



Auto Mart, Inc.  
192 Vista Del Rio Drive, Morgantown, WV 26508  
Phone 304-292-1659  
[joe@talawv.com](mailto:joe@talawv.com)



Trans-Allegheny Lunatic Asylum  
71 Asylum Drive, Weston WV 26452  
Phone 304-269-5070 Fax 304-269-5071  
[www.talawv.com](http://www.talawv.com)

*RESPONSE TO REQUEST FOR EXPRESSION OF INTEREST*

*IN THE*

*REDEVELOPMENT OF THE  
FORMER GREYSTONE PSYCHIATRIC HOSPITAL*

*SUBMITTED TO:*

*STATE OF NEW JERSEY – DEPT. OF TREASURY  
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION  
ATTN: ROGER TIGHUE, REAL ESTATE SPECIALIST  
33 WEST STATE STREET - -9TH FLOOR  
TRENTON, NJ 08625-034  
TELEPHONE: 609-943-3492  
EMAIL: ROBERT.TIGHUE@TRES.STATE.NJ.US*

*SUBMITTED BY:*

*AUTO MART INC. DBA  
TRANS-ALLEGHENY LUNATIC ASYLUM  
REBECCA JORDAN GLEASON  
71 ASYLUM DRIVE,  
WESTON, WV 26452  
TELEPHONE: 304-269-5070  
FAX: 304-269-5071  
EMAIL: RJORDAN@TALAWV.COM*

*Submitted May 25th, 2013*



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## AUTO MART, INC. DBA AMI

### **Auto Mart Inc.**

#### *Home Office*

192 Vista Del Rio Drive  
Morgantown, WV 26508  
Contact: Joe Jordan  
Phone 304-292-1659

### **Trans-Allegheny Lunatic Asylum**

#### *Tourist Destination and Preservation Office*

Contact: Rebecca Jordan Gleason  
71 Asylum Drive  
Weston, WV 26452  
Phone 304-269-5070

### **A. Developer Information**

Developer: Auto-Mart Inc. DBA AMI  
Contact Person: Joseph Jordan  
Address: 192 Vista Del Rio Drive, Morgantown, WV 26508  
Contact Phone Number: 304-292-1659  
Contact Email: [joe@talawv.com](mailto:joe@talawv.com)

Additional Developer DBA: Trans-Allegheny Lunatic Asylum  
Contact Person: Rebecca Jordan Gleason  
Address: 71 Asylum Drive, Weston, WV 26452  
Contact Phone Number: 304-269-5070  
Contact Fax: 304-269-5071  
Contact Email: [rjordan@talawv.com](mailto:rjordan@talawv.com)

### **B. Developer Legal Status**

Corporation Status: AUTO-MART INC was incorporated as a C Corporation in 1983 and has since changed to an S Corporation.

### **C: FEIN**

55-0646435

### **D. State ID Number**

2275-2811



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#### **E. Authorized Person**

Rebecca Jordan Gleason, Operations Manager, is authorized to negotiate and contractually bind the developer. Her contact information is as follows:

Phone 304-269-5070 or 304-641-9965

Mailing Address: 71 Asylum Drive, Weston WV 26452

Email Address: [rjordan@talawv.com](mailto:rjordan@talawv.com)

#### **F. RFEI Amendments**

No amendments have been received.

#### **G. Declaration of No Conflict of Interest**

This document certifies that no personnel currently employed by the City or State participated, directly or indirectly, in any activities related to the preparation of the developers proposal.

#### **H. Statement of No RFEI Affiliation**

The developer has had no involvement with the City or State in the development of the RFP.

#### **I. Binding Period**

This certifies that AMI's proposal is binding for one hundred eighty (180) days from the receipt by the state.

AMI would like to thank you for considering us for the redevelopment and preservation of Greystone.

---

## **Executive Summary**



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AMI is a demolition and hazardous abatement company with a reputation for integrity, quality work, and expedited service with nearly 30 years experience. Six years ago AMI purchased the Trans-Allegheny Lunatic Asylum; a National Historic Landmark designed by Thomas Story Kirkbride, and began its first preservation project funded through tourism.

AMI was incorporated in 1983 as a C Corporation by Joe Jordan, and in 1997 changed to a Subchapter S Corporation. In 2011 a combination of activities involving demolition, asbestos abatement, and historic and paranormal tourism brought Gross Sales of \$1,960,000.

The Trans-Allegheny Lunatic Asylum (TALA), AMI's preservation project, has experienced steady growth since its inception. In 2008, its first year, gross sales were \$330,000. In 2012, Gross Sales are over \$700,000.

AMI's home office is 192 Vista Del Rio Drive, Morgantown, WV 26508, and its preservation office TALA, is located at 71 Asylum Drive, Weston, WV, 26452. Both office locations are one hundred percent debt free and wholly owned by AMI. Its activities fall under the Standard Industrial Classification SIC Codes 562910, 562910, 238900, 238910, 235940, 236220, 236115 - 712100, 712120, 713900, 924120, and 234990. Joseph Jordan is the Owner.

AMI is involved in four distinct activities:

1. Demolition
2. Hazardous Materials Abatement
3. Preservation and Restoration of Historic Sites
4. Tourist Destination and Museum

One hundred percent of the Gross Sales from TALA's (AMI's preservation office) is generated through tourism. As of December, 2012, there are 44 permanent employees on the payroll. At Parsippany Township, a new branch would be created as a DBA of Auto Mart, Inc. and renamed accordingly.

Short Term Objectives (within three years) include repair of structural damage to the Kirkbride, removal of necessary ACM, and making the facility safe for visitors. Immediately, we will develop a comprehensive Historic/Paranormal Tour Program by hiring and training a dedicated staff and to begin restoration of original architectural features of the Greystone. Another short-term goal is to work closely with the Parsippany Township and Morris County to ensure community involvement and excitement about the project and projected area growth.



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We will immediately start developing partnerships with area attractions, hotels, restaurants, and convenience stores.

AMI's long-term objectives are preserving and reconstructing the Kirkbride's unique and historically significant features while restoring auxiliary buildings for reuse. The business potential for this vast complex can attract hotel chains, condominiums, restaurants, shops, and civic organizations. Culturally, AMI plans to develop a museum, educational tours, and variety of festivities to keep the campus active throughout the year, thus promoting economic development and growth in the Morris County.

AMI will be the only firm in the project development team. However, we intend to rent multiple sections or complete buildings for onsite lodging, food, and shopping options. Based on past performance at the Weston Kirkbride, AMI is confident that the Greystone can once again become a thriving economic force creating jobs, directly and indirectly, in the Township. New visitors and increased attention through promotion and advertising will also enhance and build upon existing economic development in Morris County. AMI's Team has a proven track record working together towards these goals, and the most important goal of all: saving the national treasure known as "The Greystone Kirkbride."

Rebecca Jordan Gleason will be the main contact for the State of New Jersey. Each member of the team in Weston will assist in training the new Parsippany Township personnel. All of the employees for Parsippany Township will be hired locally with the exception of the Operations Manager, Historian, and Haunt Manager. Rebecca Jordan Gleason and Edward Gleason will relocate to the Parsippany Township facility. John Jordan will work year round between the two Kirkbrides, developing the haunted houses, websites, and graphic materials.

All maintenance and preservation will be scheduled as the necessary funds are raised through tourism. With that in mind, the greatest needs are given highest priority and implemented first and lesser items handled in order of significance. In this phased approach, the schedule of items implemented matches the flow of available funds. An example of such a schedule performed to date at our Weston facility can be seen below in "Other Factors".

Our approach to development is, again, preservation through tourism. Currently we attend several consumer shows and trade shows to promote bus and individual tourism to TALA. We attend annually, the Heartland Travel Showcase, the Travel South Showcase, and the ABA Marketplace and have found them to be a spectacular lead generator! In 2012, we attracted 150 bus tours and have already had more than fifteen already in 2013. At the shows we pass out our historic/haunted rack card, area attraction rack cards, county brochures, and CDs



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encompassing each area destination. We send mailers to the people we meet, reminding them of us and our services and provide multiple itineraries involving several other destinations. We also follow up with a promotional CD with graphics and a group tour order form, thus making easy to book the Asylum. In addition to the tour bus trade shows, we also have display booths and attend annually the Mid-South Paranormal Convention in Louisville, KY, TransWorld Haunt Show in St. Louis, MO, and ScareFest in Lexington, KY. This September we will also be attending ParaFest in Bethlehem, PA, for the first time.

The Greystone Kirkbride will be a destination for tourists from all over the world. Visitors will learn the history of institutional architecture, treatment mental illness, about the individuals who pioneered for more humane treatment of the insane, and more. The campus will also be used for concerts, meetings and conventions, weddings, plays, and other activities, following our current plan for the Trans-Allegheny Lunatic Asylum.

AMI is a certified asbestos abatement and environmental remediation company, with over 30 years' experience. Ami has removed 80% of the asbestos from the Weston Kirkbride Complex as well as all environmental contaminants from the Spencer Kirkbride in Southern West Virginia before demolishing it. The Spencer State Hospital was one-quarter mile in length and was referred to as the longest continuous brick building in America.

### **Proposed Redevelopment Program**

AMI owns and operates one of the ten original Asylums built using the Kirkbride Plan. This Asylum is recognized as the second largest hand-cut stone building in the world. Predating the Civil War, the 307 acre campus includes the original 269 acres purchased by the state. AMI is a highly motivated developer and has extensive project experience already in operation in Weston, West Virginia. This is a description of how AMI is saving the Weston Kirkbride, and exactly how it would also save the Parsippany Township Kirkbride.

AMI believes there is still no better way to build green than by using what already exists. Building techniques can be chosen to reduce harm to the original structure, while newer and more efficient technologies can be integrated into the building. A Kirkbride building should allow occupants to appreciate the past and utilize a sustainable structure that has its place in the modern world. This thought in mind, AMI began its first preservation project.

AMI purchased the Trans-Allegheny Lunatic Asylum's 307 acre property at auction for \$1.5 million dollars on August 29, 2007. This property contains a 38 acre campus and 18 buildings ranging in age from 1858 to 1981. Located at the heart of Lewis County, West Virginia; the



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TALA is the iconic image of the town of Weston. The facility served as a sanctuary for the mentally ill and provided lifelong careers for many Lewis County residents. Opening to the first patients in October of 1864, TALA was closed in 1994. Its buildings remained empty and unused until AMI, interested in saving this National Historic Landmark from decay, purchased the hospital and acres at auction from the State of West Virginia.

Initially, to generate the funds to repair and preserve this 242,000 sq. ft hand-cut blue sandstone National Landmark, TALA was opened for historic tours and ghost hunts in March of 2008. Since then, over 155,000 visitors have traveled to Weston to tour the facility. The Asylum has been featured on several television networks, including SyFy, Travel Channel, Discovery's 3Net, and CMT. In total, nine different TV programs have featured TALA and have generated a tremendous amount of exposure for our cause. Diggers from the National Geographic Channel will also be filming beginning May 28th. With many guests traveling from out of state, and many from outside the U.S., the Asylum is actively working with the WV Department of Tourism, Lewis County CVB, and local attractions and destinations to provide a full and exciting visit to the area.

TALA's Historic Tours invite guests to see the interior of this Gothic architectural masterpiece. Guides in authentic period attire discuss the pioneers who sought to effect humane care of the mentally ill, and the evolution of treatments, from the beneficial to the bizarre that have led to modern day mental health care. The tour gives insight into daily life of the patients and staff, while encouraging a greater understanding of the role the hospital played in the community.

The Civil War Tour is an excellent way to celebrate the West Virginia Civil War Sesquicentennial. Visitors step back in time on this walking tour of the Asylum and the grounds. The historic community holds fascinating stories of Civil War raids, gold robberies, and remarkable citizens. Trace the footsteps of men who went on to lead our country as presidents. Listed on the Civil War Trails map as a poignant location during the conflict, this is an excellent stop on a state-wide Civil War excursion.

Knowledgeable and entertaining guides lead visitors through the wards of the asylum on Paranormal Tours. Tales of unexplained voices and mysterious apparitions are shared. With the assistance of the paranormal staff, guests have the opportunity to investigate the building and collect evidence of haunting. Visitors have traveled from as far as Australia and Bangladesh to investigate the facility.

Originally designed as a self-sustaining community, the Trans-Allegheny Lunatic Asylum patients and staff worked the acres behind the Kirkbride to produce both food and fuel. We





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offer open-air wagon rides, during which tourists learn about therapeutic labor, the process of purchasing and developing TALA's land, the farm, coal mines, struggles to obtain water, and more. They also explore is the history of three cemeteries of patients located along the tour route.

Guests looking for the opportunity to explore the asylum at a photographer's pace, enjoy the Photo Tour. Striking architectural features and impressive details make the Trans-Allegheny Lunatic Asylum a photographer's playground. This is a semi-guided tour of the Kirkbride Building and other buildings on the grounds, free from the limitations of a standard tour. While this doesn't provide historic or paranormal information, this is the only tour that grants access to the Forensics Building, Medical Center, Geriatrics Building, and The Women's Auxiliary Building, and the green house.

Special Events are held on the asylum grounds in an effort to draw additional funds for preservation. The Moonstruck Battle of the Bands, held in June, lets 18 of the top bands from the surrounding five states compete for prizes. A free summer concert series, including six evenings of regional music is held June through August. Dinner or Desert Theater has been introduced as a fun way to spend an evening at TALA. This year we will host the Rocky Horror Show Live four nights in September in the oldest part of the Kirkbride built from 1858 to 1861. TALA also hosts lectures, weddings, reunions, and birthday parties, and they are all a great way to see the facility. The 20-acre lawn is currently used by local soccer, baseball, and softball teams, just as it was over 100 years ago. The Asylum hosts a free four thousand egg Easter egg for over two hundred children each year.

During the month of October, guests can take a Flashlight Tour of the Kirkbride and General Hospital building. With over 150 years of history and haunting, the flashlight tour offers visitors a taste of all that has made the Trans-Allegheny Lunatic Asylum a memorable location. The tour covers basic historic information and includes tales of the paranormal. No other tour combines these subjects. Also in October, the annual Fall Fest is a family friendly event on the first weekend of the month. This free event has become an annual tradition, with live entertainment, craft and food vendors, children's activities, and more. The legendary haunted house is open Wednesday through Sunday, during the entire month, for all those looking for a scare. The month ends with a costume ball in the Kirkbride for Halloween.

To date, the roof and the seven-story clock tower on the center section have been restored as well as surrounding structural piers and crumbling exterior stone. After the necessary remediation, parts of the interior have being restored to specific time periods of operation for historic teaching purposes. The remediation is performed by us for pennies on the dollar. The



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main administrative section has been taken back to 1872 when it originally opened and Ward I furnished in the style of 1906, duplicating the oldest photograph from that time period. We also have restored additional areas for our Theater program, group tour break room, additional museum space, and much more.

Each year more reasons to visit the Asylum are announced, and with a 30% of visitors returning after one year and 40% after three years, it seems to be working.

The same re-use plan will be put into effect at the Parsippany Township Kirkbride Addition.

## Other Factors

### Relevant Project Experience:

In August 2007 AMI purchased the Trans-Allegheny Lunatic Asylum in Weston, WV. Its intention was to save the National Historic Landmark and icon of Lewis County.

The Trans-Allegheny Lunatic Asylum, last known as Weston State Hospital, stood vacant but proud along the banks of the West Fork of the Monongahela River in Weston, Lewis County, West Virginia. Construction on the mammoth building began in 1858 on a forty-acre tract adjacent to the West Fork River in the town of Weston in what was then Virginia. The most southern one-story wing was under roof by June 1860, and a second under construction when further building was halted by Virginia's secession from the Union in April 1861. Construction did not begin again until the close of the Civil War. It was finally completed in 1880 by the State of West Virginia at a total cost of \$625,000.

Crafted of native blue sandstone quarried mostly from the West Fork riverbed and nearby hills in Lewis County, West Virginia, the historic Weston Hospital is purportedly the largest hand-cut stone building in North America. Beginning in 1858 with funding from the State of Virginia, it was designed by Baltimore architect R. Snowden Andrews, who followed an architectural format developed by Dr. Kirkbride in the mid to late 1800s for the construction of state mental hospitals. Dr. Kirkbride's format, used in other Virginia institutions of the time, features a central administration building and sprawling wings.

The building's history is multifaceted. It is a fine example of the skills of the architect and of the Irish, Scottish, and German craftsmen who carved its stone from the West Virginia countryside. It is inextricably tied to the history of the states of Virginia and West Virginia and



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the American Civil War; and it is 130 years of operation represents the development of mental health care in America.

An article in the December 1923 *Weston Legionnaire* described the building as follows: "It is 1,295 feet long, is covered by three and one-half acres of slate roof, and affords 9 acres of floor space. To visit all the wards in this building requires a walk of two and one-third miles."

The main building is composed of two double-sectioned wings joined by a central structure. It encloses over 200,000 square feet of floor area in wings varying in height from one to four stories. It is graced by a central clock tower reaching 200 feet above the tree-lined park surrounding the building. Four lower towers or cupolas once reached some 150 feet in the air. These and several of the smaller cupolas are no longer standing. There are only four remaining lower cupolas. The sandstone-faced walls are two and one-half feet thick in places and are backed throughout by brick. There are 921 windows and 906 doors. A crawl space/basement, with dirt floor, runs the entire length of the structure and the interior wing floors are reinforced concrete. The roof and the floors in the central portion are supported on heavy timber construction.

The campus measures 38 acres and the adjoining "farm" tract covers 269 acres. The hospital campus is encompassed along its front length (East) and northern side by a Victorian wrought iron fence similar to others found in yards throughout the town. Even before the historic main building was completed, ancillary buildings were constructed for sundry purposes such as additional patient care, food preparation, barns, etc. The farm acreage was once an integral part of the goal of creating a self-sufficient mental health facility, and included a reservoir, water treatment plant, oil and gas wells, working coal mines, ice plant, dairy, beef barn, a chapel, morgue, and four cemeteries.

With the opening of the William R. Sharpe, Jr. Hospital (Sharpe Hospital) on 230.3 acres on the rear portion of the original tract in 1994, the Asylum was vacated. For thirteen years the Kirkbride sat empty and exposed to the elements.

Please refer to the chart below for buildings and square footage of the Weston, Kirkbride.



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## Current preservation project size:

Building	Building Name	Sq. Ft.	Built
Main Building	Administrative Building	242,000	1871
Group	Wards/Arts & Crafts		1872
	Wards		1867
	Civil War Section		1859
	Wards/Recovery		1881
104	Tuberculosis Building	77,200	1940
106	Boiler House	2,500	1970
107	Original Canteen	3,200	1901
109	New Canteen	2,500	1981
200	General Hospital	34,000	1930
201	Geriatrics	36,000	1953
203	Forensics	25,000	1949
204	Maintenance Building	23,400	1953
205	Women's Auxiliary Housing	22,500	1889
206	Laundry	13,200	1902
302	Sewer House	1,000	1945
108	Main Kitchen/Dining	35,000	1915
200	Greenhouse	2,700	1941
Farm	Farm House	2,500	1932
Farm	Dairy Barn	3,000	1921
Farm	Silos		1932
<b>Property</b>	<b>Acres</b>	<b>525,700</b>	<b>Total Sq. Footage</b>
Campus	38		
Farm Property	269		
	<b>Total Acreage: 307</b>		

Without a site visit, a timeline cannot be developed for Greystone. We present below the phases of our current Kirkbride project.

## Weston Kirkbride Project Phases

<b>Phase 1</b>	Section 100 - Replace heavy timber roof trusses and intermediate purlins
	Section 105-D - Repair/rebuild exterior load bearing wall
	Clear gutters of debris



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	Replace missing & damaged gutters and downspouts
	Clear and repair internal drains on flat roofs
	Remove BUR at flat roofs
	Replace flat roofs with EPDM membrane on rigid insulation
	Remove trees within 10' of building
	Remove electrical equipment and wiring from crawlspace Section 100
	Rework partitions to create electrical room
	Install new main electrical service
	Rewire/revamp existing egress lighting system
<b>Phase 1 Costs</b>	<b>\$1,532,448</b>

<b>Phase 2</b>	Section 100 - Replace wood plank deck in the clock tower
	Section 100 - Entrance balcony and canopy repairs
	Repair edges of shingle roofs
	Replace asphalt shingles at section 100 mansards
	Repair Composition shingle roof on sections 101/102
	Restore siding on clock tower
	Restore windows and louvers on clock tower
	Restore metal roofing on clock tower
	Paint smaller cupolas
	Repair skylights
	Repair glass block windows
	Restore existing wood entry door & leaded sidelights
<b>Phase 2 Costs</b>	<b>\$239,631</b>

<b>Phase 3</b>	Restore wood double-hung sash windows
	Restore steel casement sash windows
	Replace missing windows
	Restore exterior doors
<b>Phase 3 Costs</b>	<b>\$1,726,215</b>

<b>Phase 4</b>	Reconnect downspouts to storm sewer & clear sewer
	Replace missing basement windows
	Re-grade ground adjacent to building
	Rebuild basement window wells
	Clean inlets filled with debris
	Clean pipes filled with debris



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	Repair structures/inlet currently not operating
<b>Phase 4 Costs</b>	<b>\$328,805</b>
<b>Phase 5</b>	Tuck point stone walls
	General wall repairs around entire exterior perimeter of building
<b>Phase 5 Costs</b>	<b>\$735,183</b>
<b>Phase 6</b>	Section 100 - Replace precast concrete lobby floor (near elevator) at first floor
	Section 101-A & B - Structural replacement of precast concrete floor framing - first floor only
	Section 101-C - Structural replacement of cast in place concrete floor framing - first floor only
	Section 105-D - Replace foundation support for column
	Section 100 - Replace 2x12 wood framing members on each of four floors and attic
<b>Phase 6 Costs</b>	<b>\$1,627,995</b>

## Duration of Project

All maintenance and preservation work is scheduled as the funds are raised through tourism. With that reality in mind, the greatest needs receive highest priority and the rest are undertaken in order of importance. In this phased approach the schedule of items implemented has to match the flow of available funds. Below is a chart of work performed to date.

### Preservation and Maintenance in Weston, WV:

(Picture Documentation will be happily provided upon request.)

Building	Name	Sq. Ft.	Built	Restoration and Preservation Work Completed
100	Admin Building	242,000	1871	cleaned and cleared 2008/lead paint removal 2008/restored to 1872, reroofing, clock tower complete restoration 2012/13, crown molding and rococo restoration and reproduction 2012/13/removal of drop ceilings/repair plaster walls 2008-13/replace windows 2008-12/ created 14 museum rooms restoring each room as we go.



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101	Wards/Arts & Crafts		1872	cleaned and cleared 2008/lead paint 2008/restored ward to 1930-2011, museum area 2012/repair plaster walls 2008-13/replace windows 2008-13/rewire of electricity and adding electricity 2011, 2013/asbestos 2010, 2011
102	Wards		1867	cleaned and cleared 2008/removal of partition walls 2008/ restored ward to 1906 in 2011/repair plaster walls 2008-12/replace windows 2008-12/cleaned and cleared 2008/lead paint 2008/asbestos 2009, 2012 /roof repair 2008, 2009, 2011, 2013/removal of partition walls/repair plaster walls 2008-13/replace windows 2008-13
103	Civil War Section		1859	cleaned and cleared 2008/lead paint 2008/asbestos 2009, 2011, & 2012 /roof repair 2008, 2009, 2011/reroof flat roofs 2012/removal of partition walls 2009 /repair plaster walls 2008-12/replace windows 2008-12/ lead paint 2008/asbestos 2011/gutter repair 2009
105	Wards/ Recovery		1881	major exterior stone work 2007/cleaned and cleared 2008/lead paint 2009/asbestos 2010, 2011/roof repair 2008, 2009/removal of partition walls 2009/rewire of electricity /cupola restoration 2012/rebuilt structural supports 2011
104	Tuberculosis Building	77,200	1940	cleaned and cleared 2009/roof repair 2011, 2012/asbestos floor tile and pipe insulation 2012 (ACM)
106	Boiler House	2,500	1970	asbestos removal 2007-8, cleaned and cleared 2007
107	Original Canteen	3,200	1903	none
109	New Canteen	2,500	1981	roof repair 2009, 2010, 2011/electricity 2008/ reroof flat roofs 2012/new ceiling, fixed block and repainting, replace windows 2012/security system - 2012



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200	General Hospital	34,000	1930	roof repair 2010, ceiling and lead paint removal 2011/new electricity 2010/removal of ACM 2009/window replacement and repair 2010-12
201	Geriatrics	36,000	1953	cleaned and cleared 2008/tree removal 2008/window repairs 2011/12
203	Forensics	25,000	1949	cleared and cleaned 2009/ACM removal 2013
204	Maintenance Building	23,400	1953	cleaned and cleared 2008/roof repair 2010/window and door repair 2011
205	Women's Auxiliary Housing	22,500	1889	cleared and cleaned 2009
206	Laundry	13,200	1902	cleaned and cleared 2008/removed ACM 2009
302	Sewer House	1,000	1945	cleared debris 2012
108	Main Kitchen/ Dining	35,000	1915	reroof 1st and 2nd floor entrance/removed ACM
200	Greenhouse	2,700	1941	cleared debris 2009-12
Farm	Farm House	2,500	1932	porch and floor repair 2010
Farm	Dairy Barn	3,000	1921	cleared debris 2009-12
Farm	Silos		1932	tin repair 2010
Farm Property	Farm	169 Acres	1975	clearing of over 100 acres getting ready for planting season - 2008-12/ purchased fencing for around farm property - 2011
Campus	Green Areas	38 Acres	1954	over 30 trees removed from buildings and foundation - 2007/ stumps removed 2012/electric installed on the lawn 2007/trees trimmed 2012
Water Plant	Water Purification	2,500	1954	removal of ACM and demolished 2012

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## Five Year Budget

Category	% of Budget	Total
Advertising Expense	\$ 169,738.78	\$ 169,738.78
Donations	\$ 18,803.68	\$ 18,803.68
Event Supplies	\$ 190,150.77	\$ 190,150.77
Insurance	\$ 41,179.64	\$ 41,179.64
Maintenance & Preservation Supplies	\$ 263,912.86	\$ 263,912.86
Membership, Licenses, Permits & Fees	\$ 24,743.69	\$ 24,743.69
Office Expense	\$ 54,383.89	\$ 54,383.89
Payroll Expense	\$ 853,637.41	\$ 853,637.41
Repayment of Loan	\$ 103,460.01	\$ 103,460.01
Souvenirs	\$ 94,471.72	\$ 94,471.72
Tax	\$ 288,182.23	\$ 288,182.23
Tour Expenses	\$ 50,472.23	\$ 50,472.23
Travel Expenses (shows)	\$ 12,583.51	\$ 12,583.51
Utilities	\$ 115,533.62	\$ 115,533.62
Volunteer Meals	\$ 17,290.65	\$ 17,290.65
Misc.	\$ 10,006.00	\$ 10,006.00
<i>5 Year Budgeted Expenses</i>	<i>\$ 2,350,000.00</i>	<i>\$ 2,350,000.00</i>
<i>5 Year Actual Expenses</i>	<i>\$ 2,308,550.69</i>	<i>\$ 2,308,550.69</i>
<i>5 Year Revenue</i>	<i>** 2,693,255.28</i>	<i>\$ ** 2,693,255.28</i>

Year	*M&P Totals	***AMI Equipment Purchases
2007	\$ 2,100,000.00	
2008	\$ 95,168.16	
2009	\$ 121,483.78	
2010	\$ 141,725.51	\$ 20,000.00
2011	\$ 312,674.16	\$ 145,000.00
2012	\$ 275,454.17	
Totals	\$ 3,046,505.78	\$ 165,000.00
<b>CAPITAL COSTS</b>	<b>\$ 3,211,505.78</b>	

\* Maintenance and Preservation Costs (Direct and Indirect)

\*\* Trans-Allegheny Lunatic Asylum pays for everything from funds acquired through tourism.

\*\*\*These items were purchased by Joe Jordan, AMI President, and gifted to the Asylum.



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## Claims or Defaults

There are no claims or defaults on the part of the AMI.

## Project Team

All of the tasks outlined in this proposal have been carried out by the TALA Preservation and Maintenance Team, consisting of the following professionals:

Owner.....	Joseph Jordan
Operations Manager.....	Rebecca Jordan Gleason
Graphics Design /Haunt Manager.....	John Jordan
Network and Computer Systems Administrator.....	Joe DiFerio
Historian/Grant Writer.....	Edward Gleason
Maintenance and Preservation Foreman.....	Eugene Jones
Office Manager .....	Bethany Cutright
Paranormal Tour Manager .....	Michelle Graham
Historic Tour Manager.....	Sue Parker
Head Cashier .....	Kristi Adams
Office Clerk .....	Amelia Jones

## Secretary of Interior’s Standards for the Treatment of Historic Properties

AMI has a firm understanding of the Secretary of Interior’s Standards for the Treatment of Historic Properties. AMI is dedicated to retaining and preserving the Parsippany Township Asylum's original Victorian-era character, while creating new uses that reflect the property's historic period. Original features and materials will be preserved and not removed or altered.

AMI recognizes the Parsippany Township Asylum as a historically important physical record of its time, purpose, and place. Work done on materials and features will be compatible with the restoration period as well as identifiable upon close inspection, and properly documented.

Deteriorated features from the restoration period will be repaired rather than replaced. When replacement is unavoidable the new feature will match the old in color and design in all aspects. And, if at all possible, replacements will be created from the same materials as were originally used.



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There will be no false sense of history created through conjecture or adding or creating features that did not exist originally. Chemical treatments, if necessary, will be used with extreme care ensuring that no damage will be done to historic materials.

Archeological resources will be protected and preserved and if disturbing any such resource is deemed unavoidable, mitigation methods will be undertaken immediately. Absolutely no design or features or color that did not exist during the restoration period will be added or constructed.