

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: Hardwick Historical Society / Elizabeth H. Dow, President

Address: PO Box 177

City: Hardwick

State: VT

Zip Code: 05843

Daytime phone: 802.472.8555

Email address: edow1@earthlink.net

1B. PERSON AUTHORIZED TO EXECUTE CONTRACTS FOR APPLICANT

Name: Jon Jewett, Town Manager

Address: Town of Hardwick, PO Box 534

City: Hardwick

State: VT

Zip Code: 05843

Daytime phone: 802.472.6120

Email address: jon.jewett@hardwickvt.org

1C. PERSON AUTHORIZED TO ADMINISTER THE PROJECT

Name/Title: Elizabeth H. Dow, President

Address: PO Box 1009

City: Hardwick

State: VT

Zip Code: 05843

Daytime phone: 802.472.6424

Email address: edow1@earthlink.net

1D. PROPERTY OWNER (if different from applicant)

Name: Town of Hardwick

Address: PO Box 523

City: Hardwick

State: VT

Zip Code: 05843

Ownership Status: (check one)

Municipality Non-Profit

1E. HISTORIC NAME AND LOCATION

Historic Name: Hardwick Depot

Physical Address: 47 Depot Street

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:

We have no records of a grant from this agency.

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

Yes No If yes, please comment:

The HHS oversaw a major renovation of the property in 2003-2005. Most of the money came from VTTrans grants, some from other sources including private donations.

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): 1872

3B. Original Building Type:

House Barn Church Town Hall School Commercial

Other (explain) RR Depot

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 so. 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: Good

Repairs Needed:

None

Grant Funds Requested

4B. Frames & Structure

Condition: Good

Repairs Needed:

None

Grant Funds Requested

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

Condition: Good

Repairs Needed:

Some of the trim needs paint, but otherwise it is in good shape.

Grant Funds Requested

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

Condition: Excellent

Repairs Needed:

None

Grant Funds Requested

4E. Windows & Doors

Condition: Poor

Repairs Needed:

The windows in the freight storage room have no sashes.

Grant Funds Requested

4F. Foundation (masonry)

Condition: Good

Repairs Needed:

None

Grant Funds Requested

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

Condition: Good

Repairs Needed:

None

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?

See attached text.

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

See attached text.

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?

See attached text.

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?

See attached text.

CRITERION 6: PUBLIC BENEFIT

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

See attached text.

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?

See attached text.

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

See attached text.

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 Hardwick Depot was built in the early 1870s to serve as a passenger and freight station for the newly constructed railroad line. While the line has born several names over its 100 years of existence and started out as a Boston & Maine (B&MRR) line, its most recognizable name was the St. Johnsbury & Lake Champlain (St. J. & L.C.). The Depot served its purpose into the early 1980s when the railroad stopped operating.

The building sat empty, except when used for storage of town equipment and materials, and was at risk of collapsing when, in the late-1980s, the town stabilized it by repairing the foundation and the roof with the essential support of government grants and funds raised locally. The building served as storage for town equipment. A decade later, the Hardwick Historical Society (HHS) officially leased it from the town and, in the early 2000s, invested upwards of \$170,000 in restoration money into it. The money came from assorted state granting agencies, primarily the Vermont Department of Transportation, and was used to create a historical museum and repository for Hardwick. It now serves that function. (See pictures labeled HardwickDepotFrontview17 and HardwickDepotBackview17) The HHS was proud to be recognized for it's successful restoration efforts during a presentation at the 2011 Historic Preservation and Downtown Conference in Island Pond.

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

The restoration plan of the early 2000s divided the work into three phases, each addressing a different section of the building (See Appendix 1). Phase 1, transformed the office, passenger waiting area, and baggage into a museum and meeting room, was completed when the Town relocated its museum from the municipal office building to the Depot in 2005. The baggage area was divided to make room for a restroom.

Phase 2 of the depot restoration project focuses on the freight office and storage area. A wall that had once separated the two areas disappeared long ago, and in 2012, the HHS invested \$15,000 to renovate the freight storage area. While retaining the essential nature of the room, including the Fairbanks balance scale and the original, graffiti-strewn back door, the renovation made the room a very welcoming place for educational programs, presentations, formal, and informal community gatherings in warm weather. (See pictures labeled Phase2a, Phase2b, and Phase2c). Between public uses, the freight storage room serves as extra work space for the volunteers organizing collections of historical documents and artifacts.

The window sashes had been lost from this section of the building, so initially the window openings were fitted with creatively painted pressed board. (See pictures labeled Window1-Window4, TransomFront, TransomBack, and Sash1-Sash4). With three important goals in mind, we now want to replicate windows for this section of the depot to:

- Restore the exterior of the Depot to its late 19th century appearance
- Bring natural light into our new program and work space
- Enable visitors to the space to visually connect the building to its historic context

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 addition of windows will

- Return the building to its original appearance
- Expand its usefulness as a meeting place
- Extend its usefulness as a meeting place.

The 2012 restoration of the freight storage room makes it comfortable, albeit dark, during warm weather, but the room remains unusable in cold weather because it has no heat. Before we put heat into the area, we need windows. With windows, we can offer the space as a community meeting space for all except the coldest months. Hardwick lacks enough accessible public meeting space of this size. In particular, completion of freight storage room will facilitate further opportunities for partnership/collaboration with our nearest neighbor, the historic Hardwick Town House.

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 HHS has begun a program of working with the local middle and high school teachers to bring primary materials into their teaching to enrich their social studies programs. We intend to add some heat to the room. With windows and heat, the building the room will become an attractive place for area students to gather to use far more original materials than the education volunteers can take to the local schools.

The carpet on the floor protects both the original floor and people walking on the floor. The floor is very rough with a few holes and gaps between boards which present trip hazards. We intend to address the floor after we have added windows and heat to the room.

Finally, as Appendix 1 shows, The Depot has a third room, the Freight House Extension, in which no restoration has taken place except to wire it for lights. We use it for storage of museum items that we do not have on display. That use will not change, although Phase 3 plans call for a better organized storage area than it currently offers.

6A Is the building open to and/or used by the public? Yes
If yes, please describe:

Currently, the building gets used by the public in several ways. The public has access to The Depot:

- During the museum's regular hours – 1:00-4:00 every Tuesday and Thursday from early June through late October – as well as on special occasions and at meetings by appointment.
- The Craftsbury Chamber Players have performed in the neighboring Hardwick Town House six Thursdays from the middle of July to the end of August for 50

years. For the past decade or so, the CCP have used the freight storage room as a place to hold its post-concert receptions.

- The Daughters of the American Revolution occasionally use it as a meeting place for its monthly meetings.
- School groups use it for sessions during summer-school.
- The local library uses it for public programming, because it has no space.

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 Depot stands as a monument to the role of the railroad in the life of the Hardwick community and the people in it for roughly 100 years between the 1870s and the 1970s. It continues where it has always stood, beside the railroad tracks and behind the Town House. The Hardwick Town house, now a performance theater, was built in the 1860s as a school and municipal offices. The school moved to a larger building in 1892, and the town converted the building into an Opera House in the late 1890s. (See HardwickDepotNeighborhood1, HardwickDepotNeighborhood2, and HardwickDepotBuilding) It is part of the Designated Village Center.

Further, the Depot's repository and museum serves as an essential historical resource for locals and visitors. HHS volunteers assist with research on genealogy and larger historical questions brought to it by family hunters, scholars, reporters, and school children. Further, it promotes activities with area culture and economic value. HHS members regularly promote and develop the museum collection by coordinating exhibits and programs locally. On even years the HHS uses the collections contained in the Depot to promote Hardwick at the Vermont Historical Society's History Expo held at Tunbridge.

Finally, the freight storage room serves as a handicapped accessible space for holding public programs, especially by the library as mentioned in 6A.

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

Since the Depot opened in 2005, Hardwick voters consistently elect to support the HHS and the Depot through annual appropriations at Town Meeting. The Depot belongs to the Town of Hardwick and leases it to the HHS. Acknowledging its responsibility for the building, the town includes the Depot as a line item in the town capitol improvements budget.

Since the HHS has the lease on the Depot, however, it alone will manage the project and match whatever money a Historic Preservation grant will require.

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. Install Window 1
Estimated Cost: \$ 2,200.00

2. Install Window 2
Estimated Cost: \$ 2,200.00

3. Install Window 3
Estimated Cost: \$ 2,200.00

4. Install Window 4
Estimated Cost: \$ 2,200.00

5. Install Transom 1
Estimated Cost: \$ 1,900.00

6. Install Transom 2
Estimated Cost: \$ 1,900.00

7.
Estimated Cost: \$

8.
Estimated Cost: \$

TOTAL ESTIMATED GRANT PROJECT COST: \$ 12,600.00

7B. GRANT REQUEST

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

GRANT AMOUNT REQUESTED: \$ 6,300.00

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: HHS Restoration Fund - Checking Account

AMOUNT: \$ 9,684.00

SOURCE: HHS Restoration Fund -- Money Market

AMOUNT: \$ 6,320.00

SOURCE:

AMOUNT: \$

TOTAL AMOUNT OF MATCHING FUNDING: \$ 16,004.00

(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.

We have enough money in our own accounts to cover the up-front costs of the project.

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.

Each window represents a discrete portion of the project. Obviously we will do all that get funded so we can return the building to its original appearance while expanding and extending its use.

7F. ADDITIONAL BUDGET COMMENTS

We've asked for full finding of our request, knowing that the HHS will dip deeply into its Restoration Fund to meet the matching requirement. We also know that the project will involve incidental costs not covered by the grant. Further, the Board of Trustees will give serious consideration to painting the trim on the building in conjunction with the window project.

CRITERION 8: ACCESSIBILITY FOR PERSONS WITH DISABILITIES

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

The Depot has a ramp that allows people with disabilities to enter the museum, the freight storage area, and the public restroom. (See pictures labeled HardwickDepot Building, HardwickDepotFrontview, and HardwickDepotRamp. We recognize that the guard railing on the ramp lacks historical accuracy; we will change that as soon as we can.

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?

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

Representative Chip Troiano
Senator Joe Benning
Senator Jane Kitchel

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>Hardwick Historical Society</i>	
SIGNATURE: <i>Elizabeth Adams</i>	DATE: (mm/dd/yyyy) <i>10/03/2016</i>

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!**