

2017 Vermont Historic Preservation Grant Application

Due Monday, October 3, 2016

1A. APPLICANT

Name: **Upright Steeple Society, Ltd.**

Address: **PO Box 224**

City: **Lyndon** State: **VT** Zip Code: **05849-0224**

Daytime phone: **(802) 473-4208**

Email address: jgallagher@drm.com

1B. PERSON AUTHORIZED TO EXECUTE CONTRACTS FOR APPLICANT

Name: **James C. Gallagher, President**

Address: **PO Box 99**

City: **St. Johnsbury** State: **VT** Zip Code: **05849-0099**

Daytime phone: **(802) 473-4208**

Email address: jgallagher@drm.com

1C. PERSON AUTHORIZED TO ADMINISTER THE PROJECT

Name/Title: **James C. Gallagher, President**

Address: **PO Box 99**

City: **St. Johnsbury** State: **VT** Zip Code: **05849-0099**

Daytime phone: **(802) 473-4208**

Email address: jgallagher@drm.com

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

1E. HISTORIC NAME AND LOCATION

Historic Name: **First Congregational Church of Lyndon, Vermont, Incorporated**

Physical Address: **153 York Street, Lyndon, VT 05849**

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:

- **2010 (\$15,000): Structural repairs to the roof truss system**
- **2012 (\$20,000): New roof, returned spire to belfry and installed structural columns under steeple.**
- **2014 (\$10,845): New sheetrock walls and wooden ceiling; repaired and reinstalled 7 original windows (9' x 4')**

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

Yes No If yes, please comment:

We have completed the three projects funded by earlier Division grants (listed above). Each have been documented to the Division in detail with final accounting reports and supporting attachments. In summary, the first project (repair to 40' x 10" x 10" truss and ancillary wooden supports by Jan Lewandoski) was completed in May, 2011. The second (return spire to belfry (Lewandoski), erect two steeple support columns (Lewandoski) and construction of a new roof (shingles on main roof; standing seam on bell tower & belfry roofs) (Dana Young Construction)) was completed in October, 2012. The third (construction and painting of sheetrock walls and tongue-in-groove pine ceiling (Caledonia Work Crew) and repair and reinstallation of seven 9'x4' windows (Calendar Brook Cabinetry)) was completed in September, 2014.

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

Manual Automated

3. BUILDING INFORMATION

You can determine whether a building is listed or has been determined eligible for listing in the State or National Register by looking at the Vermont Division for Historic Preservation's **Online Resource Center**, available at <http://www.orc.vermont.gov/Resource/Show-Resource-Table.aspx>.

3A. Date(s) of Original Construction, Major Additions (can be approximate): **1829; extensive renovations 1882.**

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: **Excellent**

New roof installed in 2012

Repairs Needed: **None**

Grant Funds Requested

4B. Frames & Structure

Condition: **Excellent**

Substantial repairs conducted in 2009, 2011 and 2012.

Repairs Needed: **None**

Grant Funds Requested

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

Condition: **Fair to poor**

Repairs Needed:

The building badly needs to be scraped and painted. This is more than routine maintenance. The church has not been painted for approximately fifty years and the entire building is peeling badly. We have had to replace some of the trim because the lack of paint has permitted the wood to rot. We expect we will find some additional trim or clapboards that need to be replaced. When the Upright Steeple Society took ownership of the building in 2012, the paint was long past its useful life and was peeling badly. Because of the existence of more serious structural problems, scraping and painting has been delayed until this point. With the structural problems now addressed, we want to tackle the overdue need to scrape and paint the building.

Grant Funds Requested

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

Condition: **Excellent**

The walls and ceiling are in excellent condition, having been erected and painted in 2014. When we constructed the new ceiling in 2014, we included a frame for the "diamond shaped window, or skylight" referred to in Jan Lewandoski's 2007 Technical Assistance Report as "[a] remarkable interior feature, hidden under the newer ceiling [i.e. the ceiling that preceded our 2014 ceiling], is a window in the ceiling designed to direct natural light onto the pulpit." Mr. Lewandoski added that "[r]estoring this feature will have a dramatic effect on the interior of the church." The sanctuary walls (except the small portion behind the wainscoting), were insulated in 2013. We hope to complete the insulation in the ceiling, behind the

wainscoting and in the narthex this fall. Last fall, we replaced the chandeliers and ceiling fans in the sanctuary. The wooden floor were completely rebuilt this spring.

Repairs Needed: **None**

Grant Funds Requested

4E. Windows & Doors

Condition: **Excellent**

The existing windows are in excellent condition, repairs having been made in 2013 (one window) & 2014 (seven windows). The rear door (handicap access) is in excellent condition, having been purchased new and installed in 2013. The front door was scraped, painted and reinstalled this spring. To comply with life-safety requirements, we reversed the door, which previously opened inward, so it now opens outward. This required us to add a small platform above the entrance stairs.

Repairs Needed: **None**

Grant Funds Requested

4F. Foundation (masonry)

Condition: **Excellent**

Completely redone in 2012

Repairs Needed: **None**

Grant Funds Requested

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

Condition: **Excellent**

The steeple is now in excellent condition. In 2009, the spire was removed with a crane. In 2010, the spire was scraped and painted (prime and two coats) professionally. We should apply another coat of paint to the spire when we paint the building in 2017. In 2011, the failed truss that had supported the south end of the steeple was removed, a new section was spliced in and the damaged ancillary wooden structures were repaired. In 2012, the spire was returned to the belfry, vertical and horizontal steel beams were installed under the main floor and two 18' spruce columns were installed between the main floor and the newly repaired truss. In the process the steeple and its support were jacked straight. The steeple now has adequate and permanent support. A handicap access ramp and door were constructed in 2013-14, and in 2015 we added staymat at the base of the ramp.

Repairs Needed: **Apply another coat of paint to the spire when we paint the church, since it will have been seven years since it was painted.**

Grant Funds Requested

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

Condition: **Excellent**

Prior to 2012, there was a stream running through the crawl space during spring runoff. This had caused rot and degradation to the wooden support in the crawl space and contributed to the failure of the steeple's support. In 2012, the building

was lifted 6' +/-, completely excavated beneath and new drainage installed. Steel beams were installed horizontally on newly poured concrete walls and the building was lowered onto this new supports. In the four years since that, we have experience no moisture in the basement.

In the course of the excavation and related work, the sidewalk to the building and the surrounding lawn was removed. This past spring, the Sustainable Agriculture class at Lyndon Institute installed a new walkway with ceramic pavers, and has begun landscaping the surrounding lot. This school project will continue in 2016-17. Last year, the town replaced the public sidewalks in this area, including the sidewalk in front of the church.

Repairs Needed: The ¼ acre area surrounding the building needs to be landscaped.

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?

Originally known as the First Congregational Church of Lyndon, the building is a white clapboard building of timber frame construction, built in Greek Revival style, approximately 40' x 54' with a front addition that is 25' x 12.' It is a tall, one-story building, with a large attic above and a basement space below. The building is located at 153 York Street, Lyndon, Vermont. The walls are 20' tall and sit on a concrete foundation poured in 2012. The steeple has three stages: a square tower, a square belfry and a spire. The original church was constructed in approximately 1829. According to Venila Shores in her 1986 "Lyndon, Gem in the Green," there were extensive repairs in 1882. In 2009, the building was in decline and the Upright Steeple Society began efforts to save and rehabilitate it. When the renovations are done, it will serve as a nonsectarian, community meeting house.

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

2011

- Jacked and straightened walls
- Ceiling opened and failed beam repaired

2012

- Spire returned to belfry
- Outside chimney removed
- Three double steel beams installed beneath floor
- Building lifted:
 - <http://cvtv723.pegcentral.com/player.php?video=e88e40594053817d34cff3610fd4fec3>
 - <http://www.wcax.com/story/19133988/saving-a-historic-vt-steeple>
- Excavated beneath and drainage installed
- Concrete foundation and floor poured
- Building lowered onto foundation
- Vertical steel support columns erected in basement

- Two 18' spruce columns installed on main floor, beneath south end of steeple
- New asphalt shingle roof on main building and new metal roof on bell tower and belfry

2013

- Degraded plaster and lathe removed from interior walls and ceiling
- 200-amp electrical service installed
- Window frames squared
- One 9' x 4' window repaired and reinstalled
- A second entrance/exit door installed (south side) and handicap access construction begun
- Spray foam insulation applied to open, sanctuary walls

2014

- Sheetrock walls erected, taped, mudded, primed and painted
- V-groove pine ceiling installed, with knots coated with BIN, primed and painted
- Frame for "diamond" window above the altar reconstructed
- Window under northern gable repaired
- Handicap access ramp completed, with roof over section near door
- Damaged trim around lower edge of clapboards replaced
- Damaged trim around southern gable replaced
- Seven remaining 9' x 4' windows repaired
- Structure, but not the plumbing, constructed for two handicap access bathrooms
- <http://digital.vpr.net/post/help-inmates-lyndon-church-gets-new-life>

2015

- Variance to construct new entrance applied for and granted
- Platform and new steps constructed off site and moved to church. To be installed after doors have been removed, scraped & painted and reversed. Work by volunteers.
- Entrance doors removed and to be scraped and painted before reinstalled to open outward
- Negotiations with licensed plumber to connect plumbing to building and install and plumb fixtures in two handicap bathrooms; also discussed plan to install heat to building.
- Negotiations with licensed electrician to reinstall three chandeliers and install emergency exit lamps.

2016

- Replaced chandeliers, ceiling fans and entrance lights.
- Replaced degraded and "spongy" floor with new subfloor and tongue-in-groove southern yellow pine floor in sanctuary, narthex and bathrooms. Polyurethane applied.
- Removed grit and buildup from dais floor, sanded and polyurethaned.
- Primed, painted and reinstalled entrance doors and panel.
- Connected steps and platform to front entrance; installed and painted handrails.

- Installed Rinnai heating units in sanctuary and bathrooms; connected gas lines and supply.
- Bathrooms partially plumbed. Bathroom walls taped, mudded, primed and painted. Baseboard primed and installed.
- State ANR, Village and Town permits obtained to connect to municipal water and sewer. Contractor to complete this connection in the next week or so. Then, the bathroom plumbing will be completed and fixtures installed.

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 building is to serve as a public meeting house, available for meetings (e.g. civic groups, support groups), small theater & music events, lectures, art exhibits, political and religious functions (e.g. debates, weddings, funerals, holiday services). We had our first public concert on May 1, 2016, a woodwind performance of the Heliand Consort, with approximately 70 people attending. We are partnering with Catamount Arts of St. Johnsbury to schedule additional concerts for this fall/winter. We will also work directly with other local artists to make the facility available to them and to our community.

The use of the building as a public meeting house will not be significantly different than its historic use as a church, except there will be less religious use and more nonsectarian use. The First Congregational Church of Lyndon has reserved the right to conduct religious services on Easter and Christmas Eve and on other occasions where the building has not been previously booked.

We anticipate no material changes to the building to accommodate the new use. To comply with life-safety requirements, we have constructed a second entrance/exit and a handicap access ramp. Also, we have reversed the direction of the main doors so they open outward and have replaced the entrance stairs with a platform and stairs. We have added plumbing and two handicap bathrooms.

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?

Once we have completed the work described in Section 4 above, renovation of this historic building will be substantially complete and we will have satisfied the remaining conditions of the provisional Certificate of Occupancy issued this spring by the Vermont Division of Fire Safety. Our long-term plan is to charge modest fees for the use of the building and solicit donations for an endowment fund. We estimate that annual expenses, including a maintenance fund, will be approximately \$10,000 and that we will generate this with user fees, donations and donations.

CRITERION 6: PUBLIC BENEFIT

6A. Is the building open to and/or used by the public? Yes No

If yes, please describe:

On May 1, 2016, we had our first public concert. In the next few weeks, we will have connected to municipal water and sewer and have completed the plumbing and installed bathroom fixtures. This will satisfy the remaining conditions of our

provisional Certificate of Occupancy from the Vermont Division of Historic Preservation. At that point, the building will be formally re-opened as a public facility as described in Criterion 5C above.

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 proposed public benefit of this project as a public meeting house is described in Criterion 5C above. The building sits on York Street and is easily visible from the public road and public sidewalk. For well over 150 years, the building was open to the public as a church and meeting house. For many decades, this meeting house hosted weddings, funerals, community gatherings, historic celebrations, patriotic bell-ringing and religious services for multiple denominations. This building is the oldest surviving church in the Town of Lyndon. It was constructed in 1829, years before railroad activity in Lyndonville drew the town's "center of gravity" from Lyndon Corner to Lyndonville. Despite the population and commercial shifts to Lyndonville, the church has remained the focus of Lyndon Corner until its recent physical decline. As Lyndon Corner's only church, it also served as an area meeting house and community center. A short walk from two surviving covered bridges and other 19th century vestiges of Lyndon's earlier history, the meeting house, with its "typical New England" appearance, is a living reminder of the hardy and austere Puritans who settled New England in the youth of our country." The "congregational" governance that ran the church for over 150 years was a democratic model for our country (and for the short-lived Vermont Republic before it) upon its independence from Great Britain. As further evidence of the building's place in local history, see Venila Shore's "Lyndon--A Gem in the Green" (1986) and Harriet Fisher's "Images of America--Lyndon" (1999). See the prominent location of the church on the attached Beers' 1875 Atlas of Lyndon, Vermont extract. The simple but graceful lines of this 19th century "typical New England church" have caught the eye of many others. See, e.g., a 1918 postcard of the church, a 1958 painting of the church done by local artist Francis Converse and a 2009 painting done by local artist Larry Golden.

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

Yes, the salvation and restoration of this building has been a community effort. A local law firm donated services to organize the non-profit corporation and obtain tax exempt recognition. A local artist gave a sketch of the steeple to use as a logo. Another donated a painting of the church to use for fundraising. A local sign company provided signs for our floats in the Stars & Stripes parade, as part of our effort to increase our recognition in the community. A local paralegal searched the church's real estate title and a local surveyor located the boundary lines. A local webmaster constructed our web page (www.uprightsteeple.org), and a local fundraising consultant helped us organize our capital campaign. A local public relations specialist prepared a letterhead for us to use. A Lyndon State College graphics design course contributed design suggestions for letterhead revision and for brochures. Two local contractors and an architect have assisted with technical construction advice. A local mason instructed volunteers in the skill of cleaning

mortar from used brick removed during the 2010 building jacking. A local law firm prepared the deed to transfer the property to the Society. And scores of local citizens have offered moral and financial support and gifts in kind. On September 16, 2011 and on August 25, 2013, a group of students from Lyndon State College spent a "community service day" helping clean up the building. The Sustainable Agriculture course at Lyndon Institute has constructed an entrance walkway of paver bricks and is designing a landscaping plan for the lot.

We received community support from the Town of Lyndon, the Lyndon Historical Society, Lyndonville Rotary, Northeastern Vermont Development Corporation, Lyndon's Enterprise Grange # 16, the North Danville Baptist Church, and the First Congregational Church of Lyndonville.

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

Scrape (lead paint), prime and two finish coats of paint to outside. One coat of paint to spire.

Estimated Cost: **\$36,000**

7B. GRANT REQUEST

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

GRANT AMOUNT REQUESTED: **\$18,000**

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: **Cash on hand from grants & donations**
AMOUNT: **\$21,515.48**

SOURCE: Pledge-check being processed
AMOUNT: **\$500**

TOTAL AMOUNT OF MATCHING FUNDING: \$22,015.48

(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.

As we have done since 2009, we continue to apply for grants and fund-raise from local individuals and businesses. We have several other grant applications and "asks" pending. We do not spend money on our projects until we have funds to pay

for them. To date, we have raised and spent in excess of \$400,000 and are confident we will be able to raise funds for all pending and proposed projects.

7E. PARTIAL AWARD

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

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

The scraping and painting cannot really be separated into discrete portions, but if necessary, we could accept less than the \$18,000 requested and raise the balance from other sources. Our preference would be to get the full amount, but we are mindful of the need to spread available funds widely and will be happy with what help we can get. Of course, if we can secure the help of the Caledonia Work Camp, we will not be facing the full \$36,000 expense and will be making a reimbursement request for less than \$18,000.

7F. ADDITIONAL BUDGET COMMENTS

Since 2009, we have done substantial work on this project and have always raised the funds necessary before completing a construction project. With the assistance of a grant from the Division, we will be able to complete this last remaining major project in 2017.

CRITERION 8: ACCESSIBILITY FOR PERSONS WITH DISABILITIES

8A. Is the building handicapped accessible? Yes No
If yes, please describe:

The public portion of the building is on the first floor. In 2013-14, volunteers installed a second entrance/exit in the rear of the building and constructed a handicap access ramp to standards required by the Vermont Division of Fire Safety. In 2014, the Caledonia Work Camp constructed two handicap bathroom structures. In the next few weeks, we will have completed the plumbing and installed the fixtures for the bathrooms. The facility will then be completely handicap 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.**

- Project Estimate(s)
- Location Map
- Sketch Map

- Proof of non-profit status [IRS 501 (c)(3) certification] (for non-profit, tax-exempt organizations)
- CD of .jpg images
- (OPTIONAL)** Preservation Plans, Reports, Evaluations, or Maintenance Plans of the building

11. LEGISLATORS

Please list your State Senators and Representatives

Jane Kitchell, Senator

Joe Benning, Senator

Richard Lawrence, Representative

Martha Feltus, Representative

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: Upright Steeple Society, Ltd.	
SIGNATURE: James C. Gallagher, President	DATE: September 22, 2016

Applications are to be submitted via e-mail to 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.**

16887452 1

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

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