

# 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: Town of Chester

Address: P.O. Box 370, 556 Elm Street

City: Chester

State: Vermont

Zip Code: 05143

Daytime phone: (802) 875-2173

Email address: [jhchester@vermontel.net](mailto:jhchester@vermontel.net)

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

Name: David Pisha

Address: P.O. Box 370, 556 Elm Street

City: Chester

State: Vermont

Zip Code: 05143

Daytime phone: (802) 875-2173

Email address: [dpisha@vermontel.net](mailto:dpisha@vermontel.net)

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

Name/Title: Julie Hance

Address: P.O. Box 370, 556 Elm Street

City: Chester

State: Vermont

Zip Code: 05143

Daytime phone: (802) 875-2173

Email address: [jhchester@vermontel.net](mailto:jhchester@vermontel.net)

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

Name: Same

Ownership Status: (check one)

xx Municipality     Non-Profit

**1E. HISTORIC NAME AND LOCATION**

Historic Name: Chester Academy Building/Central School

Physical Address: 230 Main Street, Chester, Vermont

**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.

xx Yes     No    If yes, please comment:

The Easterly side of the roof was replaced in 2014.

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

xx Yes     No    If yes, please comment:

*The Town of Chester is very active in applying for and receiving both state and federal grants. The Town has a Grant Administrator on staff who manages all town grants to ensure our compliance with state and federal regulations.*

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

Manual    xx 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): 1870

**3B.** Original Building Type:

House     Barn     Church     Town Hall    xx School     Commercial

Other (explain)

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

xx Yes     No, but determined eligible     No

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

xx 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:

*The eastern slope of the roof was replaced in 2014. The western slope has slates that have slipped or are broken. These would be repaired under regular annual maintenance.*

Repairs Needed:

*The western slope has slates that have slipped which will be repaired under regular annual maintenance.*

Grant Funds Requested: None

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

Condition:

*The building is constructed of brick which has held up well.*

Repairs Needed:

*There are no repairs needed at this point that are beyond regular annual maintenance.*

Grant Funds Requested: None

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

Condition:

*A heavy molded wood cornice follows both the horizontal and raking eaves of the high gable roof with short returns on the south (main) and north gable facades. The mitered joints at the corners of the cornice returns and the gable peaks and also some joints in the soffits have begun to separate. Also, the northeast cornice return has a hole at the outside corner large enough to admit birds. The resulting openings allow moisture to penetrate and cause damage from rotting. Furthermore, the entire cornice shows much loss and weathering of the paint.*

Repairs Needed:

*The separated joints need appropriate carpentry repairs, followed by caulking to seal the joints. Subsequently, the entire cornice needs scraping, priming, and painting to restore and protect sound condition.*

✓ Grant Funds Requested: \$4,000.00

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

Condition:

*The interior is in good shape. There has been work done by the town such as a new heating system, asbestos removal, the addition of humidifiers, fire code compliant enclosure and door assembly, and a partial brick enclosure at the water heater.*

Repairs Needed:

*There are plaster repairs that are needed but this is planned to take place during routine maintenance in 2017.*

Grant Funds Requested: None

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

Condition:

*The building possesses multiple multi-light wood sash in its window and transom openings. The 34 large main windows are fitted with original double-hung, six-over-six sash with segmental-arched heads. The transoms over the five doorways have segmental-headed, four-light fixed sash while the small basement windows have segmental-headed, three-light sash (some now covered with plywood). All of the large main sash and three transom sash show deteriorating condition with much loss of putty and paint. (The transoms over the twin front entrances have been recently repaired and painted, along with some basement sash.*

Repairs Needed:

*The deteriorating wood sash require thorough conserving. After removal from the openings, the sash need any minor carpentry repairs, scraping of the severely weathered paint, puttying of the lights, priming with suitable oil-based primer, and finishing with durable quality paint, e.g. Sherwin-Williams Emerald.*

✓ Grant Funds Requested: 34,350.00

#### **4F. Foundation (masonry)**

Condition:

*The building is constructed primarily of brick and stone. There is some repointing that needs to be performed, settlement cracks need repair and concrete sills need repair.*

Repairs Needed:

*Repointing, repair of settlement cracks and concrete sills will be performed as a standard maintenance expense.*

Grant Funds Requested: None

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

Condition:

*The cupola was substantially repaired in 2007. The structure is in good condition needing some minor paint repairs.*

Repairs Needed:

*Minor painting repairs are needed to the cupola. This will be performed using standard maintenance procedures.*

Grant Funds Requested: None.

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

Condition:

*Site conditions around the building appear to be sound and performing well. Drainage is functioning well but should be monitored.*

**Repairs Needed:**

*There is a cracked and negatively pitched concrete threshold at the west entry doors that needs to be replaced. This has not been identified as a high priority and will be managed in upcoming years.*

Grant Funds Requested: None

**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?

*Displaying Italianate style, the District No. 20/Central School consists of a substantial two-and-one-half-story, four-by-five-bay, brick building of rectangular plan with a slate-shingled gable roof oriented perpendicular to the street. The foundation, window and door sills, and front steps share rock-faced granite material. The fenestrating components are described above in Criterion 4E. The symmetrical four-bay main (south) gable facade has been altered somewhat by the inappropriate replacement of the original double-leaf paneled doors in the right entrance and the addition of a lengthy wheelchair ramp. A prominent square bell cupola decorated with Italianate features surmounts the front ridge of the roof.*

*The building was constructed in 1881 for the Chester village (primary) School District No. 20. In 1885, the Town's first public high school was established on the second floor, and remained there until 1912. The Central primary school continued into the 1950s. During recent decades, the current lessee Chester Historical Society and the Chester Art Guild have used the building for museum and exhibit purposes.*

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

*The town has shown a consistent effort in the past several years with the many renovations and repairs that have been made. The most recent is the replacement of the east slope of the roof. The stone entryway was replaced and door and entrances were repaired and repainted. The building has received a complete rewiring of its electrical system and the installation of a new heating system.*

**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 Chester Academy Building/Central School is a large attraction to Chester's historic village center. The town is seeking assistance in maintaining the beauty and functionality of this fabulous building. The use of the building will remain the same following the repairs of windows and cornices and will continue to be available to the public for use and viewing.*

**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?

*There are several repairs that are still needed after the completion of the windows and cornices. These include replacing occasional slates on the west slope of the roof, painting around the cupola, sealing cracks around the foundation, and resetting the threshold at the*

west entry door. These are repairs that are relatively minor in nature and will be performed and managed as regular maintenance items.

The Town of Chester developed a Capital Plan several years ago as a method of planning for all capital needs of the town. This past year, the town has been working on adding all historic buildings to this plan. We have started by obtaining a conditions assessment of all historical buildings to let us know where we are at and where we need to be. The maintenance of these buildings is most definitely a part of this plan and will be included as a general fund expense each year.

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

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

If yes, please describe:

*The Academy Building/Central School is home to the Chester Historical Society. It houses exhibits for both the historical society and the alumni association. The building is open Spring and Fall, 5 days per week. In the summer months, the Green Mountain Festival Series through the Chester Rotary holds its summer concerts on the front lawn. The Chester Historical Society has hosted the Civil War Reenactment, Merritt Edson days and recently, Chester's 250<sup>th</sup> Celebration, all at this location. Future plans for this building include the potential of a welcoming center for Chester.*

**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 Academy Building/Central School is located in the heart of downtown Chester. The building sits just off busy Route 11 and is widely recognized because of the beautiful architecture and location of the building as it sits adjacent to the Village Green. This building is appreciated by the locals as well as the numerous tourists that visit Chester or are on their way to other destinations such as the Ludlow, Manchester and Dorset areas.*

*The Academy Building/Central School served as a school from 1881 until the 1950s and is an important part of the town's academic history. In addition, a majority of the town's historical artifacts are stored or displayed in this building. The Alumni Association has an extensive exhibit in one room documenting the town's academic history, dating back to the early 1800s. The Historical Society has a museum in another room with numerous displays and important artifacts. They also maintain records in the building with documents and pictures dating back to the late 1700s.*

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

*The Town of Chester is fortunate to have strong community support in the restoration and repairs of all of our historic buildings. Smaller buildings such as the Hearse House and Tomb were recently restored through the use of donations alone. The Chester voters support a budget each year that allocates funds and financial support for all Chester's historic structures.*

**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. Restore 34 Large 6 over 6 double hung windows  
Estimated Cost: \$31,450.00
  
2. Restore 2 transom windows over 2 side doors  
Estimated Cost: \$650.00
  
3. Restore 6 basement windows, light sash  
Estimated Cost: \$1200.00
  
4. Restore 2 double side doors  
Estimated Cost: \$1050.00
  
5. Cornice repair  
Estimated Cost: \$4000.00

TOTAL ESTIMATED GRANT PROJECT COST: \$38,350.00

**7B. GRANT REQUEST**

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

GRANT AMOUNT REQUESTED: \$19,175.00

**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: Grant Fund  
AMOUNT: \$19,175.00

**TOTAL AMOUNT OF MATCHING FUNDING: \$19,175.00**

*(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.*

The Town budgets \$5,000 each year towards the maintenance of the Academy Building. This money is used for maintenance items that are needed throughout the year. The match for this grant is raised through the Grant Fund which is a pot of money used for the purpose of matching grants received by the town.

### 7E. PARTIAL AWARD

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

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

The Grant Fund, located within the General Fund Budget, has \$20,000 budgeted towards the repairs at the Academy Building. If the project is not fully funded, the town can either not make the repairs to the cornices or not repair all of the windows.

### CRITERION 8: ACCESSIBILITY FOR PERSONS WITH DISABILITIES

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

In 2006, a ramp was installed on the front of the building for handicapped accessibility. The doorway was widened to allow for wheel chair accessibility.

### CRITERION 9: DESIGNATED DOWNTOWNS AND VILLAGE CENTERS

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

xx 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

Leigh Dakin, State Representative

Alice Nitka, Senator

Dick McCormack, Senator

John Campbell, Senator



**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: <i>Jelle Vance, Town of Chester</i>	
SIGNATURE: <i>Jelle Vance</i>	DATE: (mm/dd/yyyy) <i>9/28/16</i>

**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!**