roofing Underlayment GAF Deck-Armor Premium Breathable Underlayment

Provide and install Deck-Armor breathable underlayment on all roof surfaces to protect substrate as advised by Cedar Shake & Shingle Bureau. (Note: CSSB technical bulletin prohibits non-permeable underlayment over the entire roof deck.)

A premium, breathable, UV-stabilized polypropylene underlayment that helps protect your home against wind-driven rain infiltration and trapped moisture. Deck-Armor at least 600% stronger in tear strength than the standard #30 felt paper. The breathable technology allows moisture that can cause mildew, mold, and expensive structural damage to exhaust away from the roof deck while protecting rainwater from seeping inward.



Cedar Roofing Underlayment Benjamin Obdyke Cedar Breather® Ventilated Underlayment

Provide and install Cedar Breather® over the entire the roof deck.

Cedar Breather® protects the beauty and life of wood roofing by providing a space for continuous airflow between the solid roof deck and shingles or shakes. Cedar Breather works by a patented three dimensional mesh design that is easy to apply on roof decks and eliminates the need for furring strips. Roof deck ventilation for wood roofing eliminates excess moisture, prevents thermal cupping and warping, and reduces potential rotting. The Cedar Shake and Shingle Bureau requires application of cedar breather.

**Cedar Roofing Hips/Ridges Laced Hips and Ridges (Tapersawn)**

Lace all hips and ridges with pre-assembled cedar shingles.

**Cedar Roofing Metal Flashing 16-oz Freedom Gray Vent Pipe**

Custom fabricate 16-oz. Freedom Gray Vent Pipes and install at all existing pipe penetrations on the roof.

**Cedar Roofing Metal Flashing 16-oz. Freedom Gray Step Flashing**

Custom fabricate and install 16-oz. freedom gray step flashings and install at all required locations.

Headwall Flashing

Shop fabricate and install 16-oz Freedom Gray headwall flashing at all required areas.

**Cedar Roofing Fasteners 1-3/4" Stainless Steel Ring Shank Nails**

All fasteners to be stainless steel ring shank nails for maximized nail lifespan as recommended by CSSB.

Permits Residential Permit

Associate Roofing Inc to carry costs of required building permits.

Associate Roofing Contract Language Note:

- Replace defective plywood if needed for an additional cost of \$8.00 per square foot area or \$7.00 per linear foot of spruce.
- Any additional work required that is not included in the contract will be billed at \$85.00 per man hour for roof technician and \$125.00 per man hour for supervisor plus materials as 20% markup.

Cedar Roofing Valid for 10 days

Due to the the coronavirus global pandemic, building materials industry-wide are experiencing high volatility. This price quoted on this agreement are valid for 10 days from the date on this quotation.

Customer Information

Nevette Previd	5086278088	Date: 09/06/2022
1065 State Road	5083306753	Rep: Mike Lynch
West Tisbury, Massachusetts 02575	5086274440	
	nevette@mvpreservation.org	

Total Order

Total Contract Amount	\$349,000.00
-----------------------	--------------

Payment Schedule

1/3 Deposit due upon acceptance. (33%)	\$115,170.00
1/3 2nd Payment due upon start of project. (33%)	\$115,170.00
Balance due upon completion. (34%)	\$118,660.00

Homeowner 1 Signature	Homeowner 1 Name	Date
-----------------------	------------------	------

Homeowner 2 Signature	Homeowner 2 Name	Date
-----------------------	------------------	------

Associate Roofing Inc Representative	Date
--------------------------------------	------

Please click on Green "DONE" button when finished signing. The button is on the TOP RIGHT.



99 High Street
Boston, MA 02110

June 22, 2022

Main: 617-330-2000
Fax: 617-330-2001

massdevelopment.com

Brian Ditchfield
Executive & Artistic Director
Sea the World Productions, Inc.
9 State Road
Aquinnah, MA 02535-1435

Dear Mr. Ditchfield:

Congratulations! I am pleased to inform you that the Sea the World Productions, Inc. request for a Systems Replacement Plan Grant (“Grant”) from the Cultural Facilities Fund (“Fund”) has been approved in the amount of \$7,000 subject to the requirements in the attached Process Memorandum and Grant Agreement. The project for which the Grant has been approved is for a systems replacement plan.

Charles D. Baker
Governor

MassDevelopment and our partner in this program, Mass Cultural Council, recognize the significant contributions that cultural facilities such as yours provide to the Massachusetts economy. We are confident that this grant will benefit not only your organization, but the Commonwealth as a whole. Thank you for your commitment and perseverance.

Karyn E. Polito
Lieutenant Governor

Mike Kennealy
Secretary of Housing &
Economic Development
Chairman

MassDevelopment helps to build the communities of the Commonwealth by stimulating economic development. We recognize the importance of working closely with cultural institutions and municipalities throughout the Commonwealth and are delighted that the Cultural Facilities Fund expands our opportunities to provide financial assistance to worthwhile projects such as yours.

Dan Rivera
President and CEO

If you have any questions, comments, or concerns, please contact Lillian Muñoz, by phone at 617-330-2066 or email at LMuñoz@MassDevelopment.com.

Sincerely,

Daniel Rivera
President & CEO
MassDevelopment

Enclosures: Process Memorandum
Sample SRP Grant Agreement

cc: Jay Paget, Program Director, Mass Cultural Council
Lillian Muñoz, Cultural Facilities Fund Portfolio Manager, MassDevelopment

Grange Hall Roof Project

10 18 2022



99 High Street
Boston, MA 02110

June 22, 2022

Main: 617-330-2000
Fax: 617-330-2001

massdevelopment.com

Brian Ditchfield
Executive & Artistic Director
Sea the World Productions, Inc.
9 State Road
Aquinnah, MA 02535-1435

Dear Mr. Ditchfield:

Congratulations! I am pleased to inform you that the Sea the World Productions, Inc. request for a Capital Grant ("Grant") from the Cultural Facilities Fund ("Fund") has been approved in the amount of \$200,000 subject to the requirements in the attached Process Memorandum and Grant Agreement. The project for which the Grant has been approved is for an elevator, HVAC, roofing, and other repairs to the second floor of the historic Grange Hall, which will host film screenings, music, theater, storytelling, and dance.

Charles D. Baker
Governor

MassDevelopment and our partner in this program, Mass Cultural Council, recognize the significant contributions that cultural facilities such as yours provide to the Massachusetts economy. We are confident that this grant will benefit not only your organization, but the Commonwealth as a whole. Thank you for your commitment and perseverance.

Karyn E. Polito
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Mike Kennealy
Secretary of Housing &
Economic Development
Chairman

If you have any questions, comments, or concerns, please contact Lillian Muñoz, by phone at 617-330-2066 or email at LMunoz@MassDevelopment.com.

Dan Rivera
President and CEO

Sincerely,


Daniel Rivera
President & CEO
MassDevelopment

Enclosures: Process Memorandum
Sample Capital Grant Agreement

cc: Jay Paget, Program Director, Mass Cultural Council
Lillian Muñoz, Cultural Facilities Fund Portfolio Manager, MassDevelopment

Grange Hall Roof Project

10 18 2022

Dukes - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 5/31/2022 2:58:28 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
667	DEED		00693/565	01/31/1997	300000.00
Property-Street Address and/or Description					
1067 STATE ROAD					
Grantors					
WEST TISBURY TOWN					
Grantees					
MARTHAS VINEYARD PRESERVATION TRUST INC					
References-Book/Pg Description Recorded Year					
00708/674 EASE 1997, 00710/381 DECIS 1997, 00827/649 EASE 2001					
Registered Land Certificate(s)-Cert# Book/Pg					

Grange Hall Roof Project

10/18/2022

24

Decision
7/10/381

Emnt
208/674

0030565

Emnt
827/649

THE TOWN OF WEST TISBURY, a Massachusetts municipal corporation with a mailing address at

~~incorporation duly established under the laws of and having its main place of business at~~

~~XXX~~ P.O. Box 278, West Tisbury, Dukes County, Massachusetts, in consideration of

THREE HUNDRED THOUSAND AND 00/100 (\$300,000.00) DOLLARS

grants to MARTHA'S VINEYARD PRESERVATION TRUST, INC.

of P.O. Box 5277, Edgartown, MA 02539

with quitclaim covenants

The land with the improvements thereon in West Tisbury, County of Dukes County, Massachusetts, more particularly bounded and described as follows:

PARCEL ONE:

Beginning at the South Westerly corner of said tract on a line with the Southerly face of the Dwelling House now or formerly of Henry Chase and by the road leading to the Dukes County Academy and by the Dwelling House now or formerly of said Hannah Look to Chilmark, and running thence northerly by said road one hundred and ninety one and a half feet to the South Westerly corner of the Dukes County Academy lot; thence Westerly by said lot and by land now or formerly of George A. Smith and land now or formerly of David Nickerson five hundred and fifty nine feet; thence Southerly by land now or formerly of Charles Look and now or formerly of John Look, one hundred and eighty eight feet; thence Easterly by said Hannah's land, six hundred feet in a straight line to the first mentioned bound, containing two and a half acres and one sixth of a rod with all the privileges and appurtenances thereunto belonging. Except the fence thereon being which Hannah Look reserved for herself, and also provided that neither she or her heirs shall at any time hereafter be compelled to make or maintain a division fence or any part thereof between said tract and her land now thereunto adjoining.

PARCEL TWO:

Beginning at a cement bound set N 64° 40' 30" W one hundred fifty-five and 68/100 (155.68) feet and N 65° 43' 55" W one hundred fifty-eight and 28/100 (158.28) feet from the westerly side of the Massachusetts State Highway (South Road so called) at the easterly corner of land now or formerly of Carl E. Magnuson et ux;

thence N 65° 43' 55" W by land now or formerly of Joseph Campbell two hundred sixty and 56/100 (260.56) feet to a cement bound at land now or formerly of Milton Mazer, et ux;

thence N 26° 38' 05" E by land of said Mazer one hundred sixty-seven and 82/100 (167.82) feet to a cement bound at land now or formerly of the Martha's Vineyard Agricultural Society;

thence S 65° 26' 25" E by land now or formerly of the Martha's Vineyard Agricultural Society, two hundred sixty and 56/100 (260.56) feet to a cement bound at other land now or formerly of Florence deLeslie Rhodes and Olga deLeslie Leigh;

thence S 26° 39' 05" W by land now or formerly of Florence deLeslie Rhodes and Olga deLeslie Leigh one hundred sixty-six and 49/100 (166.49) feet to the cement bound at the point or place of beginning.

1067 State Road
West Tisbury, MA 02575

MARTHA'S VINEYARD LAND BANK FEE

PAID: \$ _____
 EXEMPT. \$ 0
2053 1/31/92 MS
DATE CERTIFICATION

Grange Hall Roof Project

to 1st 2022

00693PG566

Containing 1.00 Acre plus or minus.

The premises are conveyed subject to the following restrictions and reservations which shall be binding on Grantee, its successors or assigns:

- a. No permanent buildings or structures of any kind shall be erected on the premises;
- b. No structural or non-structural alterations or additions (collectively, the "Alterations") shall be made to the existing buildings on the premises, except such as are (i) required to be made under applicable federal, state or local laws, rules, regulations or codes, or (ii) required to be made in connection with the ordinary maintenance and repair of said existing buildings, or (iii) approved in writing by the Board of Selectmen of the Town of West Tisbury (the "Board") as being in keeping with the architectural style and aesthetic appearance of the existing buildings and as being consistent with the permitted uses of said buildings. All requests for approval of Alterations shall be made in writing to the Board and shall be deemed approved if approval is not given or withheld in writing by the Board within ninety (90) days of the date on which such approval is requested. All requests for approval of Alterations and responses to such requests shall be made in writing and delivered by hand or sent by certified mail, return receipt requested, addressed to the respective party at their address above, or to such other address as said party may, from time to time, designate in writing to the other party. All written requests for approval of Alterations and written responses to such requests shall be deemed given when delivered, if delivered by hand, or when mailed, if sent by certified mail.
- c. The premises shall be used only for the following: public gatherings, organized youth activities, film showings, theatrical performances, lectures, fraternal meetings, panel discussions, concerts, weddings and wedding receptions, dinners, expositions and displays by non-profit and for profit organizations and other groups, and for other activities that have been historically conducted on a consistent basis on or from the premises.
- d. The Grantor reserves the right to use the premises from time to time for any event or program sponsored by the Town of West Tisbury, Massachusetts, in keeping with the permitted uses hereunder, at no charge to the Grantor. Grantee agrees to coordinate the scheduling of events or programs at the premises to facilitate Grantor's needs, provided that such needs do not conflict with contracts previously consummated with others for other events or programs.
- e. The Grantor reserves the right to use the restroom at the exterior of the building on the premises as a public restroom, to be open for public use during normal business hours, except as otherwise reasonably agreed upon between the Grantor and the Grantee. The Grantor shall be responsible for the reasonable costs of cleaning and supplying said restroom during the hours it is open for public use.
- f. The Grantor reserves the right and easement to enter the premises to install a sewage treatment and disposal system thereon for its exclusive use and suitable to service the West Tisbury Town Hall, if, as and when the West Tisbury Board of Health determines that the current sewage treatment and disposal system servicing the West Tisbury Town Hall must be replaced to comply with Title V of the Massachusetts Environmental Code, 310 CMR 15.000 standards, as they may be amended, or any applicable local, state or federal laws, by-laws, rules or regulations, and provided that it proves infeasible to install such system on Town property at reasonable cost.

Grange Hall Roof Project

10 18 2022

#0991567

- g. The well on the premises, together with all water pipes, fittings, and other appurtenant apparatus, equipment and fixtures associated therewith shall be and remain the property of the Grantor. Grantor, for itself, its agents, representatives and employees, hereby reserves an easement over the premises to gain access to the well as necessary to repair, maintain or replace it. The Grantee shall not conduct or permit any activity on the premises which will foreseeably impact on the potability of the water produced by the well under all applicable local, state, and federal standards. The Grantee shall be permitted to continue to use the well together with the Grantor, provided that the Grantee's use has no adverse impact on Grantor's use thereof.
- h. The cost of repair, maintenance, and capital improvements in or to the public restroom and the well shall be shared equally by Grantee and Grantor.
- i. Grantor hereby reserves the right to purchase from Grantee, its successors or assigns, for consideration of One Dollar (\$1.00), such portion of the premises surrounding the well, and such portion of the premises as will be used for leaching fields, holding tanks, or other components of a replacement sewage treatment and disposal system (see (f) above) in the event such ownership becomes necessary on account of any applicable local, state or federal law, by-law, rule or regulation. In the event that Grantor exercises its rights under this paragraph, Grantor shall grant to Grantee an easement to pass over and use the surface area of such portions of the premises.
- j. With respect to the rights reserved by Grantor in paragraphs (f), (g) and (i) above:
- (i) Grantor shall return the site to a condition substantially similar to the condition it was in before Grantor caused to have any work completed or equipment installed by Grantor, except that Grantor shall have no obligation to replace trees or vegetation cut to facilitate such improvement to the premises;
 - (ii) Grantor shall use best efforts to mitigate any nuisances arising out of the use of the well or the installation of a sewage treatment and disposal system on the premises;
 - (iii) Grantor agrees to indemnify Grantee for all costs and expenses resulting from claims or liabilities incurred by Grantee as a result of, or during the course of, such improvement being made to the premises;
 - (iv) Grantor will, except in the case of an emergency, request the Grantee's approval (said approval not to be unreasonably withheld or delayed) to enter the premises to cause such improvements to be made, and will not unreasonably interfere with the Grantor's activities on the premises; and
 - (v) The premises shall be used by Grantor for the exclusive purposes set forth herein, and no other purposes. In the event that Grantor abandons such use or uses of the premises, the Grantor shall transfer title to the portion of the premises previously utilized for the use which has been abandoned to Grantee for consideration of One Dollar (\$1.00).

For title, see deed of conveyance of Martha's Vineyard Agricultural Society to the Town of West Tisbury dated November 23, 1993 and recorded in the Dukes County Registry of Deeds in Book 621, Page 178.

2/16/97/jm/et/da

Grange Hall Roof Project

10 18 2022


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06930568

In witness whereof the said TOWN OF WEST TISBURY

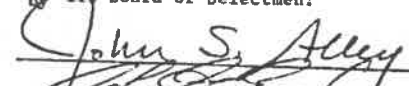
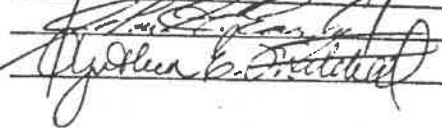
has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by John Early, John Alley, and Cynthia Mitchell its Selectmen hereto duly authorized, this 31st day of January in the year one thousand nine hundred and ninety-seven.

Signed and sealed in presence of



THE TOWN OF WEST TISBURY

by Its Board of Selectmen:

006930569

The Commonwealth of Massachusetts

Dukes County

ss.

January 31 19 97

Then personally appeared the above named John Early, John Alley, and Cynthia Mitchell, Selectmen of the Town of West Tisbury

and acknowledged the foregoing instrument to be the free act and deed of the Town of West Tisbury

before me

[Handwritten Signature]

Notary Public
Justice of the Peace

My commission expires

6/24/1997

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED.)

CHAPTER 183, SECTION 11, GENERAL LAWS

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

Edgartown, Mass. January 31 1997
at 1 o'clock and 30 minutes P M
received and entered with Dukes County Deeds
book 1093 page 505

Attest: Deanne E. Powers Register

69376570

PRESERVATION RESTRICTION AGREEMENT
between the COMMONWEALTH OF MASSACHUSETTS
by and through the MASSACHUSETTS HISTORICAL COMMISSION
and MARTHA'S VINEYARD PRESERVATION TRUST, INC.

The parties to this Agreement are the Commonwealth of Massachusetts, by and through the Massachusetts Historical Commission located at the Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, Massachusetts, hereinafter referred to as the Commission, and the Martha's Vineyard Preservation Trust, Inc., located at 99 Main Street, Edgartown, Massachusetts, hereinafter referred to as the Grantor.

WHEREAS, the Grantor is the owner in fee simple of certain real property with improvements known as the Agricultural Hall (Martha's Vineyard Agricultural Society), located at 1067 State Road, West Tisbury, Massachusetts, thereon as described in a deed dated January 31, 1997 from The Town of West Tisbury to Martha's Vineyard Preservation Trust, Inc. recorded ~~with~~ therewith at the Dukes County Registry, Book 643, Page 565 and of Deeds which is located at Edgartown, Massachusetts, hereinafter referred to as the Premises.

WHEREAS, the Grantor wishes to impose certain restrictions, obligations and duties upon it as the owner of the Premises and on the successors to its right, title and interest therein, with respect to maintenance, protection, and preservation of the Premises in order to protect the architectural, archaeological and historical integrity thereof; and

WHEREAS, the preservation of the Premises is important to the public for the enjoyment and appreciation of its architectural, archaeological and historical heritage and will serve the public interest in a manner consistent with the purposes of M.G.L. chapter 184, section 32, hereinafter referred to as the Act; and

WHEREAS, the Commission is a government body organized under the laws of the Commonwealth of Massachusetts and is authorized to accept these preservation restrictions under the Act;

NOW, THEREFORE, for good and valuable consideration, the Grantor conveys to the Commission the following preservation restrictions which shall apply in perpetuity to the Premises.

Orange Hall Roof Project 10 18 2022

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6937571

page 2

These preservation restrictions are set forth so as to ensure the preservation of those characteristics which contribute to the architectural, archaeological and historical integrity of the Premises which have been listed on the National and/or State Registers of Historic Places, under applicable state and federal legislation.

Characteristics which contribute to the architectural, archaeological and historical integrity of the Premises include, but are not limited to, the artifacts, features, materials, appearance, and workmanship of the Premises, including those characteristics which originally qualified the Premises for listing in the National and/or State Registers of Historic Places.

The terms of the Preservation Restriction are as follows:

1. Maintenance of Premises: The Grantor agrees to assume the total cost of continued maintenance, repair and administration of the Premises so as to preserve the characteristics which contribute to the architectural, archaeological and historical integrity of the Premises in a manner satisfactory to the Commission according to the Secretary of the Interior's "Standards for the Treatment of Historic Properties." The Grantor may seek financial assistance from any source available to it. The Commission does not assume any obligation for maintaining, repairing or administering the Premises.
2. Inspection: The Grantor agrees that the Commission may inspect the Premises from time to time upon reasonable notice to determine whether the Grantor is in compliance with the terms of this Agreement.
3. Alterations: The Grantor agrees that no alterations shall be made to the Premises, including the alteration of any interior, unless (a) clearly of minor nature and not affecting the characteristics which contribute to the architectural, archaeological or historical integrity of the Premises, or (b) the Commission has previously determined that it will not impair such characteristics after reviewing plans and specifications submitted by the Grantor, or (c) required by casualty or other emergency promptly reported to the Commission. Ordinary maintenance and repair of the Premises may be made without the written permission of the Commission. For purposes of this section, interpretation of what constitutes

Grange Hall Roof Project

10 18 2022

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693PG572

page 3

alterations of a minor nature and ordinary maintenance and repair is governed by the Restriction Guidelines which are attached to this Agreement and hereby incorporated by reference.

4. Assignment: The Commission may assign this Agreement to another governmental body or to any charitable corporation or trust among the purposes of which is the maintenance and preservation of historic properties only in the event that the Commission should cease to function in its present capacity.

5. Validity and Severability: The invalidity of M.G.L. c. 184 or any part thereof shall not affect the validity and enforceability of this Agreement according to its terms. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.

6. Recording: The Grantor agrees to record this Agreement with the appropriate Registry of Deeds and file a copy of such recorded instrument with the Commission.

7. Other Provisions:

Grange Hall Roof Project

10 18 2022

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169376573

page 4

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 31st day of January, 1997.

MARTHA'S VINEYARD PRESERVATION TRUST, INC.

By:

S. Christopher Scott

S. Christopher Scott
Executive Director

Peter B. Van Tassel

Peter B. Van Tassel
Secretary

COMMONWEALTH OF MASSACHUSETTS

Dukes County

Jan 31, 1997

Then personally appeared the above named S. Christopher Scott, Executive Director and Peter B. Van Tassel, Secretary and acknowledged the foregoing instrument to be the free act and deed of the, before ~~xxx~~ the Martha's Vineyard Preservation Trust, Inc., before me.

Jennifer A. Cambria
Notary Public
My Commission Expires 2/15/2002



Grange Hall Roof Project

LO 18 2022

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KG93PL574

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APPROVAL BY THE MASSACHUSETTS HISTORICAL COMMISSION

The undersigned hereby certifies that the foregoing preservation restrictions have been approved pursuant to Massachusetts General Laws, Chapter 184, section 32.

MASSACHUSETTS HISTORICAL COMMISSION

By Judith B. McDonough
Judith B. McDonough
Executive Director
Massachusetts Historical Commission

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss. December 19, 1996

Then personally appeared the above named Judith B. McDonough and acknowledged the foregoing instrument to be the free act and deed of the Massachusetts Historical Commission, before me,

Elsa N. Fitzgerald
Notary Public
My Commission Expires 10-9-2003



Grange Hall Roof Project

10 18 2022

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RESTRICTION GUIDELINES

The purpose of the Restriction Guidelines is to clarify paragraph three of the terms of the preservation restriction which deals with alterations to the premises. Under this section permission from the Massachusetts Historical Commission is required for any major alteration. Alterations of a minor nature which are part of ordinary maintenance and repair do not require MHC review.

In an effort to explain what constitutes a minor alteration and what constitutes a major change which must be reviewed by the MHC, the following list has been developed. By no means is this list comprehensive: it is only a sampling of some of the more common alterations which may be contemplated by building owners.

PAINT

Minor - Exterior or interior hand scraping and repainting of non-decorative and non-significant surfaces as part of periodic maintenance.

Major - Painting or fully stripping decorative surfaces or distinctive stylistic features including murals, stenciling, wallpaper, ornamental woodwork, stans, decorative or significant original plaster.

WINDOWS AND DOORS

Minor - Regular maintenance including caulking, painting and necessary reglazing. Repair or in-kind replacement of existing individual decayed window parts.

Major - Wholesale replacement of units; change in fenestration or materials; alteration of profile or setback of windows. The addition of storm windows is also considered a major change, however, with notification it is commonly acceptable.

EXTERIOR

Minor - Spot repair of existing cladding and roofing including in-kind replacement of clapboards, shingles, slates, etc.

Major - Large scale repair or replacement of cladding or roofing. Change involving inappropriate removal or addition of materials or building elements (i.e. removal of chimneys or cornice detailing; installation of architectural detail which does not have a historical basis); altering or demolishing building additions; spot repointing of masonry. Structural stabilization of the property is also considered a major alteration.

LANDSCAPE/OUTBUILDINGS

Minor - Routine maintenance of outbuildings and landscape including lawn mowing, pruning, planting, painting, and repair.

Major - Moving or subdividing buildings or property; altering of property; altering or removing significant landscape features such as gardens, vistas, walks, plantings; ground disturbance affecting archaeological resources.

WALLS/PARTITIONS

Minor - Making fully reversible changes (i.e. sealing off doors in situ, leaving doors and door openings fully exposed) to the spatial arrangement of a non-significant portion of the building.

Major - Creating new openings in walls or permanently sealing off existing openings; adding permanent partitions which obscure significant original room arrangement; demolishing existing walls; removing or altering stylistic features; altering primary staircases.

K69370576

page 7

HEATING/AIR CONDITIONING/ELECTRICAL/PLUMBING SYSTEMS

Minor - Repair of existing systems.

Major - Installing or upgrading systems which will result in major appearance changes (i.e. dropped ceilings, disfigured walls or floors, exposed wiring, ducts, and piping); the removal of substantial quantities of original plaster or other materials in the course of construction.

Changes classified as major alterations are not necessarily unacceptable. Under the preservation restriction such changes must be reviewed by the MHC and their impact on the historic integrity of the premise assessed.

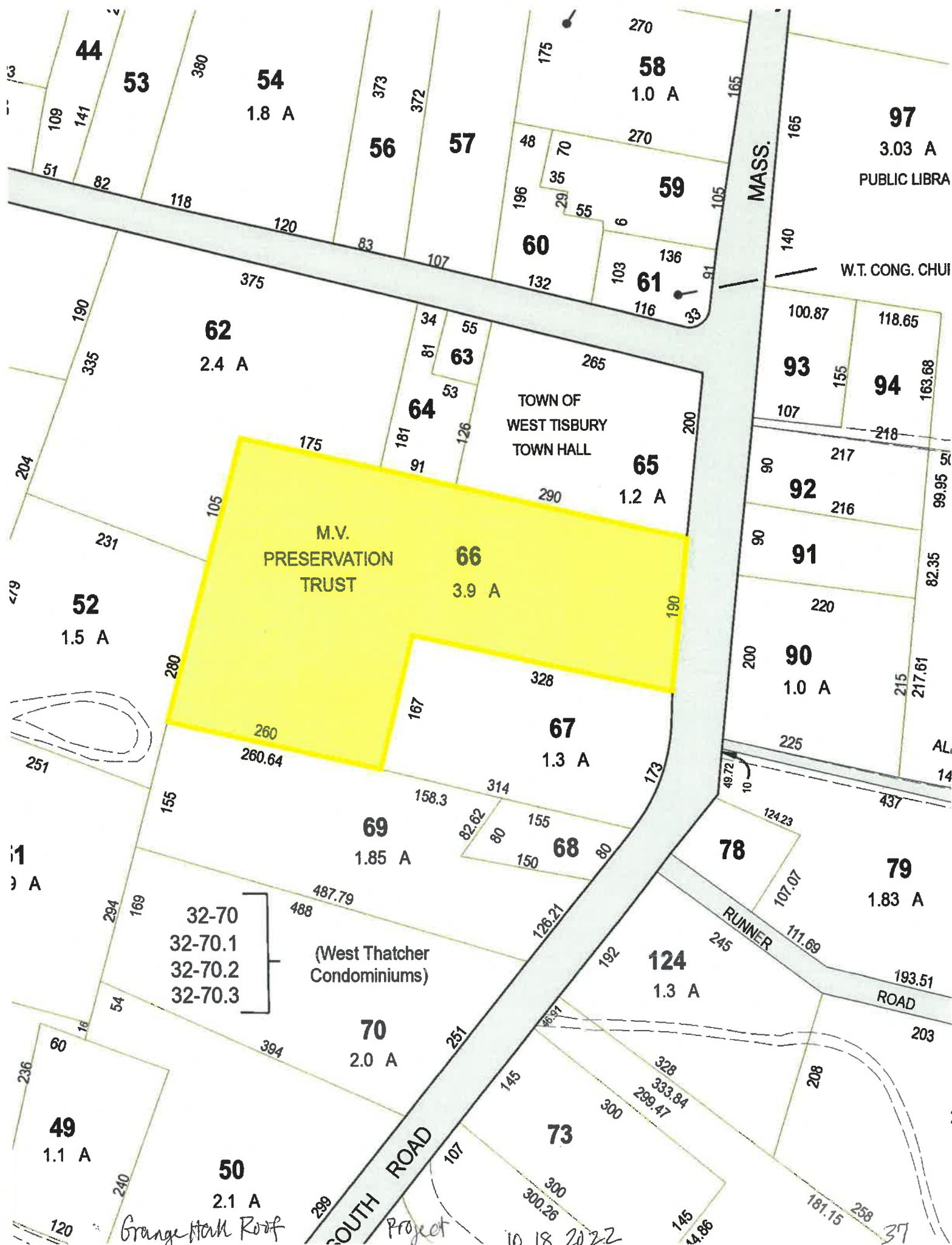
It is the responsibility of the property owner to notify the MHC in writing when any major alterations are contemplated. Substantial alterations may necessitate review of plans and specifications.

The intent of the preservation restriction is to enable the Commission to review proposed alterations and assess their impact on the integrity of the structure, not to preclude future change. MHC staff will attempt to work with property owners to develop mutually satisfactory solutions which are in the best interests of the property.

edgewood, miss. JANUARY 31 1997
at 1 o'clock and 37 minutes P M
received and entered with Duke County Deeds
book 143 page 50
Attest: Deanne E. Powers Registrar

Grange Hall Roof Project 10 18 2022

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Grange Hall Roof

SOUTH ROAD Project

10 18 2022

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Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: WTI.7
Historic Name: Martha's Vineyard Agricultural Society
Common Name: Grange Hall
Address: 1067 State Rd
City/Town: West Tisbury
Village/Neighborhood: West Tisbury;
Local No: 32-66;
Year Constructed: 1859
Architectural Style(s): Victorian Eclectic;
Architect(s): James, Joseph T.;
Use(s): Agricultural; Community Center; Grange; Theater;
Significance: Agriculture; Architecture; Community Planning;
Area(s): WT1.A, WT1.D
Designation(s): Local Historic District (11/30/1982); Preservation Restriction (01/31/1997);
Building Materials: Roof: Asphalt Shingle;
Wall: Wood; Wood Shingle;
Demolished No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, February 21, 2022 at 10:42 AM

Grange Hall Roof Project

10 18 2022

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LHD 11.30.82 PR-113197

In Area no. <u>D, A</u>	Form no. <u>7</u>
----------------------------	----------------------

A(32-66) PL-W.T.15

West Tisbury, MA

South Road

Martha's Vineyard Agricultural Society

community affairs

Martha's Vineyard Agricultural Society

Description:

1859

Martha's Vineyard, A Short History Source and Guide, by E.R. Mayhew, Dukes County Historical Society, 1956

Style Gothic Revival

Architect Joseph T. James of Tisbury

Exterior wall fabric shingle

Outbuildings (describe) barn of wood

Other features decorative vergeboard trim; pointed window in gable; cornerboards; second-story hall tiered above larger ground story hall, trimmed with vergeboard; front end porch

Altered _____ Date _____

Moved _____ Date _____

5. Lot size:

One acre or less _____ Over one acre 3.9

Approximate frontage 190'

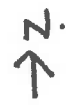
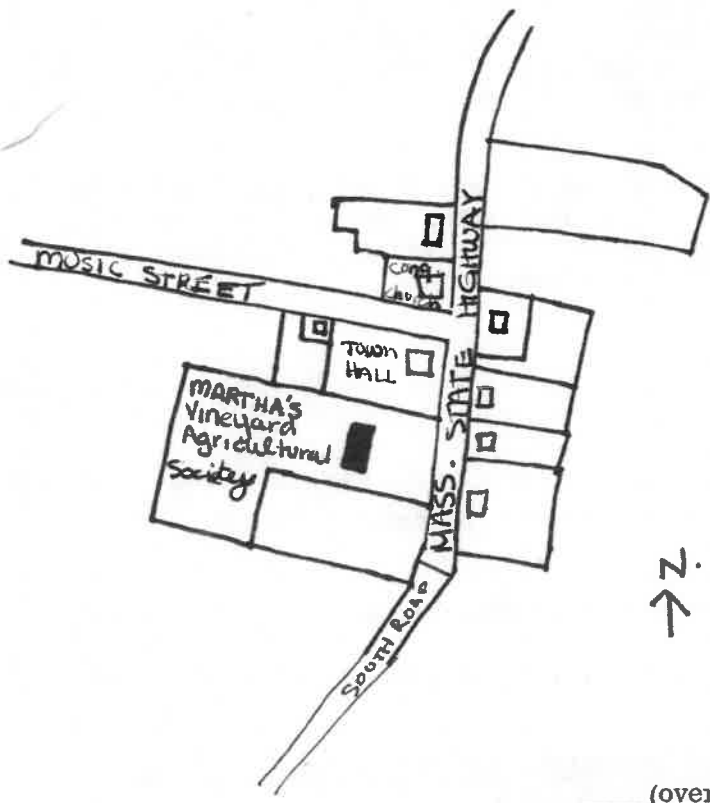
Approximate distance of building from street

105'
Margaret K. Littlefield

6. Recorded by Victoria L. DiStefano
West Tisbury Historic District Study Organization Committee/Martha's Vineyard Commission

Date 11/79

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



(over)

7. Original owner (if known) Martha's Vineyard Agricultural Society

Original use Annual fair, cattle show, community gatherings

Subsequent uses (if any) and dates similar continual use with the addition of movies in the summer months in recent years

8. Themes (check as many as applicable)

Aboriginal	<u> </u>	Conservation	<u> </u>	Recreation	<u> x </u>
Agricultural	<u> x </u>	Education	<u> </u>	Religion	<u> </u>
Architectural	<u> x </u>	Exploration/ settlement	<u> </u>	Science/ invention	<u> </u>
The Arts	<u> x </u>	Industry	<u> </u>	Social/ humanitarian	<u> x </u>
Commerce	<u> </u>	Military	<u> </u>	Transportation	<u> </u>
Communication	<u> </u>	Political	<u> </u>		
Community development	<u> x </u>				

9. Historical significance (include explanation of themes checked above)

The Martha's Vineyard Agricultural Society was built in 1859, one year after the Society was formed. Somewhat unusual on Martha's Vineyard, this building was designed by an architect by the name of Joseph T. James of Tisbury, who was recognized as "an able and experienced architect". Mr. James was also the master of the Masonic Lodge in Tisbury, where his picture still hangs. Responsible for the formation of the Martha's Vineyard Agricultural Society in 1858 was the Honorable Leavitt Thaxter of Edgartown.

The Martha's Vineyard Agricultural Society is central to the social and cultural significance of West Tisbury. The tradition of an annual fair which began in 1858-59 has continued to the present, as has the Saturday morning farmers market. In addition to the tradition of livestock and horse shows, woodsman conventions, floral arranging, sewing, home grown vegetable and baking competitions, the upper hall is used for agricultural or contemporary movies, or performances on its small but adequate stage.

In addition to its importance as a cultural landmark in West Tisbury, the building's proportion, detailing, i.e., vergeboard trim along the gable, second story projection and porch, pointed window in the gable, and general retention of its original character, contribute to its importance as an architectural landmark.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

- Assessor's Records.
- History of Martha's Vineyard, Mass. by Charles Banks, 1915, "Annals of West Tisbury", p. 6.
- Martha's Vineyard, A Short History and Guide, by E.R. Mayhew, Dukes County Historical Society, 1956, p.156.
- (Vineyard Gazette).
- The First Resident and Business Directory of Nantucket, Edgartown, Cottage City, Vineyard Haven, Tisbury, West Tisbury, and Chilmark, 1897.
- Oral information from Joseph Chase Allen, Henry Beetle Hough, Everett Whiting, Daniel Manter, and George Magnuson.



Grange Hall Roof Project

10 18 2022

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INVENTORY FORM CONTINUATION SHEET

WEST TISBURY

1067 State Road

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

D	7
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Addendum prepared by PAL, September 2009

Property Name: Grange Hall
Map-Lot: 32-066

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

ARCHITECTURAL DESCRIPTION

There have been no significant changes to the property since the most recent inventory form was submitted.

HISTORICAL NARRATIVE

See Form A for WTID. The Martha’s Vineyard Museum has a historic postcard image of this property, labeled “Agricultural Hall,” in its collection.

BIBLIOGRAPHY and/or REFERENCES

Martha’s Vineyard Museum / Gale Huntington Research Library
n.d. Historic postcard collection. On file, Edgartown, MA.

Photograph



RECEIVED
JAN 28 2010
MASS. HIST. COMM.

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10 18 2022

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**Grange Hall
Preliminary Existing Conditions Report
As of October, 2022**

Foundation Assessment: 8.16.2022

- Main floor @ 8-12" off dirt
- Some, but not all footings under columns are stones, which are deforming the joists
- Some columns have no footings/stone so are on beams
- Visual of floor beams - serious deterioration/rotten
- Main room joists are decent, new joists installed under front entry & bathroom areas

CONCLUSION: Structure should be stabilized before considering fire suppression and weatherization

- Options for stabilization
 - 1) remove the floor and work from above
 - 2) dig under structure and install basic foundation system
- Recommendation: # 2

Next Steps:

- VPT to work with Trademark on price set
- Structural engineer to complete foundation plans

CONSULTANTS

Mark Nicotera
General Contractor
Trademark Services LLC

Josh Gothard
Architect
Music Street Architects

Lin Gallant
Structural Engineer
South Mountain

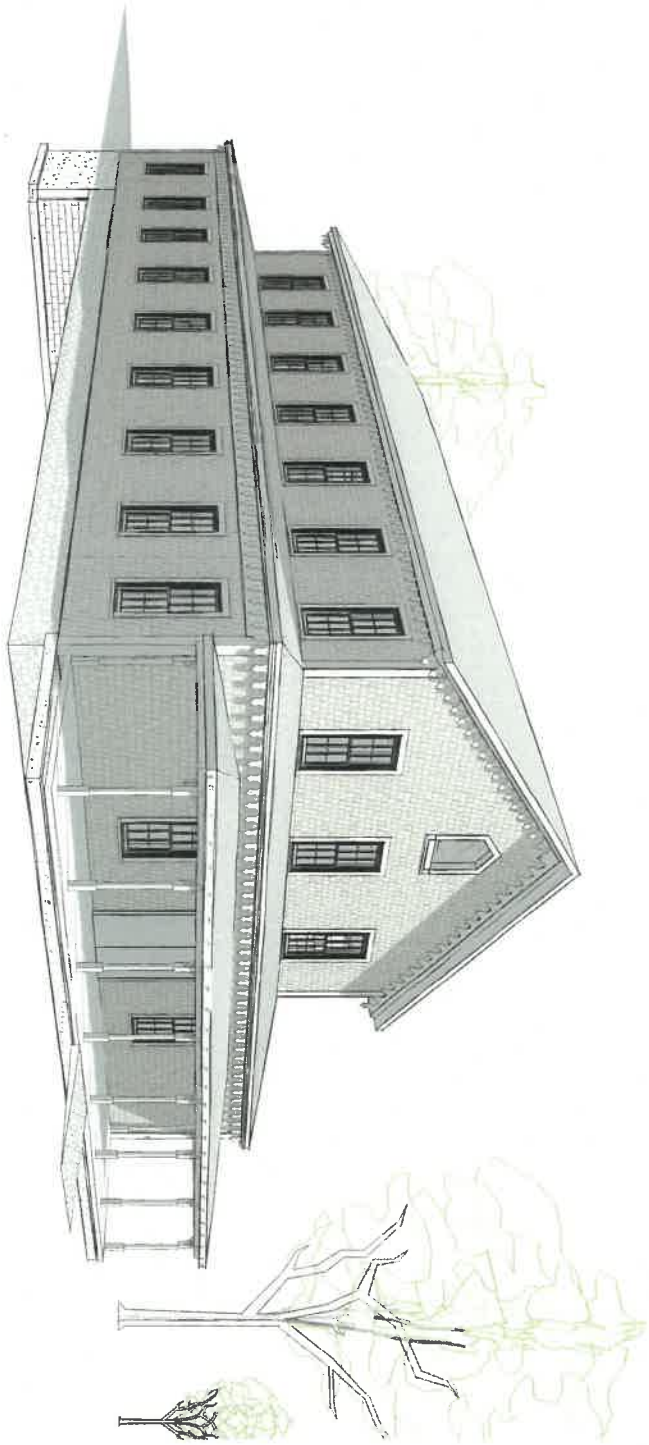
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10 18 2022

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GRANGE HALL RENOVATION

1067 STATE RD, VINEYARD HAVEN



Sheet Number	Sheet Name	Issue Date
A300	BASEMENT LEVEL	30/09/22
A301	FIRST LEVEL	30/09/22
A302	SECOND LEVEL	30/09/22
A303	ATTIC LEVEL	30/09/22
A304	ROOF LEVEL	30/09/22
A311	FIRST FLOOR RCP	30/09/22
A312	SECOND FLOOR RCP	30/09/22
A300	N & S ELEVATION	30/09/22
A301	E & W ELEVATION	30/09/22
A302	E-W BUILDING SECTION	30/09/22
A303	N-S BUILDING SECTION	30/09/22
A300	EXISTING ARIAN	30/09/22

Grange Hall Roof Project

10 18 2022

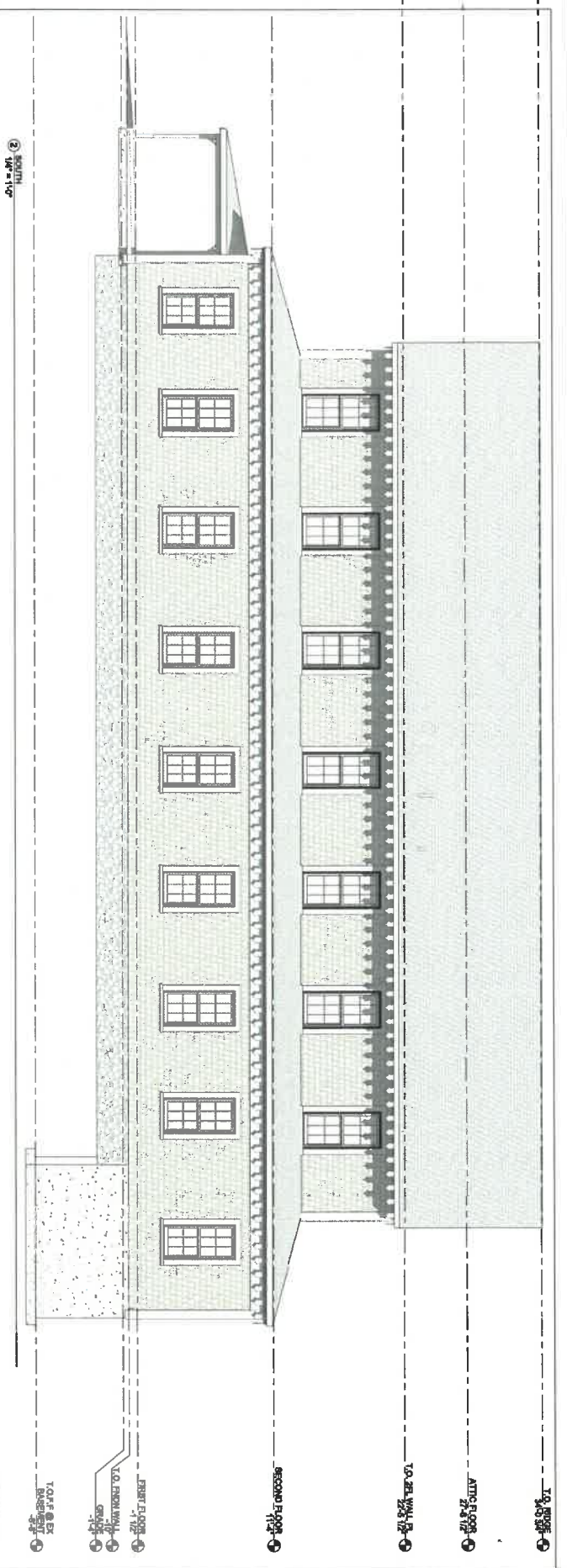
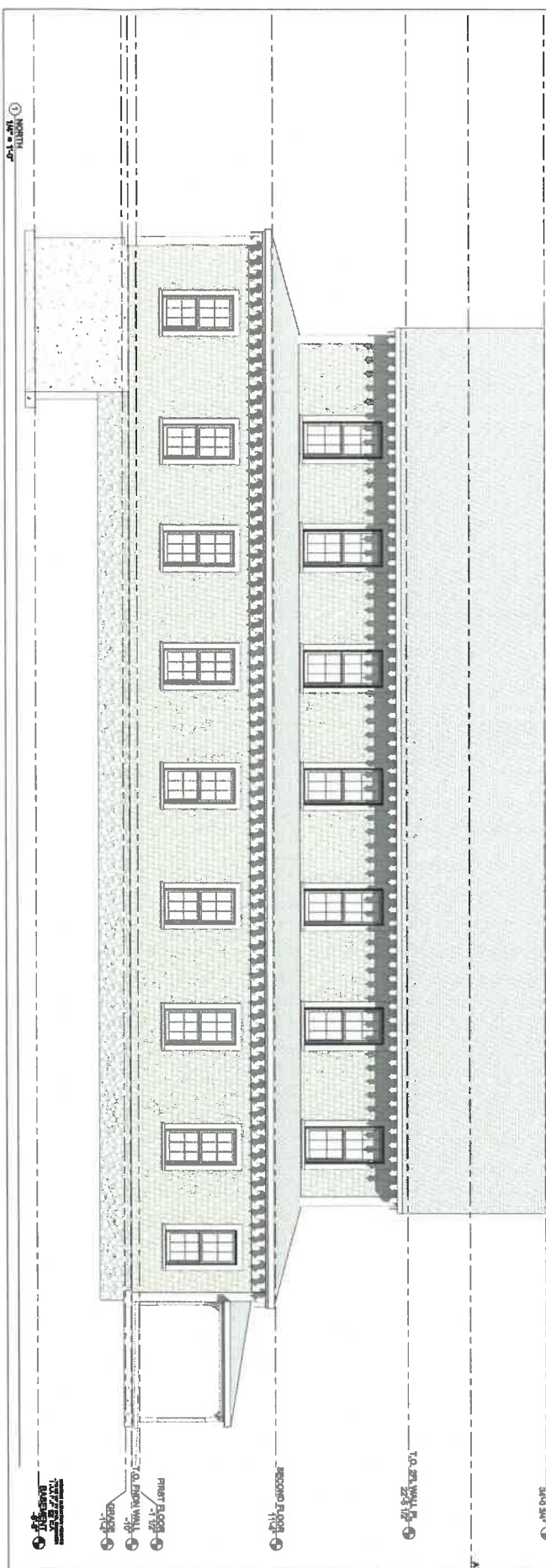
44

REV	DATE	DESCRIPTION

MUSIC STREET ARCHITECTS, LLC.
 1067 STATE RD, VINEYARD HAVEN, MA 02548
 508-548-2400
 WWW.MUSICSTREETARCHITECTS.COM

EXISTING CONDITIONS
 10/03/22
 GRANGE HALL
 1067 STATE RD
 VINEYARD HAVEN, MA 02548

A001

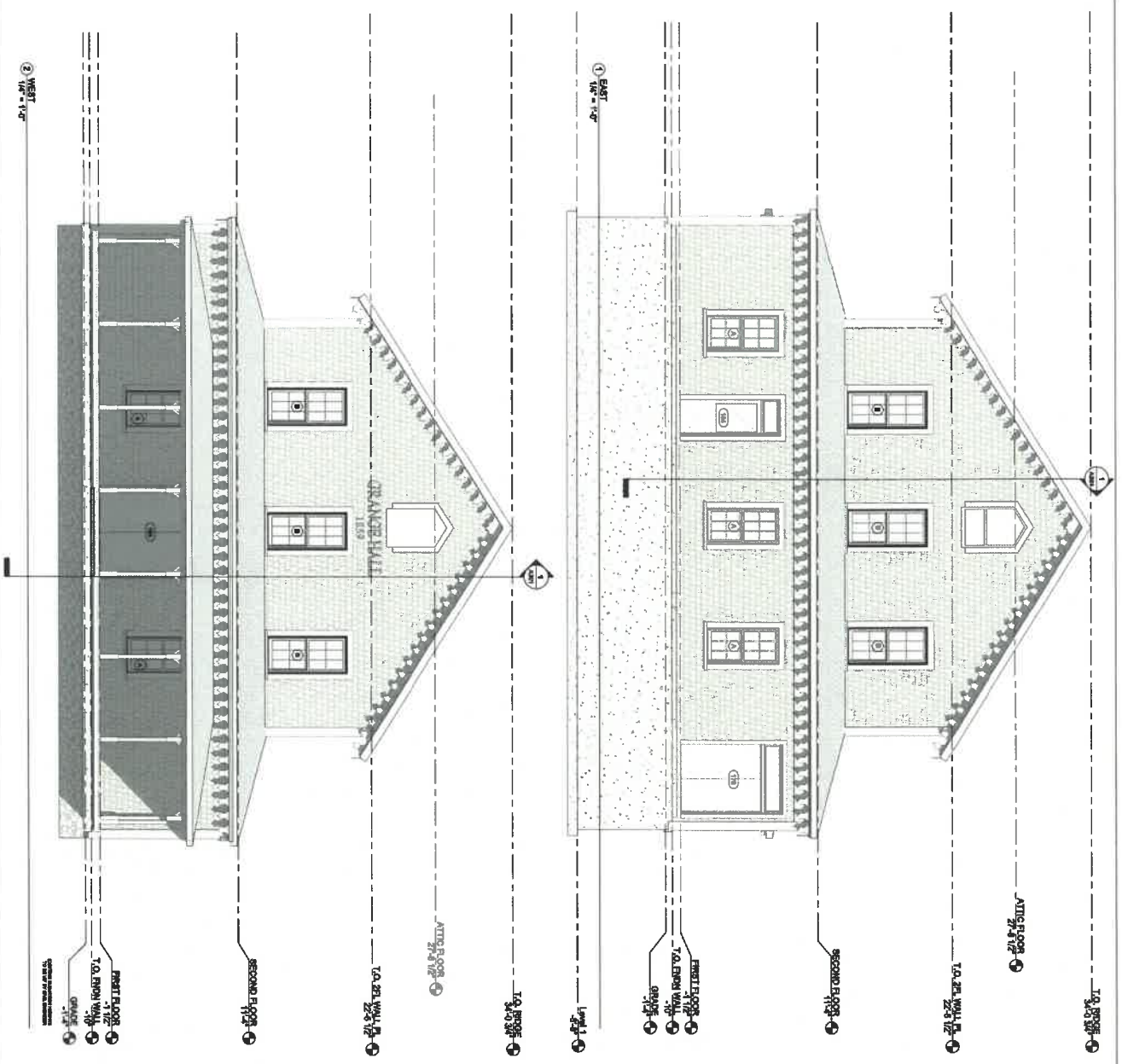


PROJECT NO: **A200**
 DATE: **10/03/22**
 ARCHITECT: **GRANGE HALL**
 ARCHITECT: **WEST THAYER, INC.**
 ARCHITECT: **WEST THAYER, INC. 6029**
 ARCHITECT: **WASHINGTON, DC**
EXISTING
CONDITIONS
10/03/22
GRANGE HALL
N & S ELEVATION

Grange Hall Roof Project
 10 18 2022

REV	DATE	DESCRIPTION

50



REV	DATE	DESCRIPTION

Grange Hall Roof Project
 10 18 2022

MUSIC STREET
 ARCHITECTS, LLC.
 11 HANCO STREET
 PORTSMOUTH, NH 03876
 WEST TRUMBULL, NH 03093
 NHARCHITECTS.COM

EXISTING
 CONDITIONS

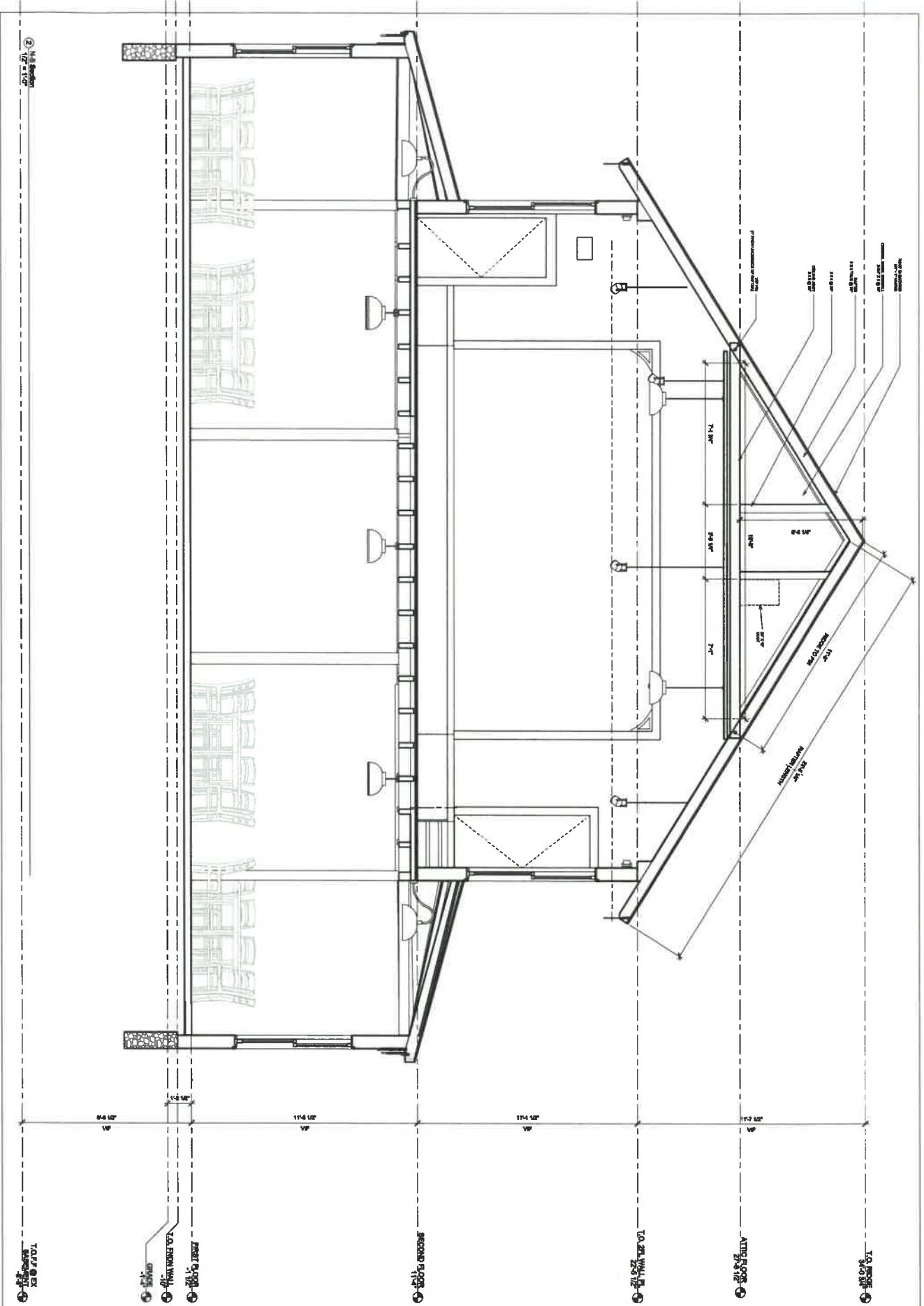
10/03/22

GRANGE HALL

WEST TRUMBULL, NH 03093

E & W ELEVATION

A201



② N. S. Section
1/2" = 1'-0"

TO 1ST FLOOR
TO 2ND FLOOR
TO 3RD FLOOR

A300

M.S. BUILDING SECTION

GRANGE HALL

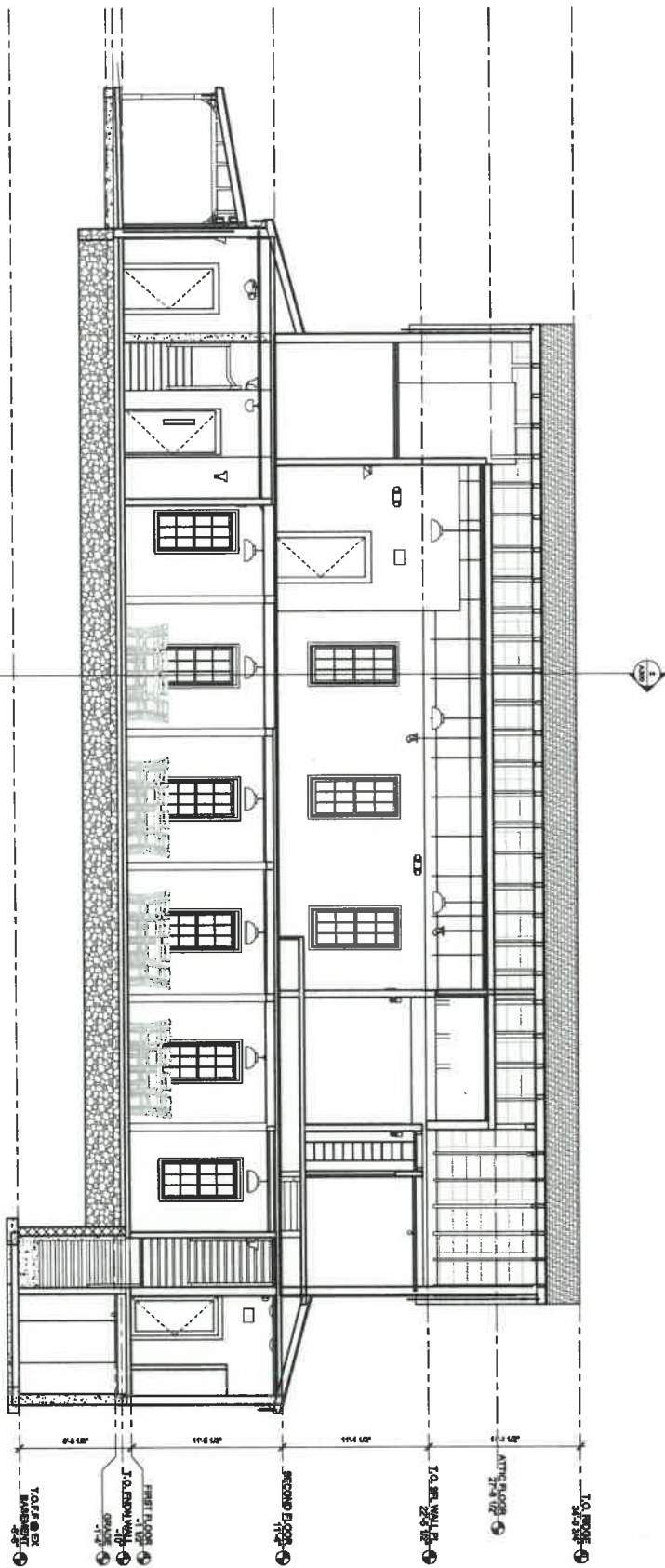
10/03/22
MUSIC STREET ARCHITECTS, LLC

EXISTING CONDITIONS

MUSIC STREET ARCHITECTS, LLC
11 MADISON STREET
PO BOX 8000, FINE 1100
WEST TARRANT, TX 76160
817.332.2222
MUSICSTREETARCHITECTS.COM

Grange Hall Roof Project
10 18 2022

REV	DATE	DESCRIPTION



1 E-W Section
1/8" = 1'-0"

A301

E-W BUILDING
SECTION

10/03/22

GRANGE HALL

10/03/22

EXISTING
CONDITIONS

MUSIC STREET
ARCHITECTS, LLC.
11 MUSIC STREET
PO BOX 5004, FARM HILL
WEST VIRGINIA, USA 26035
WWW.MUSICSTREETARCHITECTS.COM

Grange Hall Roof Project

10 18 2022

REV	DATE	DESCRIPTION