

# 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: The Right Reverend Thomas Ely, Episcopal Bishop of Vermont

Address: 5 Rock Point Rd.

City: Burlington

State: VT

Zip Code: 05408

Daytime phone: 802-863-3431

Email address: [tely@dioceseofvermont.org](mailto:tely@dioceseofvermont.org)

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

Name: Laurel Broughton, Secretary, Trustees of the Diocese & Member, Rock Point Board

Address: 124 Spruce St.

City: Burlington

State: VT

Zip Code: 05401

Daytime phone: 802-864-4250

Email address: [lbrought@uvm.edu](mailto:lbrought@uvm.edu)

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

Name/Title: The Reverend Craig Smith, Rock Point Operations Minister

Address: 5 Rock Point Rd.

City: Burlington

State: VT

Zip Code: 05408

Daytime phone: 802-863-3431

Email address: [craigsmith23@gmail.com](mailto:craigsmith23@gmail.com)

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

Name: Trustees of the Episcopal Diocese of Vermont, Right Reverend Thomas Ely, Bishop

Address: 5 Rock Point Rd.

City: Burlington

State: VT

Zip Code: 05408

Ownership Status: (check one)

Municipality       Non-Profit

## 1E. HISTORIC NAME AND LOCATION

Historic Name: Bishop's House, Rock Point

Physical Address: 11 Rock Point Rd., Burlington, VT 05408

## 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:

**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.)

The original building, begun by Bishop John Henry Hopkins, was built and lived in over time from 1841-1868. Hopkins also built the Gothic style Vermont Episcopal Institute that unfortunately burned in 1979. He authored *Work on Gothic Architecture*, which was considered one of the foremost resources on that style. Although the next Bishop, Bishop Bissell, chose to live in Burlington; the third Bishop, Arthur Crawshay Alliston Hall, was consecrated in 1894, and decided to live at Rock Point. However, the 1840s house was in terrible condition by then and the current building was erected on exactly the same site in 1894-95. It was designed by Clipston Sturgis, the Boston architect and former president of the American Institute of Architects, who was later well-known for the 1913 restoration of the Old North Church in Boston and the wing addition to the Massachusetts State House. The style of the 1895 house is eclectic with manifestations of Tudor and Medieval architecture, a subset style known as the Jacobethan Revival style, without

Tudor half-timbering and stucco. It was modeled after the Society of St. John the Evangelist's mother house in Cowley, England. It also features Colonial Revival Doric Columns, a nod to the American style of the time.

The Bishop's House is eligible for the National Register due to its significance to the history of the Episcopal Church in the United States and in Vermont, its association with Bishop Hall and subsequent Bishops, its distinctive Jacobethan Revival style, and its visual and historical significance to Rock Point. An application for designation has not yet been completed.

**3B. Original Building Type:**

X House  Barn  Church  Town Hall  School  Commercial

Other (explain)

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

Yes X No, but determined eligible  No

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

Yes X 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 so. 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

Slate with standing seam metal eaves in very good condition with no sign of structural problems.

Repairs Needed: None

Grant Funds Requested

**4B. Frames & Structure**

Condition: Excellent

Excellent other than porch. No evidence of structural wood failure or deterioration.

Repairs Needed:

None

Grant Funds Requested

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

Condition: Good

Original brick. Needs some repointing on the west side and a small area near the top of the south chimney and east rain leaders. Trim well painted and in good condition except several small eave sections on the north side.

Repairs Needed:  
Need some repointing of mortar.

Grant Funds Requested

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

Condition: Excellent

Interior above basement very well maintained and original features such as the Library, chapel (on second floor) and ground floor rooms, including fireplaces, are carefully preserved. Painting and decoration are appropriate to the age, history, and current use of the building.

Repairs Needed:  
None

Grant Funds Requested

**4E. Windows & Doors**

Condition:

Windows - Poor. Doors – Good.

Main doors are original and are in good condition.

Repairs Needed:

Thirty-six original double sash windows (and a few casement windows in the Library), defining features of the architecture, are intact but sashes badly need restoration, requiring re-glazing and repainting to deter further deterioration from age and weather. (See attached Window Restoration Steps.)

Grant Funds Requested

**4F. Foundation (masonry)**

Condition: Good

Mortared stones sitting on ledge. Some evidence on moisture, especially on north side.

Repairs Needed:  
Some mitigation of moisture.

Grant Funds Requested

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

Condition:

Porch – Poor.

There is structural deterioration of the south porch, including crushed floor joists and one rotten column base. There is evidence of several ceiling leaks.

Repairs Needed:

Floor joists and column base in addition to replacing parts of ceiling and remedying any leaks.

Grant Funds Requested

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

Condition: Good

Site is little changed except for removal of basement garage on the SE corner. Some drainage against the building on the north side as evidenced by basement dampness on that side.

Repairs Needed:

Remedy drainage problem.

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 Bishop's House at Rock Point is a two-story brick building built for Bishop Hall in 1894-95 on the exact site of the original House, in the eclectic Jacobethan Revival style, designed by Boston architect Clipston Sturgis with funds raised by two local businessmen, Henry Wells and Frederick Well. Bishop Hall was a member of the order of St. John the Evangelist and used the house as not only his home and office but also a small monastery. He served for 36 years and all subsequent Bishops have lived in the house and made it a center of Diocesan and community life.

**5B.** Describe any substantial work that has been performed on the building in the last five years:  
none

**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 will continue as the Bishop's House and gathering place. It is a highly visible feature of Rock Point, the 130-acre property on Lake Champlain in Burlington that is owned by the Episcopal Diocese of Vermont. Rock Point itself, the green arm that reaches out into Lake Champlain north of the city, is a landmark for residents, boaters, and hikers. It is the last "urban wilds" in the city. Thousands of members of the public visit Rock Point each year and the House will continue to be open to the public at least annually, as it was in 2016 for the Preservation Burlington Open House.

It is a gathering place for both Episcopalians and community members. For example, in the last few months, the House has welcomed the former Bishop of El Salvador and members of the Burlington community who are engaged in that country's struggles; it also hosted a meeting of 15 state-wide environmental leaders who were there to discuss the future of Rock Point, where the House is located on a promontory overlooking Lake Champlain.

The restoration of the 36 original windows, which are important features of the architecture, will preserve the historic integrity of the House and will prevent further deterioration and thus more expensive work in the future.

**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?

Additional assessment of the window frames will be conducted by Ron Wanamaker of Wanamaker Restoration. A Committee of the Rock Point Board conducts periodic assessments of the building to recommend needed repairs in priority order. The next restoration project would be the porch, which has been altered over time and remains a special feature of the House. The Committee will also make the plan for improving handicapped access to the House. The Partnership Campaign for Rock Point, a three-year campaign to conserve the natural resources of Rock Point will address other needs of the House, including energy conservation, consistent with historic preservation standards.

**CRITERION 6: PUBLIC BENEFIT**

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

If yes, please describe:

The House was visited by some 300 people this summer in Preservation Burlington's historic house tour and it is the intention of the Diocese to make it available each year.

The Bishop plays an important role in Vermont beyond his leadership of the Diocese. He is active in Inter-faith cooperation and in societal issues concerning social justice, poverty, and gun violence, among other matters. The Bishop's House is the site for gatherings of people involved in these broader social concerns, including those engaged in the conservation of Rock Point itself, which is critical to the future of Burlington.

The Bishop's House is an outstanding visual feature of Rock Point, a unique and historic landscape in Burlington on Lake Champlain. Rock Point has remained largely undeveloped because of the stewardship of the Episcopal Church in Vermont, starting with the ownership of Bishop Hopkins in 1841, and deeded to the Church for educational purposes. Rock Point hosts a School, Conference Center, Camp, and a trail system, and Community Gardens, along with special habitats and geological features. The Burlington Bike Path transects the property. Over 10,000 people visit Rock Point each year and participate in its beauty, which includes the historic home of Episcopal Bishops of Vermont and their cemetery on the highest promontory, Hemlock Hill. That number is likely to grow as more people discover Rock Point and the North End of Burlington continues to develop. The development of 700 housing units on North Avenue on the former Burlington College site is only half a mile from Rock Point.

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 House is easily visible to the thousands of people who visit Rock Point, the 130 acres on Lake Champlain that is open to public use for the trails, bike path, community gardens, conferences, Camp, and other events. Located on Hemlock Hill with a commanding view of the property and Lake Champlain, it was the home of the first

Episcopal Bishop of the United States and of Bishops of Vermont since then. It was built as an educational facility and contains an historic library of church materials and a chapel. The Institute, another architecturally significant building that unfortunately burned in 1979, was once used as a training ground for Vermonters who would engage in the Civil War; thus, Rock Point still contains the old "Parade Ground." It is a place that is studied for its unique geological feature, the only Thrust Fault visible in North American. It is altogether a special historical, natural, and built landscape that it is the goal of the Diocese and the Partnership Campaign for Rock Point to conserve, enhance, and make it more available for public use.

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

The community accesses and supports Rock Point through many projects: the Community Gardens, Partners Pantry (a group that grows and preserves food for the Food Bank), the Crow's Path Field School, research of the geology and natural habitats, and other uses. Although not directly involved in the Bishop's House, educational institutions such as UVM use Rock Point as a place of study and many social service organizations use the Conference Center for meetings and retreats. Rock Point cooperates with the City of Burlington, which owns the adjacent Arms Grant property, and is working with the Diocese and the Lake Champlain Land Trust on easements on 20 acres next to the city land. Rock Point is open to the public and the Bishop's House is a focal feature of this historic landscape.

Starting in spring 2016, the Partnership Campaign for Rock Point was launched to conserve Rock Point, support leadership for its Land Use Plan, purchase the solar orchard that provides power for Rock Point, preserve the Bishop's House, enhance the other facilities, and improve the trails and signage. The response has been encouraging, with individuals giving or pledging over 20 percent of the goal so far, demonstrating their support for the place, its mission, and its facilities.

## **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. Materials: sash pins and sash  
Estimated Cost: \$80.00 per window
2. Site labor – Ron Wanamaker, lead carpenter: remove and reinstall sash, stops and hardware; mill new stops to match existing stops and install.  
Estimated Cost: \$150.00 per window
3. Shop labor, Amy Menten – lead painter/glazer, sash restorer: strip, reglaze, repaint (prime, exterior coat, interior coat)  
Estimated Cost: \$800 per window

TOTAL ESTIMATED GRANT PROJECT COST: \$1,030 per window for 36 windows = \$37,080

**7B. GRANT REQUEST**

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

GRANT AMOUNT REQUESTED: \$18,540

**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: Partnership Campaign for Rock Point – individual contributions  
AMOUNT: \$18,540

**TOTAL AMOUNT OF MATCHING FUNDING: \$18,540**

*(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.

The Partnership Campaign for Rock Point has raised over \$360,000 to date and one of its objectives is the preservation and energy efficiency of the Bishop’s House. These funds comprise gifts and pledges, \$18,540 of which will be available by the end of 2016 to match the award.

**7E. PARTIAL AWARD**

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

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

With a partial award and matching funds in hand, we would start the work on the first floor sash windows, estimating \$1,030 per window, and continue to raise the funding needed for the rest of the windows.

**7F. ADDITIONAL BUDGET COMMENTS**

Please see attached estimate and details on treatment.

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

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

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

The front door has one small step, manageable for someone in a walker or chair; however, it does not yet have a ramp. The bathroom has not yet been modified. The Rock Point Board is taking up the necessity to make the first floor, used by guests and members of the public, ADA compliant.



## 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

For Chittenden County: Senators Tim Ashe (D) and Ginny Lyons (D) are most closely associated with the North End. Representatives: Chittenden 6-1 are Joanna Cole (D) and Kurt Wright (R); 6-2 is Jean O'Sullivan (D). A full list is attached.


## 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>The Right Reverend Thomas Ely, Bishop of Vermont</b>	
SIGNATURE: 	DATE: (10/03/2016) <b>October 3, 2016</b>

**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!**