

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 Fairlee

Address: PO Box 95

City: Fairlee

State: VT

Zip Code: 05045-0095

Daytime phone: 802-333-4158

Email address: zoning@fairleevt.org

1B. PERSON AUTHORIZED TO EXECUTE CONTRACTS FOR APPLICANT

Name: Brian Hanson

Address: PO Box 95

City: Fairlee

State: VT

Zip Code: 05045-0095

Daytime phone: 802-333-9653

Email address: townadministrator@fairleevt.org

1C. PERSON AUTHORIZED TO ADMINISTER THE PROJECT

Name/Title: Brian Hanson/Fairlee Town Administrator

Address: PO Box 95

City: Fairlee

State: VT

Zip Code: 05045-0095

Daytime phone:

Email address:

1D. PROPERTY OWNER (if different from applicant)

Name: NA

Address:

City:

State:

Zip Code:

Ownership Status: (check one)

X Municipality Non-Profit

1E. HISTORIC NAME AND LOCATION

Historic Name: Fairlee Town Hall

Physical Address: 75 Town Common Road, Fairlee VT 05045

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: 2014, roof structure repairs to remediate fire damage from the later 1940's.

2B. Does your organization have experience with similar federal or state grant programs? X Yes No If yes, please comment: Better Back Roads and Park & Ride through Vtrans, MPG through DHCA, past cultural and historic preservation grants on the building in question.

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): Original construction in 1914, vault for the Town Clerk added as a small wing in 1950, a larger wing for library space was added on the other side in 1955

3B. Original Building Type:

House Barn Church Town Hall School Commercial Other (explain)

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

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

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: Excellent

Roof repairs including slate work were completed this year, roof is in excellent condition.

Repairs Needed: None

Grant Funds Requested

4B. Frames & Structure

Condition: Good

Structure of the building was reinforced with steel, work complete 2015, this stabilized the exterior walls and supported the roof structure. This allowed the slate work to be completed this year.

Repairs Needed: None

Grant Funds Requested

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

Condition: Good

Building has been well maintained with paint and replacement clapboards as required

Repairs Needed: minor routine clapboard replacement

Grant Funds Requested

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

Condition: Excellent

First floor is in excellent condition and currently the working municipal offices for the Town, second floor auditorium is in fair to poor condition, needs restoration of historic tin ceiling, restoration of the original plaster interior, modernization of the performance space. When ADA access is provided by a planned elevator original fittings and fixtures will need to be protected and restored.

Repairs Needed: tin ceiling, plaster work, performance space restoration

Grant Funds Requested

4E. Windows & Doors

Condition: Good

First floor windows are modern units in very good condition, second floor and balcony windows are the original as installed in 1914.

Repairs Needed: Second floor and balcony windows need to be replaced with period appropriate modern units.

Grant Funds Requested

4F. Foundation (masonry)

Condition: Good

Repairs Needed: None.

Grant Funds Requested

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

Condition: Poor

Balcony in Auditorium, poor, structurally unsound.

Repairs Needed: Restructured and modernized

X Grant Funds Requested

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

Condition: Good

Repairs Needed: none

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 building is a municipal Town Hall with offices, meeting room and kitchen on the first floor and an underutilized second floor auditorium. When the building was built in 1914 it housed Town Offices, the Fairlee Public Library, Grange Hall and the public auditorium. The auditorium space was used for everything from theatrical and music performances, movie theater, public presentations and hearings and Town Meeting. The second floor auditorium was largely abandoned for public uses when ADA requirements made the space non-compliant with the law. At this point the space is rented for yoga instruction once a week and to a Scots dance group.

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

2013 Major clean up and first floor rehab after a sprinkler system failure, tin ceilings removed, cleaned and repainted, floors sanded and refinished, wiring and IT system evaluated and items replaced as needed, interiors dried and refinished.

2015 Building structure was strengthened and stabilized with structural steel.

2016 Slate roof was removed, sheathing repaired and slate replaced.

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?

This project is one task of many in a complete renovation program for the second floor auditorium. Upon completion of the capital improvement program the building will continue as Town Hall but the second floor auditorium will be used as the venue for public events, music and theatrical performances and public government functions. This capital program is an integral part of a larger village revitalization and economic development effort and is envisioned to be the centerpiece of that effort. The building must be made ADA compliant and there will be an addition of an elevator tower in the footprint of a previous building addition, this will also facilitate more productive use of the existing basement level of the building. Negative impact on the historic features should be minimal and funding will be sought for restoration of the performance space, historic fixtures and fittings and the vintage tin ceiling.

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 office spaces on the first floor will be reconfigured to accommodate a new ADA compliant entrance and elevator tower. The elevator tower will be constructed to the full height of the building to make the second floor auditorium access compliant. Restoration of the historic open staircase will require a revised sprinkler system to meet fire code. A new septic system will be required to accommodate the assembly space. This is the Town Hall and as such is integrated into the capital budget planning and funding matrix.

CRITERION 6: PUBLIC BENEFIT

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

It is a public building that houses local government functions and the renovated auditorium space will be used for public events. Further a historic painted stage curtain has been available for public viewing during office hours.

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 needs a venue for its public events, social gatherings and artistic performances of all kinds. It is the anchor of the Town Common and the heart of the community. The restoration of the auditorium space is the core of the village revitalization effort and will ensure its preservation for the next 100 years of its use as the community center.

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

The larger program for the elevator goes in front of the voters for a bond on February 14, 2017, we are seeking grants to offset some of the costs. An organization Friends of the Fairlee Town Hall has been actively fundraising for the project for a current total of \$117,509. Further the Byrne Foundation has donated and pledged \$40,000 and the Lake Morey Foundation has donated \$5,000 and is

considering donating \$20,000 more over the next two years. The anticipated cost of the total program is estimated at \$750,000.

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. Demolition and removal of existing flooring and prep for structural supports to the basement.
Estimated Cost: \$ \$6,270.00
2. Installation of structural supports from basement to balcony and patch in sheetrock to be plastered.
Estimated Cost: \$3,700.00
3. Restructure framing under balcony flooring system and sister existing floor joists, add bridging and hangers.
Estimated Cost: \$18,650.00
4. Install floor sheathing (3/4") throughout balcony and maintain steps and isles.
Estimated Cost: \$4,200.00
5. Install new flooring throughout the balcony to match the existing hardwood.
Estimated Cost: \$7,180.00

TOTAL ESTIMATED GRANT PROJECT COST: \$40,000

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: Capital Budget
AMOUNT: \$75,000

SOURCE: Public Fund Raising
AMOUNT: \$117,509

SOURCE: Private foundation funding
AMOUNT: \$15,000

TOTAL AMOUNT OF MATCHING FUNDING: \$ 20,000

(Should match grant request)

7D. SOURCES OF ADDITIONAL FUNDS

List 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.

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.

7F. ADDITIONAL BUDGET COMMENTS

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. Currently only the first floor offices are accessible, bathrooms are not compliant and the 2nd floor auditorium is not accessible. This grant is a part of a building renovation that will make the entire building ADA compliant and 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.**

- Project Estimate(s)
- Location Map
- Sketch Map
- Proof of non-profit status for non-profit, tax-exempt organizations (typically IRS Designation 501c3)
- CD of .jpg images
- (OPTIONAL)** Preservation Plans, Reports, Evaluations, or Maintenance Plans of the building

11. LEGISLATORS

Please list your State Senators and Representatives

Jane Kitchel, Joe Benning Senate district Caledonia, Sarah Copeland-Hanzas Orange-2

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:	
SIGNATURE:	DATE: (mm/dd/yyyy)

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!**