

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 **HYPERLINK** "http://accd.vermont.gov/strong_communities/preservation/grants/historic_preservation" **online** or you may request a paper copy by sending an email to **HYPERLINK** "<mailto:debra.sayers@vermont.gov>" debra.sayers@vermont.gov or by calling 802-828-3213.

1A. APPLICANT

Name: The Corner School Resource Center of Granville, Inc.

Address: 3522 North Hollow Road

City: Granville State: VT Zip Code: 05747

Daytime phone: 802 767-9703

Email address: roger@vermontrecording.com

1B. PERSON AUTHORIZED TO EXECUTE CONTRACTS FOR APPLICANT

Name: Roger Stauss

Address: 1250 Maston Hill Rd

City: Granville State: VT Zip Code: 05747

Daytime phone: 802 345-9687

Email address: roger@vermontrecording.com

1C. PERSON AUTHORIZED TO ADMINISTER THE PROJECT

Name/Title: Malcolm Appleton / CSRC Board Member

Address: P.O. Box 191

City: Waitsfield State: VT Zip Code: 05673

Daytime phone: 802 793-0352

Email address: architec.vt@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: The Corner School

Physical Address: 75 Post Office Hill Rd, Granville, VT 05747

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):
Original Construction: Approximately **1877**. Addition of woodshed/non-plumbed bathrooms: early 20th century.

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?

Yes No, but determined eligible No

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

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. The metal roofing is salvageable. With minor work and a new coat of paint, it will serve for many years. It appears the roofing has been kept intact through the building's history. Although the roof space is unventilated, the entire system appears to be free of both wet and dry rot.

Repairs Needed:

Phase 2 (**NOT in the scope of this application**). Install new drip edge to the entire perimeter, screw down loose metal, clean, prime and paint entire roof.

Estimated cost: \$2,422.00

No Grant Funds Requested

4B. Frames & Structure

Condition:

Fair. The original building walls and roof framing are in good condition. The floor system was partially rotted before Tropical Storm Irene, and due to the unventilated crawl space, has deteriorated further since then.

Repairs Needed:

Phase 2 (**NOT in the scope of this application**). Remove existing flooring and save for reuse if possible. Remove and replace floor framing; and 50% of sill replaced and building stabilization. Dumpster for removal.

Estimated cost: \$7,780.00

No Grant Funds Requested

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

Condition:

Fair. While some minor elements of the exterior siding and trim are missing or deteriorated, the exterior siding is in relatively good condition. The exterior has a painted finish which is in generally poor condition.

Repairs Needed:

Phase 2 (**NOT in the scope of this application**). Repair minor defects, make repairs to tighten loose seams, and paint exterior with original period paint color palette.

Estimated cost: \$5,000.00

No Grant Funds Requested

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

Condition:

Poor. The flooring is 2-1/4" T&G maple and 50% is in poor condition, 50% is in fair condition. Wood panel wainscoting exists to window sill height with plaster above. Masonite covers ceiling. Trim is in good condition. Six school lights remain.

Repairs Needed:

Phase 2 (**NOT in the scope of this application**). Repair, restore and replace all windows. Remove all window sashes and doors for restoration. Restore all to working order. Install locking hardware for all.

Estimated cost:\$15,000.00

No Grant Funds Requested

4E. Windows & Doors

Condition:

Poor. Please see attached condition assessment for more detail. Windows are single pane. Some panes are broken, and all have glazing in poor condition. Some muntins are in poor condition. Exterior doors are in poor condition.

Repairs Needed:

Phase 2 (**NOT in the scope of this application**). Repair, restore and replace all windows. Remove all window sashes and doors for restoration. Restore all to working order. Install locking hardware for all.

Estimated cost:\$15,000.00

No Grant Funds Requested

4F. Foundation (masonry)

Condition:

Poor. The building rests below the flood level.

Repairs Needed:

Phase 1 (This is the single item included in the scope of this application). Lift up the building. Remove and dispose of existing foundation. Excavate silt to original grade. Excavate for footing. Pour new footing. Construct a new foundation wall. Lower structure back onto new foundation and secure. Regrade around building. **Estimated cost: \$24,500.00**

Phase 2 (NOT in the scope of this application). Fill the space inside the foundation with compacted gravel. Install: a perimeter and edge of slab insulation, a vapor barrier, a reinforced concrete slab with a dropped footing to carry the interior load bearing wall. and inlaid pressure-treated sleepers for interior floor. Estimated cost: 6,000.00

✓ **Grant Funds Requested (Phase 1 only)**

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

Condition:

There are no special features

Repairs Needed:

Not applicable

No Grant Funds Requested

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

Condition:

Fair. Building sits in flood hazard area AE.

Repairs Needed:

Raise building above flood hazard to comply with ANR recommendations. See Section 4F. Estimated cost: See 4F (\$24,500)

√ Grant Funds Requested (See 4F above)

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 140-year old building is a single story 22' x 34' wood framed, gable end structure with a metal roof and wooden clapboard exterior with large, double-hung windows. Built in 1877 as one of Granville's nine one-room schoolhouses, it was converted to the Town Library after the school closed in 1946. The library was last used in 1990, and the building has been vacant since.

Of these nine original schoolhouses only three remain. One is a private residence (South Hollow School). The second (Lower Granville School), that served as Granville's only elementary school – a one-room schoolhouse for grades K-6 - until 2006, has been repurposed as the Town Office & Archives and is used by the Town Clerk/Town Treasurer, and is the location for Select Board and town committee meetings. The third schoolhouse. The Corner School, is the subject of this application and represents the last hope and best location in which to rekindle a public meeting, service and resource center for the residents of Granville and Hancock; small but vital towns connecting the past to the future of Vermont. These communities have experienced a series of events that have stressed the very sense of community. These events include the closings of the aforementioned one-room schools in both communities, Granville's primary industry (Bowl and Clapboard Mill – Granville Manufacturing) - an employer of as many as 25 persons for more than 150 years, Hancock's Weyerhaeuser/Chesapeake veneer plywood fabricating plant, the Granville's small lending library (in the Corner School), and most recently in 2016 the Granville's post office.

When restored and repurposed as a community resource center, the Corner School will, together with the facing Grange Hall, fill an existing void and once again offer to Granville and to Hancock a gathering site for community strengthening and enterprise-capacity building. A functioning Corner School Resource Center will also serve as an attractive site providing currently absent services to residents and visitors alike, potentially attracting new families to choose to make Granville their home.

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

All contents have been removed and stored. Interior masonite and plywood sheathing was removed by volunteers in 2013. Broken windows have been covered. Trees and shrubbery encroaching on the building were been removed in 2014 and 2015. Contractors and volunteers have removed some of the foundation apron and interior flooring in areas to perform structural inspection of the floor condition. In 2015 harvested rough sawn dimensional lumber (2"x10"x12') harvested from the property and estimated at an estimated market value of \$4,000 was placed in the addition for storage. In 2016, the Board approved

application of an aluminum-fiber paint to the roof, to assure continued weather shielding.

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 have new uses when it is fully rehabilitated and restored in an historically sensitive manner. As the Corner School Resource Center, it will become a facility for various community meetings and classes. It will also be a repository of the unique natural and cultural history of Granville and the Green Mountain National Forest area, a valuable resource for the Town and visitors to the Town. High-speed internet access and public computers will enhance educational opportunities for the entire community in much the same way that a book-oriented library once served the Town. Upgrades to utilities will be made to comply with Vermont fire code, and building access will be made compliant with the American Disabilities Act. Minimum changes will be made to the building's original architecture and historic features.

A survey seeking input on scope and nature of programs to be offered at the Corner School Resource Center was mailed to residents and property owners in Granville and Hancock on September 29, 2016, seeking responses during October 2016. The results of this community input will inform and focus the CSRC Board on the most useful and desired programs.

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?

Landscaping, parking, and exterior lights all need to be added. Maintenance will be performed on a regular basis to assure long-term preservation and will be scheduled by a member of the Board.

CRITERION 6: PUBLIC BENEFIT

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

If no, please describe any plans for public use:

As the Corner School Resource Center, it will become a facility for various community meetings and classes. It will also be a repository of the unique natural and cultural history of Granville and the Green Mountain National Forest area, a valuable resource for the Town and visitors to the Town. High-speed internet access and public computers will enhance educational opportunities for the entire community in much the same way that a book-oriented library once served the Town.

In mid 2016, the Board approved a survey seeking input on scope and nature of programs to be offered at the Corner School Resource Center. This survey was finalized and mailed to residents and property owners in Granville and Hancock on September 29, 2016, seeking responses during October 2016. The results of this community input will inform and focus the CSRC Board on the most useful and desired programs.

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?

Currently Granville has neither a school nor a library and only limited public meeting spaces. Access to public computers is non-existent and information about the region's natural and historical significance currently held in public records, and in private collections, will be gathered to benefit townspeople and visitors alike.

The refurbishing of the Corner School will also have a positive impact on the Post Office Hill neighborhood. In June 2015 the board of the Corner School Resource Center voted to leave the building on its original site, just off Route 100 on the paved portion of Post Office Hill Rd., directly across from the historic Grange building.

A living memory of a close-knit community, the Corner School is an important local landmark. It served as a one-room schoolhouse for more than seven decades. A few of the students who attended the Corner School still live in Granville, and are a valued resource of oral histories being collected at Board organized "Listening Days", and are subsequently submitted to the U.S. National Archives "Story Corps". For the next forty years, the Corner School was repurposed as was the Town Library, and its collection, some of which is still extant, is a vivid record of cultural taste. It is one of the few one-room schoolhouses in the state unaltered from its original structure, a distinction of pride for many people in town.

The building is also a symbol of the rural and manufacturing traditions of Granville. A period of rapid population growth from 1820 to 1880, sparked by a robust logging industry and hill farming, necessitated the construction of nine one-room schoolhouses. As those industries declined, and the most significant employers closed their doors, the population declined. But the context for that original boom remains: Granville's vast tracts of wilderness, open meadow lands, and the headlands of two legendary Vermont rivers, the Mad which flows north and the White which flows south. Today nearly half of Granville's land - which includes many of the old schoolhouse sites and ancient roads - is conserved in the Green Mountain National Forest which makes the town a unique crossroads for cultural and natural history.

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

The Town of Granville and its permanent and seasonal residents support this project. At a 2008 public meeting, a unanimous vote supported the restoration of the building. That vote authorized the sale of the property by the Town of Granville for one dollar to the board of the Corner School Resource Center. Subsequently, the board applied for and received approval as a 501c3 non-profit organization. In 2014, the board sent out a town-wide survey to gauge ongoing interest in the town. The majority of the respondents were supportive of the project.

As recently as 2015-2016 several locally based organizations, including the U.S. Forest Service, the Green Mountain Valley Business Community and the adventure tourism

organization RASTA, have expressed interest in utilizing the Corner School Resource Center for distribution of recreational resources once the building is renovated.

Other evidence of community support include those who are active members of the Board - full and part-time residents, - all of whom volunteer their time, and have contributed (100% participation) in work projects and financially during fundraising in initiate, like the most recent one at the end of 2015 when donations from residents of not only Granville and Hancock, but also from the neighboring towns of Warren, Waitsfield, Rochester and Pittsfield within Vermont's north central region, as well as residents from other states who are occasional visitors to the area boosted the CRSC reserves from \$9,000 by about 25% (current total is \$12,966.00). The Board intends to launch a similar fundraising campaign in late 2016 with a similar goal of 25% growth in reserves. Among other uses, these funds are available for cost sharing for grants such as this one.

Clearly the Board is active, holding meetings monthly, organizing fundraising, surveying the community for most valued programs offerings, building community awareness in the project, hosting "Days of Listening" for archiving oral histories with "Story Corps" at the U.S. Archives, actively manages a Facebook page (www.facebook.com/CornerSchoolResourceCenterofGranvilleVT), and is in the process of establishing a website (new in 2016, under the domain name registered in September 2016 as cornerschool877.org).

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

Estimated Cost: \$ \$24,745.00

TOTAL ESTIMATED GRANT PROJECT COST: \$ 24,750.00

7B. GRANT REQUEST

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

GRANT AMOUNT REQUESTED: \$ 12,375.00

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: White River Credit Union Savings Account

AMOUNT: \$ 12,966.00

TOTAL AMOUNT OF MATCHING FUNDING: \$ 12,375.00

(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.

7E. PARTIAL AWARD

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

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

7F. ADDITIONAL BUDGET COMMENTS

The Corner School Resource Center owns 6 acres of land contiguous to the Corner School building which has harvestable timber resources of approximately \$5000. Additionally, the CSRC would consider selling some of the property to finance future renovations.

CRITERION 8: ACCESSIBILITY FOR PERSONS WITH DISABILITIES

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

If no, please describe any plans to make it accessible.
Plans, after foundation stabilization (phase 1), include making the Western entrance (shed addition) handicapped accessible in accordance with ADA.

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 Granville VT**

State Representatives

Patsy French:

Marjorie Ryerson

State Senators

Clair Ayer

Christopher Bray

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: Roger Stauss (President of the Board of Directors, for the Corner School Resource Center of Granville, VT)	
SIGNATURE:	DATE: (10/03/2016)

Applications are to be submitted via e-mail to [HYPERLINK](mailto:accd.hpgrants@vermont.gov) "<mailto:accd.hpgrants@vermont.gov>" 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!**