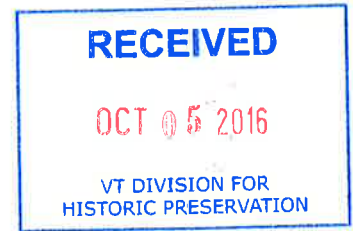


**2017 Vermont Historic Preservation
Grant Application**

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 or by calling 802-828-3213.

1A. APPLICANT

Name: Town of Chelsea

Address: P O Box 266

City: Chelsea

State: VT

Zip Code: 05038

Daytime phone: 802-685-4460

Email address: town.clerk@chelseavt.us

1B. PERSON AUTHORIZED TO EXECUTE CONTRACTS FOR APPLICANT

Name: Chelsea Selectboard

Address: P O Box 266

City: Chelsea

State: VT

Zip Code: 05038

Daytime phone: 802-685-4460

Email address: town.clerk@chelseavt.us

1C. PERSON AUTHORIZED TO ADMINISTER THE PROJECT

Name/Title: Karen Lathrop, Assistant Administrator

Address: P O Box 266

City: Chelsea

State: VT

Zip Code: 05038

Daytime phone: 802-685-4460

Email address: town.clerk@chelseavt.us

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: Town Hall and Library

Physical Address: 296 VT RTE 1120

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:

In November, 2005, the Town of Chelsea received a \$25,000 grant from The Preservation Trust of Vermont. An assessment from an architect was completed that outlined the condition of this building. The high priority items were the masonry repairs, the sash conservation, windows and wooden storms. The medium repairs included painting, caulking, and repairing sills and door jams. In addition some roof work was completed.

The breakdown is as follows:

2006	Cold Creek Restoration (Masonry)	11,794
	David Mascoveta (Windows)	7,794
	Keefe & Wesner Architects	10,178
	David Mascoveta (Windows/Sash)	19,997
	Hayward Slate & Copper (Roof)	3,797
	Total	53,560

All work was completed by November, 2006

2C. Does your organization use a manual or automated Accounting system?
Manual 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): 1894

3B. Original Building Type:

House Barn Church x Town Hall School Commercial

Other (explain)

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:

Fair

Repairs Needed:

Our first priority has been stopping leaks on the roof that were causing damage inside (costing over \$125,000). The remaining parts of the roof are in poor condition. Repairs needed include releading the chimneys and vent pipe and completely restoring the two towers in the front of the building (See picture). These towers need to be completely rebuilt and the roof then slated. With this grant, we would like to repair the area around the chimneys and vent pipe that have deteriorated to prevent any leaks. Materials used include used slate to match the historic slate on the roof. (Picture with Estimate)

x Grant Funds Requested

4B. Frames & Structure

Condition:

Good

Repairs Needed:

No repairs needed to structure

Grant Funds Requested

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

Condition: Good

Repairs Needed:

The four windows facing south toward the north common need to have storm windows installed and window sills repaired. In 2006 when the windows were replaced with storms/and or insulated glass, these windows did not receive storm windows which would have prevented deterioration of the sills. The sills will be repaired and repainted matching paint.

x Grant Funds Requested

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

Condition:

Poor

Repairs Needed:

The interior walls are plastered. Over the years, with the roof leaks and foundation repairs, the plaster has deteriorated in many places. This project will allow us to rectify serious ongoing damage to a significant feature of this building. This procedure will follow the guidelines for preserving the historic plaster when possible. We would also like to have the town hall interior painted. There are parts of the area that have not been painted since 1953. With all of the structural and roof issues, we have not been able to fix plaster and paint.

In addition, this building is a historic opera house with a stage and changing rooms in the back of the auditorium. As is mentioned in the history, the town hall has three painted theater curtains that were purchased in 1896, which were restored in 2005 through a project called, The Vermont Museum & Gallery Alliance. In this historic area, the stage, has never been refurbished, the floor has deteriorated. Completing this restoration would bring this significant element of this building back to its original form along with the original theater curtains. This building is used extensively for theater productions for summer camps, community productions and school activities. It is the only place in the town of Chelsea for

theater activities. The community needs this facility to preserve the history of stage productions for future generations.

x Grant Funds Requested

4E. Windows & Doors

Condition:

Good

Repairs Needed: The repairs needed were outlined under the exterior sill section

No repairs necessary to the windows and doors.

Grant Funds Requested

4F. Foundation (masonry)

Condition:

Good

Repairs Needed:

The building is carried with 16 brick and/or cement piers in the basement as well as the stone foundation. In addition, the vault has a cement foundation. Based upon an inspection and evaluation of the brick piers, eight of the 16 show some degradation. It is recommended to replace three at this time. They could be replaced with antique bricks matching the vintage of the existing brick; however, there are currently 4 cement block piers that have been replaced. In this case, the mason did suggest that we could go with the cement piers at half the price.

x Grant Funds Requested

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

Condition:

Poor

Repairs Needed:

Two towers on front of building need to be replaced. The leaks have been fixed, but have been assessed by slate roofer that they need to be completely redone including the decking.

Grant Funds Requested

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

Condition:

Good

Repairs Needed:
No repairs needed at this time.

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 Chelsea Town Hall and Public Library was dedicated on October 25, 1894. The Richardson-Romanesque architecture typical of the Victorian period was very popular in Vermont. The town followed this mode imitating the old Roman forms of heavy solid buildings made from rough stone or brick. The structure is characterized by the deeply recessed, round arched entrance and the two towers with their pointed arches. Both the towers and the hipped roofs are slate covered. At the town meeting in 1896, it was voted to buy drop curtains for the stage, four scene wings, flags, fixtures and footlights. Often called the "Opera House" in the early years, the town hall was used for much more than official business. Promenades, concerts, receptions, drama, traveling shows, community Christmas exercises and graduations were some of the events held in the new hall. At a special meeting in March 1899, it was voted to wire the building for electricity.

For the first twenty years of the 1900's the town hall served the town adequately. By 1920 some changes were made to the auditorium in order to improve both the heating and acoustics. Two wood furnaces were installed, and the ceiling was lowered and covered with metal.

A projection room was built in the rear of the balcony to facilitate the showing of movies. The Town Hall provided the necessary space for the school's basketball team from 1903-1919. The town hall was decorated for the victory dance for the winners of the boys class C basketball tournament, winter of 1941. Graduations were held in the Town Hall until the gym was built in 1949, and during the 40's and 50's several country bands played for dances on a regular basis. During this same period roller skating was allowed for a time, but was discontinued because of wear of the floor. Over the years, the town hall or "Opera House" as it was once called has hosted on theatrical group or another, for a sense of drama has been inherent in Chelsea's history. New marble steps were dedicated at the hall in 1968, in 1982 an oil furnace was installed to heat the town clerk's office, where the ceiling had been lowered and a vault had been built.

The town hall and library have continued to be a focal point for Chelsea; it is used extensively by the community and the school district.

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

During the last five years, we have spent over \$130,000 on our roof, insulating, and electrical. Primarily our focus has been on the roof as it had leaked for many years, therefore, damaging inside walls, etc. We are committed to restoring our original slate roof. In addition we have maintained our heating units, upgraded handicap ramp, refinished foyer floor, purchased blinds for the auditorium, and repaired plumbing. Through a grant, we completely reinsulated the building. Unfortunately, with extreme repairs to the roof and extreme deterioration of the plaster, we have not been able to do routine painting.

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 Town hall and the Library will continue to be the main focal point of the town. The town offices are located here and are used every day by the public. The library is open every day but Sunday for public use providing books, movies, and the Internet. Throughout the year, the library provides many adult programs.

The auditorium will continue to be used as a town meeting place as well as a place for all theater productions done by the school or the town. The proposed rehabilitation will not result in new use, but will ensure the current use for future generations.

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?

Our long-range plan of this building has always been to continually work on restoration through town funds and grant funds when applicable. This grant would fit into our plan by providing the following:

- Continue the restoration of our slate roof
- Continue to repair structural issues
- Continue to repair and maintain the inside of the building

After the work is completed utilizing this grant, projects will include repairing the remaining 5 brick piers in the basement with estimated cost of \$10,000. In addition, the two towers in the front of the building will require a great deal of work. Do not have estimates at this time.

For the long term, the Town of Chelsea has a Town Hall Renovation Fund in the budget. In the past we have placed money in the fund and spend money from this fund. For the future, it is the hope that voters will continue to see the need to place funds in this account. In addition, the town hall budget for the past five years has had amounts allocated from \$28,000 to \$45,000 each year.

There are funds for maintenance work in our regular budget which includes cleaning furnaces, cleaning supplies, a new vacuum, painting the bathroom, and technology needs.

CRITERION 6: PUBLIC BENEFIT

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

We have a calendar in the office that outlines the town hall usage. During the calendar year 2016 so far we have over 80 days requested for use. This, of course, does not include the attendance at the Library which is located within this building. The town hall was used for many things including:

- *Summer Theater Camps for children
- *Adult Yoga Classes
- *School Functions
- *Community Flea Market
- *Rabies Clinic
- *Selectboard meetings and hearings
- *Town Meetings
- *Voting

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 Town Hall and Library is located in the center of town beside the post office. The town offices are located in the building that provides services to the public daily. The town library is also located in the building. It is a beautiful structure as can be seen from the pictures. The community does value this building and it is a crucial part of the history of this community. It most certainly is a local landmark and mentioned in all of the history of this community.

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

The community does support the project. See comments below.

Torsti Rovainen says, "I run Inspirations Theater camp, and we employ the town hall 2-3 weeks in the summer for a musical theater camp. Each year we have ~45 students, employ five adults, and have ~100-150 people attend our shows. Students come from Chelsea,

Vershire, Thetford, Williamstown, Brookfield, Randolph, and Strafford to be part of this experience.

I feel the town hall is both an important landmark and a great center for community events--see also the book fair, the Chelsea Funnery camp, and the Chelsea school productions, to name a few."

Traci Penfield says, "Since 1990 I have used the Town Hall as the home for my Monday Night Dance Group. Initially, I had to start the wood furnace in the basement Sunday afternoon and pray that I was not going to burn the Hall down overnight. It would become slightly warm by Monday afternoon, when I led after school dance for youth. Now, with insulation and furnaces, what a difference! The floor is a treasure, nice to dance on and do yoga on. Torsti is carrying on the Summer Arts Camp tradition (which I held for years) and this is fabulous for so many local youth. This building is the heart of our village, literally, and deserves to be restored and maintained for the future.

The Director of the Library from the Strategic Plan states:

Chelsea's approximately 1200 residents rely upon our small library for information, recreational reading, a meeting place, and to stay in touch. The Library becomes a hub for the community members and neighboring communities. Commuters benefit from the audiotapes, older residents appreciate the large-print books, and school children find the library a safe haven to land after school. In addition, the library is also used as a meeting place and as an educational resource for parents who home-school their children. Community comments and the continual yearly increase in patron use have shown how vital and necessary we are to Chelsea life.

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. Foundation-Masonry
Estimated Cost: \$3,975

2. Roof-Chimneys/Vent
Estimated Cost: \$6,800

3. Interior-Plastering
Estimated Cost: \$8,536

4. Exterior-Window Sills and Storm windows

Estimated Cost: \$6,520

5. Interior-Redoing Stage Area

Estimated Cost: \$6,600

6. Interior Painting

Estimated Cost: \$5,500

7. Supervision and Clean Up

Estimated Cost: \$5,453

8.

Estimated Cost: \$

TOTAL ESTIMATED GRANT PROJECT COST: 43,384

7B. GRANT REQUEST

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

GRANT AMOUNT REQUESTED: \$20,000

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: Operating cash

AMOUNT: \$32,000 in budget

SOURCE:

AMOUNT: \$

SOURCE:

AMOUNT: \$

TOTAL AMOUNT OF MATCHING FUNDING: \$20,000

(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 budget currently has \$32,000 within. During the next budget year, we will allocate the remaining \$11,384 to be used to match the grant. For the past 5 years, the town hall budget has allocated between \$28,000 and \$45,000.

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.

The roof and structure repairs are the first to be completed. The estimated budget for these two items is \$10,775. The storm windows and sills are estimated to be \$6,520. The portion of the interior work that is of the highest priority is the plaster, which is estimated at \$8,536. This is a significant feature of the building that is in crucial need of repair. The stage area repair is also crucial to preserving a tradition in the small town. This historic feature goes back over 100 years of service providing a cultural component in the lives of this community as well as many communities at large. The cost of this repair is estimated t \$6,600.00.

ADDITIONAL BUDGET COMMENTS

CRITERION 8: ACCESSIBILITY FOR PERSONS WITH DISABILITIES

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

Our building was made handicap accessible in 1990's and was refurbished in 2012. We have a ramp in the front of the building to get into the town hall and the library. We are currently seeking a planning grant to make our bathroom more accessible.

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

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

State Senator—Mark McDonald

State Representative—Susan Davis and Rodney Graham

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:

Town of Chelsea

SIGNATURE:

Karen Lathrop

DATE: (mm/dd/yyyy)

10/03/2016

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.**

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!**