

# 2017 Vermont Historic Preservation Grant Application

*Due Monday, October 3, 2016*

## **IMPORTANT INSTRUCTIONS:**

Please refer to the *2017 Vermont Historic Preservation Grant Application Manual* **before** completing your application. The manual contains directions to help you respond to each section below and clarifies what information is required. The manual is available [online](#) or you may request a paper copy by sending an email to [debra.sayers@vermont.gov](mailto:debra.sayers@vermont.gov) or by calling 802-828-3213.

## **1A. APPLICANT**

Name: **First Unitarian Universalist Society Burlington**

Address: **152 Pearl St.**

City: **Burlington**

State: **VT**

Zip Code: **05401**

Daytime phone: **802 862 5630 EXT.23**

Email address: **bob@uusociety.org**

## **1B. PERSON AUTHORIZED TO EXECUTE CONTRACTS FOR APPLICANT**

Name: **Christina Fulton**

Address: **152 Pearl St.**

City: **Burlington**

State: **VT**

Zip Code: **05401**

Daytime phone: **802 862 5630 ext. 22**

Email address: **xina@uusociety.org**

## **1C. PERSON AUTHORIZED TO ADMINISTER THE PROJECT**

Name/Title: **Bob Furrer / Facilities Manager**

Address: **152 Pearl St.**

City: **Burlington**

State: **VT**

Zip Code: **05401**

Daytime phone: **802 862 5630 ext.23**

Email address: **bob@uusociety.org**

**1D. PROPERTY OWNER (if different from applicant)**

Name:

Address:

City:

State:

Zip Code:

Ownership Status: (check one)

Municipality     **Non-Profit**

**1E. HISTORIC NAME AND LOCATION**

Historic Name: **First Unitarian Universalist Society Meeting House**

Physical Address: **152 Pearl St., Burlington, VT 05401**

**2. GRANTEE EXPERIENCE**

**2A.** Has any previous rehabilitation work on this building been funded with a State Historic Preservation Grant? If yes, please list the year and purposed of the grant.

Yes     **No**    If yes, please comment:

**2B.** Does your organization have experience with similar federal or state grant programs?

**Yes**     No    If yes, please comment:

**To my knowledge, the only previous experience with federal or state grant programs was in 2008 when FUUSB received a grant from the National Trust Preservation Funds for maintenance planning. I would like to note that I have had experience with helping to prepare State Historic Preservation Grants during my 35-year employment with Shelburne Museum Inc.**

**2C.** Does your organization use a manual or automated Accounting system?

Manual     **Automated**

**3. BUILDING INFORMATION**

**3A.** Date(s) of Original Construction, Major Additions (can be approximate): **original construction: 1816 - major additions: 1868 & 1993.**

**3B.** Original Building Type:

House     Barn     **Church**     Town Hall     School     Commercial

Other (explain)

**3C.** Is the building listed in the State Register of Historic Places?

**Yes**     No, but determined eligible     No

**3D.** Is the building listed in the National Register of Historic Places?

**Yes**     No, but determined eligible     No

#### **CRITERION 4. PRESERVATION OF HISTORIC FEATURES**

For each subsection below rate the condition of building elements (excellent, good, fair, poor). Then write a short summary of the work needed to repair/restore this element including methods of repair and materials to be used. If no work is needed in any subsection, say do. Do not leave sections blank. For each section where funding is sought through this grant application, check the "Grant Funds Requested" box for that section.

##### **4A. Roof**

Condition: **Good**

Repairs Needed: **Approximately 20 broken slate need to be replaced. Work is currently scheduled to be done in November, 2016. Slate will be replaced with slate using hooks to hold the replacements.**

Grant Funds Requested

##### **4B. Frames & Structure**

Condition: **Excellent – no work is needed**

Repairs Needed: None.

Grant Funds Requested

##### **4C. Exterior (siding, trim, etc.)**

Condition: **Good**

Repairs Needed: **Certain trim elements such as casings and drip caps need to be repaired and consolidated, but these are few. Of note are windowsills that are severely weather checked. They are surprisingly free of rot (probably explained the fact that they are constructed of white oak), but do need prep work followed by consolidation and paint. This work is scheduled to be done in the summer and fall of 2017. Please note that it is recommended in the 2016 Capital Needs Assessment (page 16).**

**The perimeter rail system of the bell deck is also in need of restoration. This work is scheduled to be done in 2017 – 2018. Refer to page 12 of the 2016 Capital Needs Assessment.**

Grant Funds Requested

##### **4D. Interior (plaster, trim, rooms etc.)**

Condition: **Good**

Repairs Needed: **There are a number of hairline cracks in the interior plaster walls. There are also substantial horizontal cracks between the wide boards that constitute the wainscoting on the main level of the sanctuary. I believe these cracks can be attributed to very low humidity levels during the winter months. I consider both the plaster cracks and the cracks between the wide boards to be cosmetic in nature and will be repaired or filled within three years.**

Grant Funds Requested

##### **4E. Windows & Doors**

Condition: **Good with the exception of the lantern sash (fair) as explained below.**

Repairs Needed: **All eight of the window sash in the lantern room of the steeple (that room located above the bell deck and below the spire) need varying amounts of restoration/repair. \* There are four 24/24 units with semicircular tops and four 20/20 units with semicircular tops. The larger units measure approximately 9' 3" high X 4' 4" wide. The smaller units measure approximately 9' 0" high X 3' 8" wide. Per criterion 4A (found on page 5 of the Vermont Historic Preservation Grant Application Manual), overall need should be considered as serious.**

**Whenever possible, the existing components of each sash (stiles, rails, mullions, glass) will be repaired or consolidated. Exceptions will be glazing which will be totally removed and replaced and any components that are deemed unsalvageable by the craftsman doing the work.**

**Sequence of work:**

- 1. The sash will be removed, crated securely and lowered to the ground via a crane (Demag Riggers & Crane Service Inc.).**
  - 2. Temporary storm panels constructed of plywood will be installed by Jeff Fellingner (Willard Street Traditions) and will remain in place until the sash are ready to be reinstalled.**
  - 3. Jeff Fellingner will transport the sash to his workshop in Lowell, Vt. where he will execute the needed repairs. See Methods of Repair and Materials to be Used below.**
  - 4. Jeff Fellingner will do any necessary repairs (after initial inspection, it was determined that few if any would be needed) to the jamb components on site during the period when the sash is removed.**
  - 5. The sash will be transported back to the First Unitarian Universalist Society Burlington, rigged up to the lantern room by Demag Riggers and reinstalled by Jeff Fellingner.**
- Please note page 11 and 12 of the 2016 Capital Needs Assessment. Of import is that although we (FUUSB) agree that the sash need attention, we are not considering the option of "reproduction sash with an identical appearance"**
  - Please note page 2, 3, and 4 of the document titled Steeple Inspection Unitarian Church Burlington Vt. (May 2014) prepared by Jay Southgate of Southgate Steeplejacks.**

**Furthermore, it is important that the sash be repaired and re-glazed as soon as possible to prevent further deterioration of the sash components.**

**It is important to note that the cause of the current deterioration is exposure to the elements (sun, wind, precipitation and extreme temperature and humidity fluctuation) If we can proceed with this project, it is with the understanding that at certain intervals, there will need to be ongoing preventative maintenance such as painting. For aesthetic reasons, we are not considering low UV resistant storm panels constructed of acrylic or other materials.**

**Methods of Repair and Materials to be Used:**

- 1. Strict adherence to the Secretary of the Interior's standards for historic restoration.**
- 2. Lead safe practices at all times**
- 3. Steam used to remove glass and glazing**

4. Infra –red heat to perform all paint stripping
5. Allback linseed oil glazing compound
6. Allback linseed oil paint used as primer and as top coats on all exterior parts of sash
7. Allback or Benjamin Moore latex used on interiors

X YES Grant Funds Requested

**4F. Foundation (masonry)**

Condition: **Excellent**

Repairs Needed: **None**

Grant Funds Requested

**4G. Special Features (steeple, cupolas, porches, etc.)**

Condition: **Good** – please refer to 4C AND 4E of this document and the document “Capital Needs Assessment 2016”, page 11

Repairs Needed: **None**

Grant Funds Requested

**4H. Site** (drainage, roads, sidewalks, etc.; conditions that cause damage to the building)

Condition: **Good**

Repairs Needed: **The catch basin on the east side of the Meeting House needs to be suctioned of gravel and debris. During a deluge, parts of the driveway become inundated with water. These occurrences do not affect the Meeting House itself.**

Grant Funds Requested

**CRITERION 5: LONG TERM USE**

**5A.** Briefly describe the building and give a short summary of the building’s history. What was the original use of the building and what is the building’s current use?

**The First Unitarian Universalist Society Meeting House was constructed in 1816 and dedicated in 1817. The architect was Peter Banner of Boston. It is a brick building built in the Federal Style and consisted of what is now the Sanctuary, three southerly facing entrances and the tower. Two major additions have been added since 1816. In 1868 the Parish House addition was built on the northern end of the original structure that provided a vestry with a Sunday School room and several Parlors. In 1993, a further addition to the north end of the structure was added to provide modern restrooms, and additional meeting and kitchen space.**

**The building was originally built as a house of worship and remains so today. It is also currently used as a gathering space for a divergent group of organizations including, Queen City Business Network International, Spectrum Vermont, VNA, Howard Center, Noyana Singers, Men’s AA, Al-Anon, Al – A-teen, and the Burlington Writers Group. We also host an eclectic mix of concerts, presentations, political forums and are a long time venue for First Night Burlington.**

**5B.** Describe any substantial work that has been performed on the building in the last five years:

**2013: A new fire detection system was added that compliments our existing fire suppression system which covers the entire structure including the steeple.**

**2014: A new roofing membrane was installed on the flat roof of the 1868 addition.**

**2014: An electronic pin code/keypad access system was installed which eliminated the need for a manual key system.**

**2014: The south face of the Meeting House was painted to the level of the bell tower.**

**2015: The front walkway of the church (consisting of large bluestone pavers) was completely removed, a new base installed and the existing bluestone was then reused or replaced as determined by its condition.**

**2015: A new audio system was installed in the Sanctuary.**

**An ongoing preventative maintenance plan is in place including painting, cleaning and contracts covering heating and ventilating equipment, elevator and fire protection/suppression systems.**

**5C.** What is the planned use of the building following this project? If the building is rehabilitated, will it have a new use? Describe changes that will be made to the building in order to accommodate this new use. Will these changes impact historic features?

**The use of the building will remain the same.**

**5D.** Describe any additional work that needs to be done following the completion of this project. Do you have a plan for routine maintenance and long-term preservation of the building?

**Yes, routine maintenance has regularly been performed and will continue on an ongoing basis. Items include painting, weatherization upgrades, HVAC upgrades, repointing of the brick work, roof maintenance, electrical and lighting upgrades. Please see the 2016 Capital Needs Assessment for further detail.**

#### **CRITERION 6: PUBLIC BENEFIT**

**6A.** Is the building open to and/or used by the public?  Yes  No  
If yes, please describe:

**It is used as a gathering space by a divergent group of organizations including Queen City Business Network International, Spectrum Vt., the VNA, Howard Center, Noyana Singers, Men's AA, Al-Anon, Al-A Teen, and the Burlington Writers Group. We also host an eclectic mix of concerts, presentations, political forums and are a long standing venue for Burlington First Night.**

If no, please describe any plans for public use:

**6B.** Describe the public benefit of this project. Is the building easily visible from public places? Is it important to the history of the community or an important local symbol or landmark?

**The building is an icon of the Burlington area and is well known throughout the State Of Vermont. I would venture to guess that it may be the most photographed historic landmark (remaining at its original site) in the State of Vermont.**

The building is used as a reference point by those living in Burlington and by the many thousands of tourists (both national and international) that visit Burlington annually.

**6C.** Does the community support the project? Are other organizations involved in the project?

Although no other organizations are directly involved in the project, I'm positive that those who use our facility for special events and programs would be supportive of the First Unitarian Universalist Society Burlington in its efforts to maintain and preserve its National Landmark in a responsible, thorough and historically correct way. Organizations that use our Meetinghouse and grounds for special events include Spectrum of Vermont, Prevent Child Abuse Vermont, Burlington Labs in conjunction with the State of Vermont, Howard Mental Health and Street Outreach and First Night Burlington.

FUUSB is also an integral component to the aesthetic attraction of the vibrant Burlington Marketplace and is a key factor in attracting a diverse demographic to the Marketplace.

#### **CRITERION 7: BUDGET**

**7A.** Summarize items from Section 4 that will be funded through this grant request. Please only include items for which you are seeking grant funding through this program. You may add more lines if necessary.

#### **WORK DESCRIPTION IN PRIORITY ORDER**

1. **Repair/Restoration/Consolidation of four 24/24 sash with circle tops and four 20/20 sash with circle tops as described in Criterion 4-4E**  
Estimated Cost: **\$25,670.00** (this cost reflects a 10% contingency as stated on the estimate)
2. **Rigging of the sash to the ground and back up to the Lantern Room**  
Estimated Cost: **\$3,050.00**
3. **City of Burlington building permit**  
Estimated Cost: **\$222.00**

**TOTAL ESTIMATED GRANT PROJECT COST: \$28,942.00**

#### **7B. GRANT REQUEST**

**REMINDER:** the *maximum* grant amount you may request is **\$20,000.00**

**GRANT AMOUNT REQUESTED: \$14,471.00**

**7C. MATCHING AMOUNT SUMMARY**

List all sources of matching funding below. Matching funds that equal your grant request *must* be in-hand at the time of application. You may add more lines if necessary.

SOURCE: **First Unitarian Universalist Society Property Fund**

AMOUNT: **\$14,471.00**

**TOTAL AMOUNT OF MATCHING FUNDING: \$14,471.00**

*(Should match grant request)*

**7D. SOURCES OF ADDITIONAL FUNDS**

Tell us about any sources of additional funds in addition to matching funds that will be used to pay for work prior to reimbursement. Indicate whether these funds are in hand or must still be raised. You may add more lines if necessary.

**There are no other sources of additional funds that will be used for this project. The First Unitarian Universalist Society Property Fund will pay for all work listed prior to reimbursement. The funds are currently in hand. The balance of the fund, as of September 23<sup>rd</sup>, 2016 is \$35,189.68**

**7E. PARTIAL AWARD**

Could your organization accept a partial award to successfully complete a phase of this project?  Yes  **No**

**It would not be cost effective to do only a portion of this project (i.e. one or two sash), because of the substantial crane costs incurred.**

Describe what funds are necessary to support each discrete portion of the project.

**7F. ADDITIONAL BUDGET COMMENTS**

**CRITERION 8: ACCESSIBILITY FOR PERSONS WITH DISABILITIES**

**8A.** Is the building handicapped accessible?  **Yes**  **No**

If yes, please describe:

**With the exception of the first floor kitchen and balcony, all areas of the Meeting House are handicapped accessible. Recently, a push button automatic door opener was installed on the east double doors adjacent to the accessibility ramp. Certain pews in random areas of the Sanctuary have been cut back to afford users of wheelchairs varied seating locations.**

If no, please describe any plans to make it accessible.

**CRITERION 9: DESIGNATED DOWNTOWNS AND VILLAGE CENTERS**

**9A.** Is your building in a Designated Downtown or Village Center under the Downtown Development Act?

**Yes**  **No**

## 10. REQUIRED ATTACHMENTS

The following attachments are **required** parts of the grant application. See Grant Manual for a full description of each item. Check off the boxes to make sure you have included all the required attachments. **Incomplete applications will not be considered.**

X Project Estimate(s)

X Location Map

X Sketch Map

X **FEDERAL ID # 03-6003834** Proof of non-profit status [IRS 501 (c)(3) certification] (for non-profit, tax-exempt organizations)

X CD of .jpg images\*

X **(Southgate Steeplejacks May 2014 / Unitarian Meetinghouse CNA2016)**

**(OPTIONAL)** Preservation Plans, Reports, Evaluations, or Maintenance Plans of the building

**\*You'll note that the photos of the sash were taken from the inside of the lantern room. I understand that ideally, they would have been taken from the outside but that would have been risky and problematic due to the lantern room's location in the tower. That said, I think the photos of the sash clearly depict their compromised condition.**

## 11. LEGISLATORS

Please list your State Senators and Representatives

**Senator Patrick Leahy, Senator Bernie Sanders**

**Representative Mary Sullivan**

**12. CERTIFICATION:**

**A. If you are submitting your application via email you MUST check the box below to certify your application.**

I am submitting this Application digitally. I am applying for a 2017 Historic Preservation Grant and am authorized to submit this application on behalf of the Applicant. I certify that the information presented in this Application is complete and accurate and I am authorizing the Division for Historic Preservation to accept the submittal for review and potential award. I understand that upon submission to the State, I relinquish sole rights to ownership or control over the photographs and digital images I am submitting and that the photographs shall become the property of the State upon receipt by the State.

**B. If you are submitting a paper copy of the application you MUST sign and enter the date in the box below.**

By signing this application, I certify I am applying for a 2017 Historic Preservation Grant and am authorized to submit this application on behalf of the Applicant. I certify that the information presented in this Application is complete and accurate and I am authorizing the Division for Historic Preservation to accept the submittal for review and potential award. I understand that upon submission to the State, I relinquish sole rights to ownership or control over the photographs and digital images I am submitting and that the photographs shall become the property of the State upon receipt by the State.

APPLICANT NAME: <b>Bob Furrer</b>	
SIGNATURE:	DATE: (mm/dd/yyyy)

**Applications are to be submitted via e-mail to [accd.hpgrants@vermont.gov](mailto:accd.hpgrants@vermont.gov) by midnight October 3, 2016.**

If you are unable to submit your application via e-mail you may submit a paper copy to the address below. **Applications must be postmarked or hand-delivered by 4:30 on October 3, 2016.**

Vermont Division for Historic Preservation  
Attention: Caitlin Corkins  
One National Life Drive  
Davis Building, 6<sup>th</sup> Floor  
Montpelier, VT 05620-0501

**Thank you for applying to the  
Vermont Division for Historic Preservation's  
Historic Preservation Grant Program!**