

2017 Vermont Historic Preservation Grant Application

Due Monday, October 3, 2016

1A. APPLICANT

Name: Fairfield Community Center Association/Meeting House on the Green

Address: Box 16

City: East Fairfield State: Vermont Zip Code: 05448

Daytime phone: 802-827-3130

Email address: Meetinghouseonthegreen@gmail.com

1B. PERSON AUTHORIZED TO EXECUTE CONTRACTS FOR APPLICANT

Name: Nancy Shaw

Address: 1598 Lost Nation Road

City: East Fairfield State: Vermont Zip Code: 05448

Daytime phone: 802-827-6626

Email address: sweetrosetta@mac.com

1C. PERSON AUTHORIZED TO ADMINISTER THE PROJECT

Name/Title: Melanie Riddle/ Director~Fairfield Community Center

Address: 124 School Street
PO Box 16

City: East Fairfield State: VT Zip Code: 05448

Daytime phone: 802-827-3130

Email address: fccvt.info@gmail.com

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: East Fairfield Union Meeting House

Physical Address: 53 School Street, East Fairfield, 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.

X No

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

- Yes, Going back to the mid-1990s, the Fairfield Community Center Association received community block grants for a total renovation of the old elementary school - now the Fairfield Community Center. Within the last 5 years, the Center has received grant monies from the Div. of Buildings and General Services for upgrades to flooring, and replacement doors. The Meeting House itself has not received any state or federal funding to date.

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

- 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, 1866

3B. Original Building Type:
Church

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

Yes

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

No, but is eligible

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 main roof is covered in ribbed galvanized utility metal roofing that appears to be in sound, serviceable condition." Thomas Keefe's assessment, 2012

Repairs Needed: No

Grant Funds Requested

4B. Frames & Structure

Condition: Stable and in Good Condition, according to Thos. Keefe's assessment.

Repairs Needed: Possibly some repairs will be needed in the front entrance sill - to be addressed in the next phase of work (see below for ADA plans).

Grant Funds Requested

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

Condition: Fair

Repairs Needed: Some replacement of old clapboards, especially lower clapboards and some window trim.

Grant Funds Requested

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

Condition: Good

Repairs Needed: No

Grant Funds Requested

4E. Windows
Condition: Poor

Repairs Needed: All 14 windows in the building need conservation. Our goal is to restore the eight large 16/12 windows, saving as much of the old growth wood as possible, repairing where necessary to maintain the delicate proportion of wood to glass, the pebbled colored glass, as well as their ability to open and close for ventilation. If there are elements of the windows that are too far gone, these will be replaced to match the original. The smaller windows - six clear glass windows - on the lower level are also in need of repair as indicated in Thomas Keefe's building assessment of January 6, 2012. (attachment)

X Grant Funds Requested

4F. Foundation (masonry)
Condition: Fair

Repairs Needed: In conjunction with future accessibility plans, some foundation work which will interface with ADA ramp, landing and entry way will inevitably need to be done. With the receipt of a matching planning grant from PTV , initial consultation, assessments and estimates for this phase of the Meeting House Preservation Project will begin in October of 2016.

Grant Funds Requested

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

Condition: Excellent! The bell tower was re-roofed, repaired and repainted in 2014. Roof over the old E.H. Smith tracker organ was replaced as well.

Repairs Needed: No

Grant Funds Requested

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

Repairs Needed: The ground at the SE corner of the building is in need of some drainage work. We believe this is a minor repair, and one that we will be able to enlist community members to help with. The remainder of the perimeter is good.

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 Meeting House is a typical mid-nineteenth century New England church with gable nave front elevation and small louvered belfry. Architectural details include: box cornice with partial returns, wide corner boards and frieze, peaked lintels over doorway and windows. The square belfry has corner pilasters and fish scale shingles on the base. The stained glass windows have 16/12 sash and plain surrounds. The central doorway has 4 paneled double doors below 3 gothic arch panels set within a large panel that is capped with a peaked cornice.

Located on the south side of the East Fairfield Green, this late vernacular Greek Revival building is the central focal point for the East Fairfield community. It was used jointly by the Bakersfield and East Fairfield Congregational Church until 2011. At that time the building was sold to The Fairfield Community Center for \$1 and has since been renamed The Meeting House on the Green, and is being used as a community gathering place for concerts, weddings, memorial services, etc. To date there have been approximately 50 community events held in the Meeting House.

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

Since Dec. of 2012, through continuing fundraising efforts and donations from individuals and local business, we have replaced the roof over the old E.H. SMITH tracker organ, put in a new electric panel, outlets and wiring, removed the old chimney and oil tank, and the ancient furnace has been replaced with a new energy efficient gas furnace. In the bell tower, the roof was replaced and shutters repaired, and the bell tower was scraped and painted.

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?

As the only large gathering space in the village of East Fairfield - located 5 miles east of Fairfield itself where school, town offices, library, etc. are located - the Meeting House is the perfect community venue for music, theater, lectures, art gallery, weddings, memorial services, Christmas eve services, etc. as well as "spillover" from summer camp and senior programs housed next door at The Fairfield Community Center. Any changes to the building will support and enhance the continued use along these lines, while being extremely sensitive to the age and style of our building, including wheelchair access that will in no way negatively impact historic features. (no ugly 2x4 ramps - oh no!)

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?

Following window conservation, our plan will focus on better accessibility. We've had ADA specialist Andrew Crane prepare a report that we'll use as a guideline for this next phase of work. Lisa Ryan from PTV made a site visit and our application for a Robert Sincerbeaux grant to hire architect Michael Lawrence of Williston for consultation and preliminary design has been granted. Likely there will be some sill repair, and landscaping that will need to be done as a part of that phase of the Meeting House Preservation Project.

We've designated \$3000 annually for routine maintenance, utilities, and insurance.

CRITERION 6: PUBLIC BENEFIT

6A. Is the building open to and/or used by the public?

Yes, since taking over the building in December of 2012, the building has been used for approximately 25 concerts, 3 weddings, 2 memorial services, 2 puppet shows, a Preschool graduation, 2 open house events, a Christmas hymn sing, kids' theater productions, the start of the Museum of Humble Art, and public meetings. Some of these events were open to the public at no charge - others were part of our fundraising efforts. Since the installation of a new furnace this past spring, we anticipate increased use of the building in all but the coldest of winter months.

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?

Yes, all of the above. The Meeting House is located in the center of our village, overlooking the green. It's the oldest and most beautiful building for miles around. It's the architectural anchor that has been an integral symbol of community since it was built around 1866. It's bronze bell - given to the town by the Ladies Aid Society of East Fairfield circa 1880 - has called residents to meetings, weddings, baptisms, funerals and public events for over 150 years. In this age of disappearing downtowns and centrally located public spaces, we believe that the strength of a community can be in part influenced by the preservation of these historic "meeting" houses.

6C. Does the community support the project? Other organizations?

Yes, 'the restoration of the windows' is an ongoing topic of lively discussion in our village, and all who attend events at The Meeting House are excited about the plans for preserving them. Local businesses (People's Trust Company, S.B. Collins, Stone's Shell Station, Cold Hollow Sculpture Park, Enosburg Lions Club, Trapp Family Lodge, The Tyler Place to name some of our supporters) and individuals are generous with their donations of money, goods and services in support of our efforts to complete this project as soon possible for the safety and well-being of the building. We constantly

hear how happy people are that we're "saving" the Meeting House for future generations.

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

4. WINDOWS

Estimated Cost: \$23,079

- | | |
|--|----------|
| 1. [8] 16/12 window sash 1 3/4" thick w/ 10"x14" art glass | \$18,000 |
| 2. [3] 3 lite basement sash & frames | 2,295 |
| 3. [3] 3/3 basement sash & frames | 3,585 |

TOTAL ESTIMATED GRANT PROJECT COST: \$23,079

7B. GRANT REQUEST

GRANT AMOUNT REQUESTED: \$11,540

7C. MATCHING AMOUNT SUMMARY

List all sources of matching funding below. Matching funds that equal your grant request be in-hand at the time of application. You may add more lines if necessary.

SOURCE: fundraising through 2015 and 2016 concert series
AMOUNT: \$7600

SOURCE: 2016 annual fundraising letter
AMOUNT: \$1900

SOURCE: private donations
AMOUNT: \$2000

SOURCE: T-shirt sales
AMOUNT: \$500

TOTAL AMOUNT OF MATCHING FUNDING: \$12,000

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.

SOURCE: Income from remaining 2016 concerts
AMOUNT: \$1000 (still to be raised)

SOURCE: 2017 Fall/Winter Annual Donation Letter campaign
AMOUNT: \$2000 (still to be raised)

SOURCE: Adopt-a-Window Campaign
AMOUNT: \$5000 (still to be raised)

7E. PARTIAL AWARD

Could your organization accept a partial award to successfully complete a phase of this project?

Yes, I suppose we could restore just the 8 large 16/12 windows upstairs, although I'm sure it would make more sense from the contractor's point of view to do them all at once. We're very anxious to get going with the accessibility project, and doing only part of the window project now would delay our efforts - because they have to be done first!

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

Scope of Work to be Performed:

Restore:

1. [8] 16/12 window sash 1 3/4" thick with 10"x14" art glass	\$18,000
2. [3] 3 lite basement sash & frames (clear glass)	2,295
3. [3] 3/3 basement sash & frames (clear glass)	3,585

Price to include:

- Window sashes will be stripped of old glass and paint.
- Sashes will be repaired using salvaged original and new matching colored glass.
- Window glass will be set in glazing compound, points and glazed into window sash.
- Sash & jambs retrofitted w/ tape balances by Pullman Mfg. Corp., Rochester, NY.
- Weatherstrip applied to meeting rails and bottom rails.
- Window sash will be primed and painted w/ 2 top coats of paint.
- Sashes will be installed on site w/ new stops and balances.

7F. ADDITIONAL BUDGET COMMENTS: We've discussed with our contractor - Michael Cotroneo - the potential scenario of payment due prior to reimbursement. We have agreed that we will use our matching funds initially, and he will wait for the grant funds at the completion of the project.

CRITERION 8: ACCESSIBILITY FOR PERSONS WITH DISABILITIES

8A. Is the building handicapped accessible? No, but this is our next big push, after windows. We are currently discussing what is needed, and researching available grants. We're in conversation with Lisa Ryan at PTV, and Andrew Crane has done an ADA report for us and has offered his expertise as we proceed with this phase. We'll be hiring Michael Lawrence of Williston for initial design work and drawings. We hope to be on track for improved accessibility and ADA compliance by the end of 2018. We also have a private donor who has expressed an interest in funding a good part of the matching funds for this project. She and her husband sponsor a portion of our concert series each year. He is wheelchair bound and unable to attend any functions in the building at this time. The importance and need for this work has hit home .

CRITERION 9: DESIGNATED DOWNTOWNS AND VILLAGE CENTERS

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

Yes:

<http://smartgrowth.vermont.gov/VTdesignations/assets/attachments/VDefairfield.jpg>

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 - Daniel Connor, Dustin Degree, Norm McCallister, Lynn Dickinson, Carolyn Branagan

12. CERTIFICATION:

A. If you are submitting your application via email you MUST check the box below to certify your application.

X 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: Fairfield Community Center/Meeting House on the Green	
SIGNATURE: Nancy L. Shaw	DATE: 09/28/2016

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.**