

Vineyard Preservation Trust

Chilmark Community Preservation Committee
Application for CPA Funds

Date: 10/18/2023

Project Title: Grange Hall Structural Integrity / Foundation

Applicant/Contact Person: Nevette Previd, Vineyard Preservation Trust

Mailing address, email address, phone number: PO Box 5277 Edgartown, MA 02539;
nevette@mvpreservation.org; 508-627-4440

3. Project Category: Which of the following CPA fund categories apply to your application and project -- more than one category may apply: Open Space Preservation; Historic Resources Preservation; Community Housing; Open Space-Parks & Recreation. Please explain how your project meets the criteria for the fund categories you are requesting.

This application requests Phase II funding for the Grange Hall Structural Integrity, Foundation, and Roof Project, categorized under Historic Resources Preservation. Constructed in 1859 by the Martha's Vineyard Agricultural Society, Grange Hall occupies a central place in the heart of the Island. Across generations, it has functioned as a vital center for agriculture and commerce. Today, the Grange still aligns with preservation criteria, as it is a vibrant resource to people across the Island as a gathering place and center for arts, performances, film and culture. The historic Hall plays a vital role in preserving the cultural and historical fabric of Up-Island, imbuing our residents' daily lives with a deep sense of place and enrichment.

4. Funding Scope: What is your project's total cost or budget – please provide itemized substantiation for the cost. If this is a large construction project, please provide a detailed professional cost estimate. How much CPA funds are you requesting and how much from each category? Please outline the sources and amounts of all funds for your project—both CPA and non-CPA sources.

The Grange Hall Project is estimated to cost \$3 million and will be completed in four phases from 2022 to 2026. We are currently seeking \$150,000 in funding from the Chilmark Community Preservation Fund to support Phase II of the Grange Hall Structural Integrity / Foundation / Roof Project.

Phase II has an estimated cost of approximately \$1.1 million. The roof part of Phase II has been funded by CPA funds from the Town of West Tisbury in 2023.

The roof, insulation, and foundation must be addressed concurrently during the same stage to safeguard the integrity of the building's structure.

The foundation work is crucial for preserving the iconic structure for the next century, and the additional usable space will serve as a valuable community asset, in compliance with the

Grange Hall deed. Importantly, these foundation improvements will not alter the historic appearance of the Grange. The only addition will be lightwells that will be discreetly concealed by landscaping, providing natural light to the basement area.

Overall Grange Hall Project Phases:

- Phase I: Architecture/Engineering Plans/Accessibility/Structural Integrity Upgrades (2nd floor) - 2022/2023
- Phase II: Structural Audit/Roof/Insulation/Foundation - 2023/2024
- Phase III: Exterior Envelope/Energy Efficient Mechanical Systems/Safety Upgrades/Historic Detail Restoration - 2024/2025/2026
- Phase IV: Commercial Kitchen (To Be Determined)

To secure funding for the project, the Vineyard Preservation Trust will continue its efforts to obtain local and state grants, as well as private donations. Additionally, in collaboration with Circuit Arts, the Trust has initiated the Friends of Grange Hall campaign to secure the necessary funding for Phase II and subsequent phases of this comprehensive rehabilitation and restoration of the historic landmark.

For further details, please review the attached documents, including an itemized substantiation for Phase II costs, a detailed professional cost estimate for the foundation from Trademark LLC, an outline of all funding sources for the project (both CPA and non-CPA sources), and an overview of project expenses to date.

Secured sources and amounts of all funds for the Project:

Phase I (2022/2023):

- Mass Cultural Council: \$200,000
- Friends of Grange Hall: \$130,000
- CPA West Tisbury Community Preservation Funds: \$235,000
- Other sources (completed)

*See the 2 Circuit Arts commitment letters attached

Pending sources and amounts of all funds for the Project:

Phase II (2024/2025):

- Grants:
 - CPA Chilmark Community Preservation Funds: \$150,000
 - CPA West Tisbury Community Preservation Funds: \$150,000
 - CPA Aquinnah Community Preservation Funds: \$75,000
 - 1772 Foundation Funds: \$10,000
 - Massachusetts Cultural Facilities Fund: \$200,000
 - Other grants (TBD)
- Campaigns:
 - Friends of Grange Hall: \$250,000

Phases III (2024/2025/2026)

Funding will also be pursued through grants and the Friends of Grange Hall campaign.

Phase IV (TBD)

Funding will also be pursued through grants and the Friends of Grange Hall campaign.

5. **Goals:** What are the specific objectives of the project? Who will benefit and why? Why are you seeking Chilmark CPA funds?

Our project has specific objectives focused on safeguarding the Grange Hall's safety, enhancing its energy efficiency, and fortifying its structural integrity, thereby ensuring its continued role as a vital community gathering and event venue for generations to come. Given the consistent use, deferred maintenance, and the imperative need for compliance with current building codes, the Grange necessitates extensive restoration encompassing stabilization, modern safety enhancements, and energy-efficient upgrades. We are seeking Chilmark Community Preservation Fund support to preserve this historic landmark for the benefit of our local community, non-profit organizations, and the arts and the community at large.

The Grange Hall holds profound significance for our Island community, particularly the Up-Island towns. It boasts a rich historical legacy as the agricultural epicenter from the late 1800's to the mid-1900's, a heritage we hold dear. It remains a beloved focal point, once home to the Island's premier farmers market, which celebrated Up-Island produce and bridged the gap between our agricultural heritage and farm-to-table traditions.

Our request for structural support is pivotal to ensure the Grange's preservation and long-term stability. It seeks to expand our community space, addressing historical issues including inadequate heating and the constraints of the existing barn structure. This restoration initiative will create a comfortable, year-round environment for family, youth activities and non-profit utilization.

The project's success hinges on three core objectives: stabilizing the building, ensuring the building's life safety, and making it usable year-round. The new foundation will secure the structure and provide a safer, more functional space. Ultimately, our measure of success will be when our community fully embraces the Grange Hall as a year-round hub of activity, ensuring this landmark remains in public use for another 150+ years.

6. **Community Need and Support:** Why is the project needed? Does it address needs outlined in existing Town or regional plans—such as master plans? What is the nature and level of community support for the project? How have you solicited public input, and what public feedback have you received to support your project?

The community's need for the Grange Hall is deeply rooted in its historical significance and its role as a central hub for the Island's agriculture, commerce and as a gathering place for over 150 years. Today, it continues to serve as a versatile venue for a wide range of local community

events, festivals, films, performing arts, and cultural activities. Notably, the second floor houses Circuit Arts, a nonprofit dedicated to Island-based film and performing arts.

With an impressive calendar of over 180 annual events, with 95% originating from the Island itself, the Grange collaborates with numerous organizations, including the Martha's Vineyard Film Festival, MV Community Services, MV Community Foundation, Harbor Homes, Vineyard Conservation, Island Autism, Island Grown Initiative, Artisans Festival, MV Charter School, Antique Show, and World Market Mondays, among others.

The Grange also hosts weddings, celebrations, film screenings, art exhibitions, fundraisers, speaker series, and meetings, contributing significantly to the community's identity and cohesion.

The proposed structural integrity and foundation project aligns seamlessly with the Chilmark Preservation Committee's objectives by serving the public's interests, while also aligning with goals related to historic resource preservation and energy efficiency. This proposal ensures the safe and continued use of a crucial historic structure, in harmony with Chilmark's master plan to safeguard historic sites and achieve energy-related objectives.

Throughout the project's development, the Vineyard Preservation Trust has actively engaged with the Island community. They organized two public listening sessions and welcomed input and suggestions from the public, which overwhelmingly expressed support for the project. The community's backing has been exceptional, underscoring the urgent need for a year-round public space.

Circuit Arts' presence further enhances community ties by offering diverse cultural experiences throughout the year. Preserving the historical integrity of the structure, improving energy efficiency, and maintaining its aesthetic appeal all contribute to sustaining community programming, benefiting both residents and visitors.

The Grange Hall Project enjoys endorsement from neighbors, including the West Tisbury Congregational Church, the West Tisbury Library, and the Field Gallery, as well as the Town of West Tisbury, the West Tisbury Historic Committee, neighboring residents, and various community organizations. It is fully authorized and supported by the Vineyard Preservation Trust's Board of Trustees, who are the owners of the Grange Hall, and maintains a strong partnership with its long-term tenant, Circuit Arts.

The Vineyard Preservation Trust, as a private nonprofit entity, has an impressive track record spanning 48 years in owning and managing 20 of the Island's most iconic landmarks for public use. This history underscores their commitment to acquiring, restoring, and maintaining historic properties for the benefit of the community.

*See two letters of support attached

7. Timing: Please provide a detailed project timeline from start to finish. When will you need Chilmark CPA funds? Please understand if your project is recommended to voters and approved, the Committee prefers to reimburse paid project expenses with proof of payment before releasing the CPA public funds.

The Vineyard Preservation Trust started the Grange Hall Project in January 2022, completing Phase I. Phase II Structural Audit/Roof/Insulation/Foundation is underway to be completed by March 2025. Phase III and IV will aim to be completed by 2026.

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 from October - March of each year.

If the Trust were to be awarded, we request funds by December 2024.

Itemized Project timeline:

2022/2023

Phase I - Architecture / Engineering Plans/ Accessibility / Structural Integrity Upgrades (2nd floor) - completed in 2022

- Total Cost: \$89,079

Overview:

Architectural As-Built Plans, Engineered Site Plan, Wheelchair Lift Replacement, Structural Audit of the 2nd floor, Structure Upgrade of 2nd floor, Cooling System

*see attached for a breakdown Capital Projects expenses

2023/2024

Phase II - Structural Audit / Roof / Foundation

- Total Projected Cost (working): \$660,000 Foundation, \$235,000 Roof, \$100,000 Insulation, \$20,000 Structural = \$1.1M

Overview:

Building Envelope & Structural Audit - In Progress (2023)

New Foundation - Fall/Winter 2024/2025

Roof Insulation - Fall/Winter 2024/2025

Roof Replacement - Fall/Winter 2024/2025

Construction/Painting/Repairs

2024/2025/2026

Phase III - Exterior Envelope / Energy-Efficient Mechanical Systems

- Total Projected Cost: TBD

Overview:

Exterior Envelope

- Insulation
- Windows
- Siding
- Reshingle / red cedar shingles

Mechanical Systems

- HVAC system
- Fire suppression

Exterior Repair

- Repair of historic trim
- Exterior painting
- Interior Painting
- Architectural detail restoration

TBD

Phase IV - Commercial Kitchen

- Total Projected Cost: TBD

Overview:

Commercial kitchen upgrade

8. Other Information: Please provide any additional information such as sketches, renderings, plans, photos, designs, feasibility reports.

*see attached Photos (Foundation interior), Working Foundation Plans, Assessor's map, MACRIS documents

9. Permits: Please provide evidence that the project does not violate any Town bylaws. Is approval required from the Martha's Vineyard Commission?

The Vineyard Preservation Trust will seek the following as required:

- Permissions

State Historic Commission

West Tisbury Historic Committee

MV Commission (pending)

- Town permits

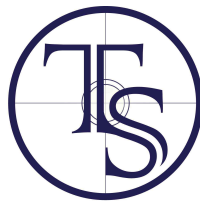
West Tisbury Building Inspector

Board of Health

Fire

10. Deadlines for April 2024 Annual Town Meeting: Your attendance is required for the CPC meeting and public hearing to answer any questions.

- a. Receive completed application (email pdf preferred): October 24, 2023 at noon
- b. CPC Public Hearing: tentatively October 30, 2023 at 5pm



Trademark Services LLC

Vineyard Preservation Trust
Nevette Previd,
Executive Director
nevette@mvpreservation.org

Trademark Services LLC
213 Lake St
Vineyard Haven MA
(508) 693-6632
office@tsllcmv.com

RE: 1067 State Road, West Tisbury (Grange Hall) - Excavate and Construct a New Foundation

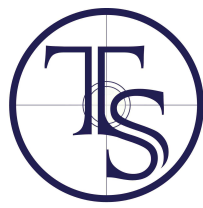
Trademark Services LLC provides the following Estimate to construct a new foundation under the existing Grange Hall. The Estimated cost of the Work is: \$ 659,772.54 (Six Hundred Fifty Nine Thousand Seven Hundred Seventy Two Dollars and Fifty Four Cents.)

Description of the Estimated Work is as follows:

Provide all necessary shoring to stabilize and protect the existing structure while performing the Work.
Excavate and remove soils under the existing building as necessary.
Construct a new full height exterior wall along the three exterior sides of the building with no frost or foundation wall.
Install new structural columns to support the existing floor and column systems currently resting on rocks.
Provide a minimum height of 8' clear under existing supports.
Install new footings for new supports to bear on.
Install a 4" minimum concrete floor over the excavated ground over continuous foam insulation and vapor retarder.
Provide six light wells with windows as directed by the Architect of Record.
Connect the new walls to the existing building sills (no connection currently exists.)
Create a pathway to the existing foundation into the newly created space.
Repair or relocate existing utilities as needed.
Existing granite under long exterior walls will be treated with care and stock piled on site for future use.

Not Included:

Footings or other preparatory work for a new elevator if required.
Lighting, plumbing or HVAC systems for the newly created space.
Exterior access to the newly created space.
Upgrading of any utilities.
Repair, improvements, or stabilization of any other parts of the structure.
Leveling of any existing parts of the structure other than best efforts while stabilizing the structure.
Landscaping beyond returning the exterior to the same condition as before the Work.
Side walks or other exterior improvements.



Trademark Services LLC

Grange Hall - Continued:

Narrative of Estimated work:

The Grange Hall support structure rests on stones. Along the long exterior walls granite supports bear directly on the wall sills. These walls are not connected the foundation. Under the interior columns the support beams rest on three stones which rest on an exposed earthen floor. There is evidence of movement and some depression of the rocks into the support members. Some of the support members are not in direct contact with their stones. In order to stabilize the building a new support system is needed to hold up the existing structural members.

It has been determined that the most cost effective way to support the structure is to install a new foundation system under the building. In order to install those components the existing earth must be removed. Since modern methods of digging require approximately six feet of clearance it seems practical to excavate out the remainder needed to create a useful space. Doing so allows for a new space that is insulated and built in a way that prevents moisture from being introduced into the existing structure from below. The result of the newly constructed foundation will be a conditioned space which protects, supports and preserves the existing structure. The addition of the light wells will allow natural light into the space. In the future, the space can be adapted for use as needed.

Grange Hall Foundation Construction Cost Breakout

| | | | |
|--------------|-----------------|--|--|
| | | | |
| \$17,200.00 | General Rqmnts | | |
| \$8,350.00 | Mobilization | | |
| \$92,000.00 | Excavation | | |
| \$36,000.00 | | machines | |
| \$16,500.00 | | trucking | |
| \$21,000.00 | | dumping fee | |
| | | | |
| \$2,640.00 | Concrete | footings materials - concrete | |
| \$864.00 | | footings materials - helix 18# | |
| \$1,200.00 | | footing materials - forming material | |
| | | footing materials - column bases 28 | |
| \$1,700.00 | | footing materials - column base bar | |
| \$33,600.00 | Columns | steel columns (28) | |
| \$13,000.00 | Walls | ICF walls - 336 s 14 c | |
| \$8,500.00 | | Wall concrete | |
| \$900.00 | | waterproofing 3 rolls | |
| \$2,200.00 | | anchorage - materials | |
| \$650.00 | | drainage - 4" ads | |
| \$1,000.00 | | stone | |
| \$4,300.00 | | reinforcing 6 bar 150 | |
| \$1,500.00 | | vapor retarder 1 roll | |
| \$9,500.00 | | rigid foam 1" min | |
| \$1,700.00 | | sill plates 36/16' | |
| \$7,700.00 | | temporary shoring materials | |
| \$9,500.00 | Pumping | concrete pumping | |
| \$11,000.00 | | concrete floor mix | |
| \$1,800.00 | | floor helix 9# x 50 | |
| \$1,325.00 | | control joint cutting cutting 2.50 280 + 350 | |
| | | | |
| \$18,000.00 | Labor | forming and placing footings/ columns | |
| \$45,000.00 | | forming walls | |
| \$9,000.00 | | floor prep grade insulation vapor barrier | |
| \$18,000.00 | | floor placement | |
| \$9,000.00 | | back filling operations | |
| \$45,000.00 | | temporary shoring | |
| | | | |
| \$4,500.00 | Utilities | water service materials | |
| \$9,000.00 | | water service labor | |
| \$9,000.00 | | electrical service | |
| \$3,500.00 | | electrical service splice and wire | |
| \$4,000.00 | | gas service | |
| \$5,000.00 | | shipping to island | |
| | | | |
| \$39,000.00 | Light Wells (6) | window wells 6500 / unit precast incl window | |
| | | | |
| \$523,629.00 | subtotals | | |
| \$104,725.80 | O H & P | | |
| \$628,354.80 | | | |
| \$31,417.74 | | contingency 5% | |
| \$659,772.54 | | cost of foundation work | |

Vineyard Preservation Trust
Profit & Loss
January through December 2022

| | <u>TOTAL</u> |
|--|-------------------------|
| Ordinary Income/Expense | |
| Expense | |
| 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 |
| Trademark Construction - Consultant | 3,750.00 |
| Circuit Arts - Reimbursement | -53,123.29 |
| Total 7370 · Grange Hall Capital Project | <u>53,123.25</u> |
| 8400 · Grange Hall Architecture & Engineering | |
| Hastings - Existing Conditions Assessment | 5,000.00 |
| Music Street Architects | 60,411.50 |
| South Mountain Company | 6,500.00 |
| Circuit Arts - Reimbursement | -35,955.75 |
| Total 8400 · Grange Hall Architecture & Engineering | <u>35,955.75</u> |
| Total Capital Project Expense | <u>89,079.00</u> |



99 High Street
Boston, MA 02110

June 22, 2022

Main: 617-330-2000

Fa : 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

Karyn E. Polito

Lieutenant 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.

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,

A handwritten signature in blue ink, appearing to read "D. Rivera", with a horizontal line extending to the right.

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



99 High Street
Boston, MA 02110

Main: 617-330-2000
Fa : 617-330-2001

massdevelopment.com

June 22, 2022

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

Karyn E. Polito
Lieutenant Governor

Mike Kennealy
*Secretary of Housing &
Economic Development*
Chairman

Dan Rivera
President and CEO

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.

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

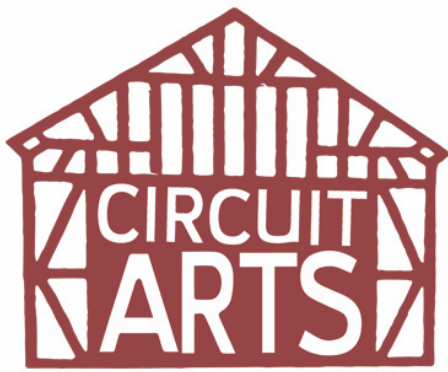
Sincerely,

A handwritten signature in blue ink, appearing to read "D. Rivera", with a long horizontal flourish extending to the right.

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



THE NEW UMBRELLA ORGANIZATION FOR

THE MARTHA'S VINEYARD
FILM FESTIVAL

CINEMA
CIRCUS

CIRCUIT
FILMS

THE VINEYARD'S
DRIVE-IN
AT THE YMCA

Mission

We build community through accessible, meaningful, and diverse film and art experiences, year-round and Island wide

President

Jim Warner

Board of Directors

Mark Cronin

Anne Evasick

Geralyn Dreyfous

Patricia Favreau

Cheryl Finley

Henry Louis Gates, Jr.

Jeffrey Kusama-Hinte

Jasmine McGlade

Michael Shallet

Advisory Board

Joanne Ashe

Nina Fialkow

Matthew Heineman

Iya Labunka

James Lapine

Arleen McGlade

Dawn Porter

Monina von Opel

Dan Waters

Tamara Weiss

Natasha Bacigalupo Ziff

PO BOX 3000 PMB 3175

West Tisbury, MA 02575

(508) 560-2134

www.circuitarts.org

Circuit Arts is a 501(c)(3)

tax-exempt organization

September 19, 2023

To the Chilmark Community Preservation Committee,

I am writing to support of the Vineyard Preservation Trust and their request for funding to replace the foundation 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 foundation. The replacement will enhance energy efficiency, add needed storage, and extend the life of the entire building going forward.

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 that legacy, these many years later, by producing film, theater, and music events at the hall.

I sincerely hope the Community Preservation Committee will support the Vineyard Preservation Trust in their efforts to replace the foundation 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

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

(508) 693-3671
manitou@zyphris.com

September 21, 2023

Community Preservation Committee
Town of Chilmark
PO Box 119
Chilmark, MA 02535

Dear Committee Members,

I'm writing in support of the request made by the Vineyard Preservation Trust to help fund the replacement of the foundation needed for the Grange.

The West Tisbury town center is a major hub of the up island 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 regional historic buildings in recent years, by allocating CPA funds for the Tabernacle roof in Oak Bluffs, for example.

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 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 foundation replacement 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 up island. 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.

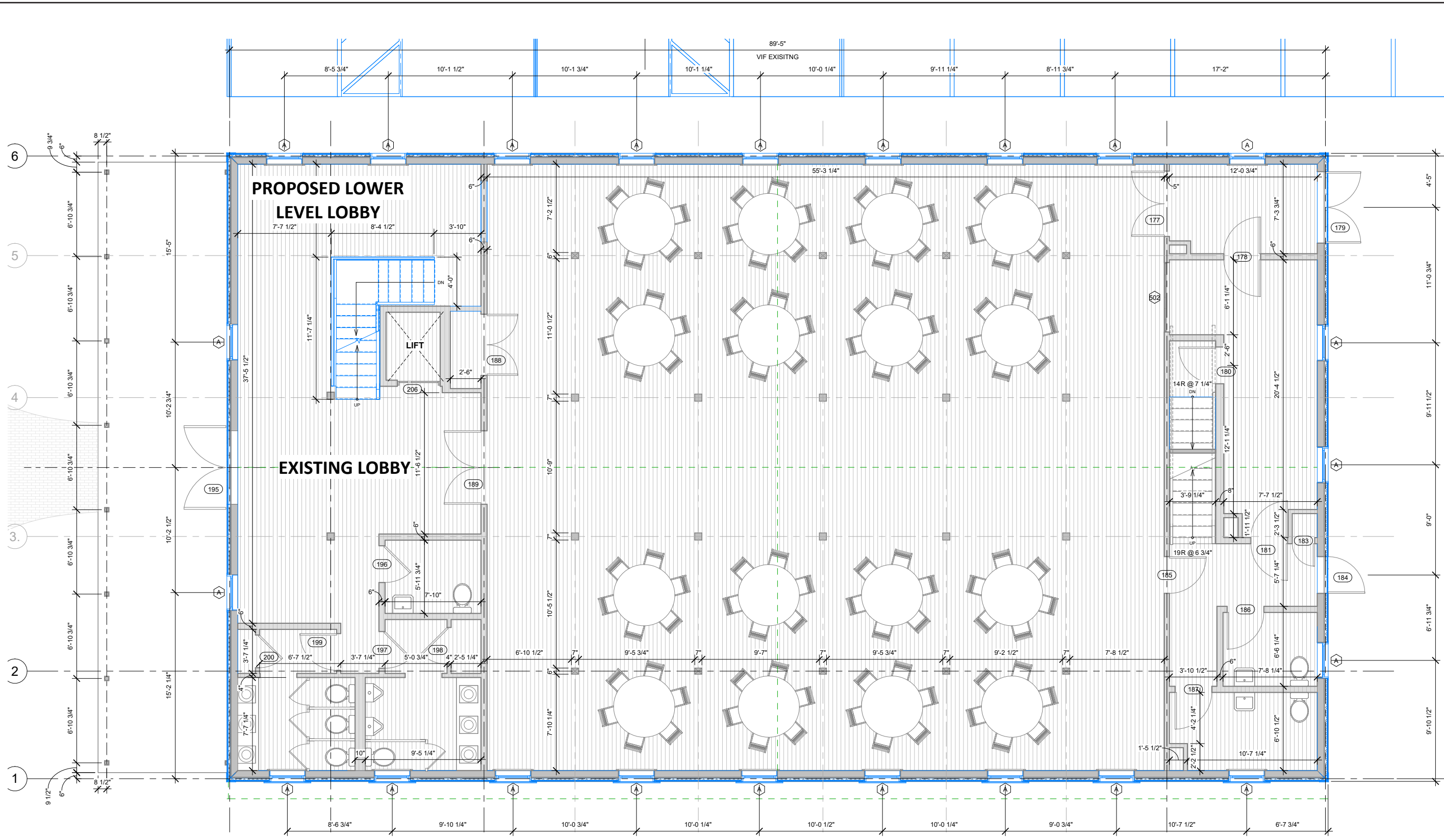
Thank you for considering their request.

Sincerely,



Susan Wasserman

PROPOSED LOBBY & STAIR



GROUND FLOOR PLAN

1

THE GRANGE HALL
WESTTISBURY, MA

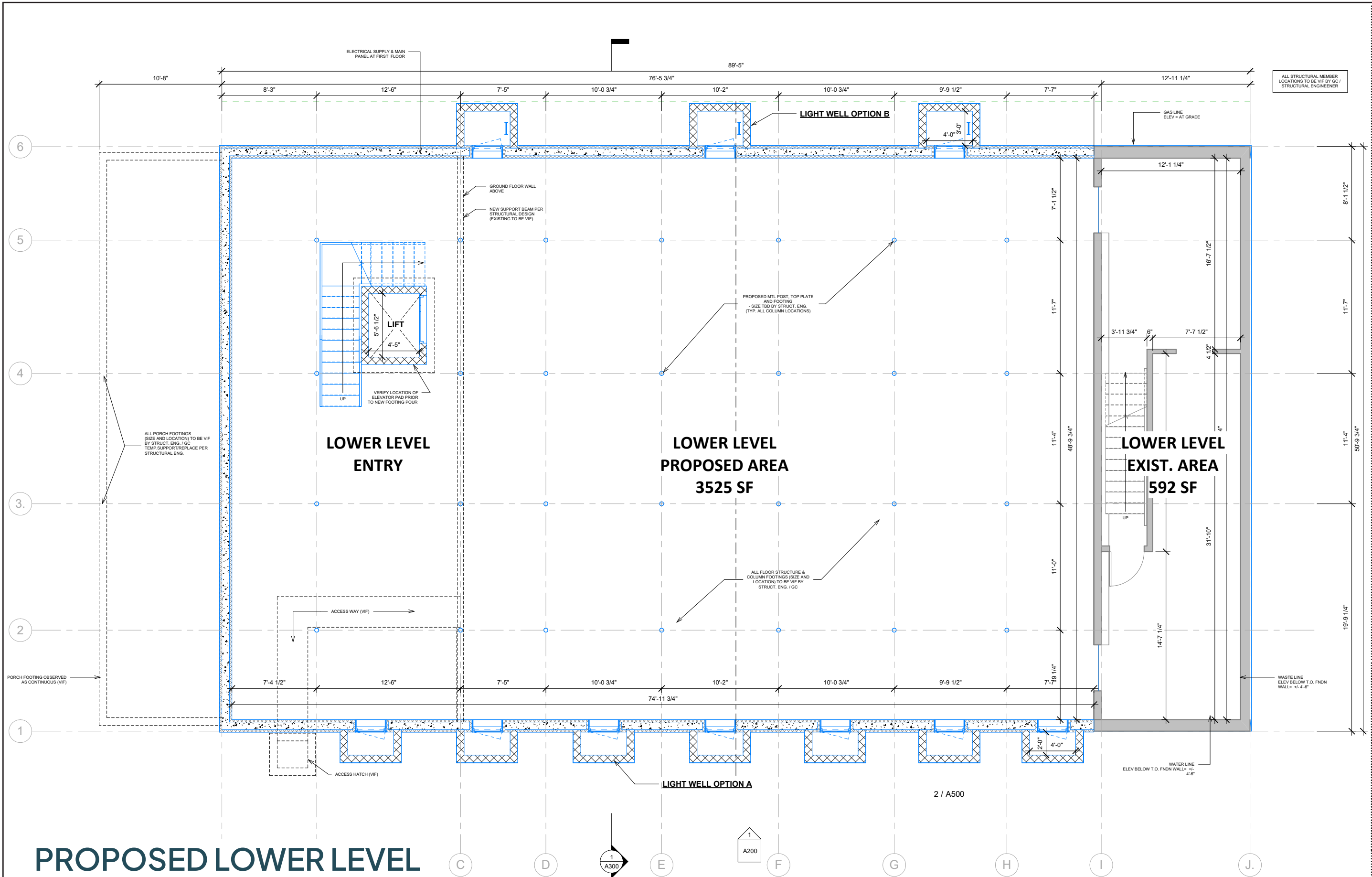
MUSIC STREET ARCHITECTS
Architecture - Design - Master Planning
josh@musicstreetco.com
musicstreetco.com

Martha's Vineyard
11 Public Street
West Tisbury, MA 02575
Boston
508.274.2905
15 Channel Center Street
Boston, MA 02210
#510

FEASIBILITY

JULY 3, 2023

PROPOSED LOWER LEVEL



THE GRANGE HALL WESTTISBURY, MA

LOWER FLOOR PLAN

2

MUSIC STREET ARCHITECTS
Architect - Design - Master Planning
508.274.2905
josh@musicstreetco.com
musicstreetco.com

Martha's Vineyard
11 Music Street
West Tisbury, MA 02575
Boston
15 Channel Center Street
#510
Boston, MA 02210

FEASIBILITY

JULY 3, 2023



PROPOSED LOWER LEVEL

THE GRANGE HALL
WEST TISBURY, MA

SECTION PERSPECTIVE

MUSIC STREET ARCHITECTS
 Architecture - Design - Master Planning
 508.274.2905
 josh@musicstreetco.com
 musicstreetco.com

Martha's Vineyard
 11 Music Street
 West Tisbury, MA 02575

Boston
 15 Channel Center Street
 #510
 Boston, MA 02210



TO LOWER LEVEL STAIRWAY

STAIR UP

LIFT TO ALL FLOORS

PROPOSED GROUND FLOOR LOBBY & STAIR

THE GRANGE HALL WEST TISBURY, MA

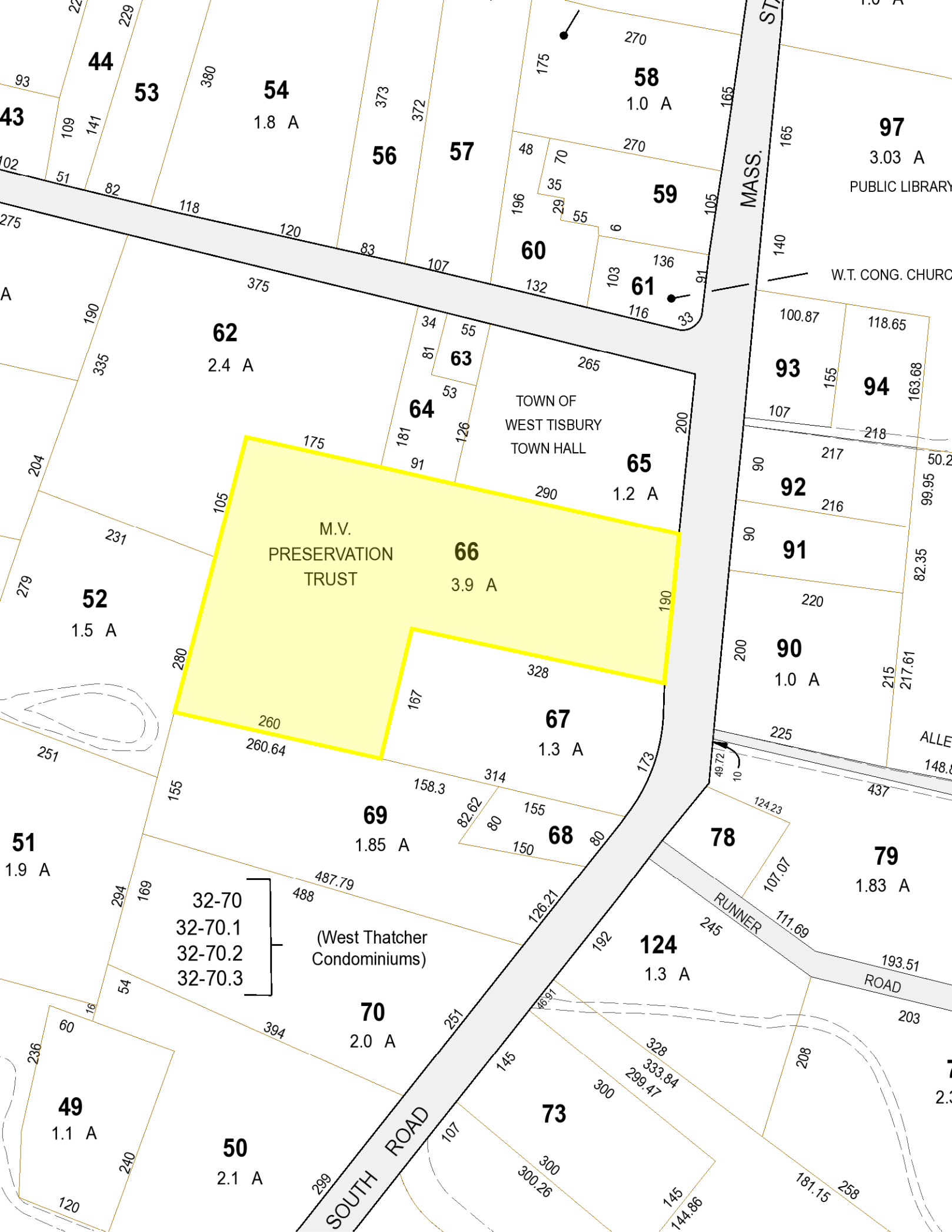
PERSPECTIVE

MUSIC STREET ARCHITECTS
Architecture - Design - Master Planning
508.274.2905
josh@musicstreetco.com
musicstreetco.com

Martha's Vineyard
11 Music Street
West Tisbury, MA 02575
Boston
15 Channel Center Street
#510
Boston, MA 02210

GRANGE HALL CURRENT FOUNDATION





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): | WTI.A, WTI.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 |



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

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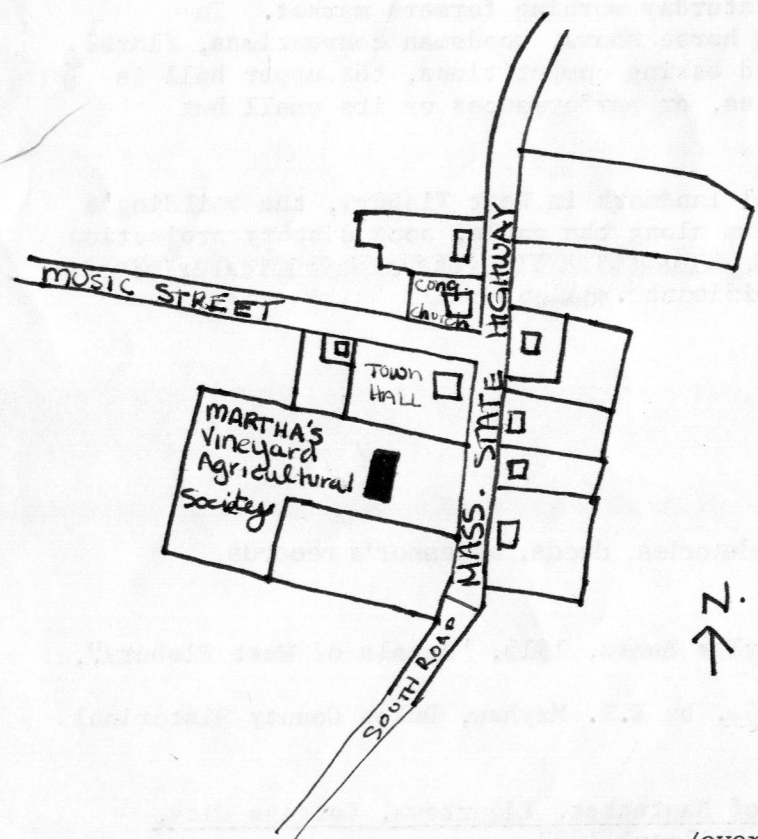
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| In Area no. <u>D.A</u> | Form no. <u>7</u> |
|---------------------------|----------------------|

A(32-66) Re-wit-15



Location West Tisbury, MA
 Address South Road
 Name Martha's Vineyard Agricultural Society
 Present use community affairs
 Present owner Martha's Vineyard Agricultural Society
 Description:
 Date 1859
 Source Martha's Vineyard, A Short History and Guide, by E.R. Mayhew, Dukes County Historical Society, 1956
 Style Gothic Revival

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



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'

6. Recorded by Margaret K. Littlefield
Victoria L. DiStefano
 West Tisbury Historic District Study Organization Committee/Martha's Vineyard Commission
 Date 11/79

(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.



INVENTORY FORM CONTINUATION SHEET

ST TISBU Y

State oad

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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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 WTLD. 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



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