

# 2017 Vermont Historic Preservation Grant Application

*Due Monday, October 3, 2016*

RECEIVED

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VT DIVISION FOR  
HISTORIC PRESERVATION

## 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: Brattleboro Museum and Art Center

Address: 10 Vernon St.

City: Brattleboro  
05301

State: VT

Zip Code:

Daytime phone: 802-257-0124

Email address: [building@brattleboromuseum.org](mailto:building@brattleboromuseum.org)

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

Name: Danny Lichtenfeld, Director

Address: 10 Vernon St.

City: Brattleboro  
05301

State: VT

Zip Code:

Daytime phone: 802-257-0124

Email address: [danny@brattleboromuseum.org](mailto:danny@brattleboromuseum.org)

## 1C. PERSON AUTHORIZED TO ADMINISTER THE PROJECT

Name/Title: Ananda Forest, Building Manager

Address: 10 Vernon St.

City: Brattleboro  
05301

State: VT

Zip Code:

Daytime phone: 802-257-0124, ext. 111

Email address: [building@brattleboromuseum.org](mailto:building@brattleboromuseum.org)

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

Name:

Address:

City:

State:

Zip Code:

Ownership Status: (check one)

X Non-Profit

**1E. HISTORIC NAME AND LOCATION**

Historic Name: Union Station

Physical Address: 10 Vernon St., Brattleboro, VT

**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.

X Yes  No If yes, please comment:

The Museum received a Vermont Historic Preservation Grant in the early 1980's to restore the original front glass and iron canopy.

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

X Yes If yes, please comment:

The Museum has received several Cultural Facilities grants from the Vermont Arts Council over the years, including one for ADA compliant bathrooms. The Museum also received an award from the Vermont Division for Historic Preservation for Adaptive Use of a Historic Structure. The museum was also the second building in Brattleboro to be placed on the National Register of Historic Places.

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

X 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): 1916

**3B. Original Building Type:**

House  Barn  Church  Town Hall  School  Commercial

X Other (explain) Train station

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

X Yes  No, but determined eligible  No

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

X 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:

Some slates need replacement.

Grant Funds Requested

**4B. Frames & Structure**

Condition:

Excellent

Repairs Needed:

Grant Funds Requested

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

Condition:

Good

Repairs Needed:

Routine painting of trim will be needed in the next year or two. Areas of the exterior masonry will also need re-pointing soon.

Grant Funds Requested

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

Condition: Excellent

Repairs Needed:

Some routine painting needed

Grant Funds Requested

**4E. Windows & Doors**

Condition:

Excellent

Repairs Needed:

Some routine painting will be needed soon

Grant Funds Requested

**4F. Foundation (masonry)**

Condition:

Good

Repairs Needed:

Some re-pointing needed

Grant Funds Requested

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

Condition:

Good

Repairs Needed:

Flagpole needs painting and sealing soon

Grant Funds Requested

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

Condition:

Poor

Repairs Needed: Areas of front walkway and handicapped access ramp are badly cracked due to age and will soon become hazardous if not repaired and/or replaced. This work is especially important because the historic entrance is how the public is able to access the Museum. Without these much-needed repairs, this historic landmark and cultural center will not be safe to visit.

X 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?

Union Station opened in 1916 and became southeastern Vermont's gateway to the world. Troops embarking for both World Wars departed and returned through its doors. The station fell into disuse and disrepair in the 1960's and was slated for demolition until a group of concerned citizens rallied and lobbied for its preservation. After vigorous fund raising, civic lobbying and a lot of sweat, historic Union Station reopened in 1972 as the Brattleboro Museum and Art Center. Since that time, the Museum has continued to grow, becoming a regional cultural beacon attracting over 15,000 visitors every year.

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

New walls, ceilings and lights were added to the Main Gallery to restore and enhance the original features of what was once the train station's grand main entrance and lobby. Extensive portions of the exterior walls were recently re-pointed. A section of the parking lot was recently repurposed and landscaped as a sculpture garden which is open to the public year round and at no charge.

**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 museum will continue in its current use as an art exhibition space and center for cultural events.

**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?

The Museum has an annual budget of approximately \$8000 for routine maintenance. Funding will be sought in the near future (3-5 years) to continue exterior re-pointing and roof repair.

**CRITERION 6: PUBLIC BENEFIT**

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

If yes, please describe:

The Museum is open 6 days a week from 11-5 year round and hosts over 15,000 visitors a year. There are also at least 50 evening events annually.

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 Museum stands at the main intersection in Brattleboro, as a much a part of the local landscape as the surrounding mountains that were quarried to provide fieldstone blocks for its walls. As Union Station, the building helped bring Brattleboro into the 20<sup>th</sup> century as a grand and beautiful doorway to the world for commerce and travel. Celebrating its 100<sup>th</sup> birthday this year, the building, in its newer incarnation as the Brattleboro Museum and Art Center, is now a portal into the 21<sup>st</sup> century, enhancing and celebrating Brattleboro's current role as a center for tourism and the arts. In order to continue effectively and safely in this vital civic role, it is imperative for the Museum to replace large sections of its crumbling front walkways and badly cracked handicapped access ramp.

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

Community support has been the hallmark of the Museum ever since local groups rallied in the early 1970's to prevent Union Station from being demolished and replaced by a parking lot. Since that time, the Museum has been generously supported by local donations and volunteers, local artists, and a community that regularly attends its many exhibits and events.

#### **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. Remove damaged portions of the handicapped access ramp and replace with new concrete.

Estimated Cost: \$1453

2. Remove badly cracked sections of front walkway with new concrete

Estimated Cost: \$2453

3. Repair mildly cracked portions of front walkway with high strength two part patching compound

Estimated Cost: \$335

**TOTAL ESTIMATED GRANT PROJECT COST: \$4241**

**7B. GRANT REQUEST**

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

GRANT AMOUNT REQUESTED: \$2120

**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: Commitment from museum donor  
AMOUNT: \$2121

**TOTAL AMOUNT OF MATCHING FUNDING: \$2121**  
*(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.

Museum capital reserves, in hand.

**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.

**7F. ADDITIONAL BUDGET COMMENTS**

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

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

The museum has handicapped parking as well as a wheelchair access ramp (for which the Museum is seeking funding to repair in this grant proposal).  
With the exception of one small gallery, the public galleries and event spaces and restrooms are all ADA-compliant.



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?

X 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 Proof of non-profit status [IRS 501 (c)(3) certification] (for non-profit, tax-exempt organizations)

X CD of .jpg images

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

## **11. LEGISLATORS**

Please list your State Senators and Representatives

**Sen. Becca Balint**

**Rep. Mollie S. Burke**

**Rep. Valerie A. Stuart**

**Rep. Tristan Toleno**

## **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:

**Danny Lichtenfeld**

SIGNATURE:



DATE: (mm/dd/yyyy)  
**09/30/2016**

**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!**