

2017 Vermont Historic Preservation Grant Application

Due Monday, October 3, 2016

Burnham Hall Exterior Window Sill Renovation Project



Burnham Hall, Lincoln, Vermont

Applicant:

Walter S. Burnham Committee
Mark G. Benz, Grants Coordinator
1909 York Hill Road
Lincoln, VT 05443
802-453-2250
benzmg@gmavt.net

Submitted to:

State of Vermont
Agency of Commerce & Community Development
Department of Housing and Community Development
Vermont Division for Historic Preservation

Attention: Caitlin Corkins
One National Life Drive
Davis Building, 6th Floor
Montpelier, VT 05620-0501
802-828-3047
caitlin.corkins@vermont.gov

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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: Mark G. Benz, Grants Coordinator, Walter S. Burnham Committee

Address: 1909 York Hill Road

City: Lincoln

State: VT

Zip Code: 05443

Daytime phone: 802-453-2250

Email address: benzmg@gmavt.net

1B. PERSON AUTHORIZED TO EXECUTE CONTRACTS FOR APPLICANT

Name: Brian McDonough, Chair, Walter S. Burnham Committee

Address: 141 Quaker Street

City: Lincoln

State: VT

Zip Code: 05443

Daytime phone: 802-349-0112

Email address: brianmcd@gmavt.net

1C. PERSON AUTHORIZED TO ADMINISTER THE PROJECT

Name/Title: Mark G. Benz, Grants Coordinator, Walter S. Burnham Committee

Address: 1909 York Hill Road

City: Lincoln

State: VT

Zip Code: 05443

Daytime phone: 802-453-2250

Email address: benzmg@gmavt.net

1D. PROPERTY OWNER (if different from applicant)

Name: Walter S. Burnham Foundation

Address: 62 Quaker Street

City: Lincoln

State: VT

Zip Code: 05443

Ownership Status: (check one)

Municipality Non-Profit

1E. HISTORIC NAME AND LOCATION

Historic Name: Burnham Hall

Physical Address: 52 East River Road, Lincoln, VT 05443

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:

In FY 2013, the stucco surface on the entire lower floor was replaced with new "parging".

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

X Yes No If yes, please comment:

Vermont Division for Historic Preservation for Lower Floor Parging. National Trust for Historic Preservation for emergency roof repair. Vermont Emergency Management and FEMA for Flood Mitigation System.

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

X 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): 1920-22

3B. Original Building Type:

House Barn Church Town Hall School Commercial

X Other (explain) Town Community Hall. See description in Attachment 7 - Executive Summary.

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:

Excellent. Entirely repaired and renovated with assistance of grants from the Preservation Trust of Vermont, The Freeman Foundation, and the National Trust for Historic Preservation. See first photograph in Attachment 5 - Photographs

Repairs Needed:

None

4B. Frames & Structure

Condition:

Excellent. Front Steps reconstructed and Access Safety improved with assistance of grants from the Preservation Trust of Vermont, the Freeman Foundation, Co-operative Insurance Companies, Inc., and the Vermont Community Development Program. Lower Floor renovation and deployable Flood-proofing Barriers completed with assistance of grants from Vermont Emergency Management and FEMA.

Repairs Needed:

None

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

Condition:

Needs work

Repairs Needed:

Renovate nineteen concrete exterior window sills. This is the main focus of this grant application. See Attachment 1 – Project Estimate, and Attachment 7 - Executive Summary for a full description of the work proposed. All work is to be done in a

historically sensitive manner, incorporating the Secretary of Interior Standards for Rehabilitation.

X Grant Funds Requested \$12,500

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

Condition:

Excellent. ADA Handicap Accessibility facilities provided with assistance of grants from the Vermont Community Development Program. Entire Lower Floor has been renovated and flood-proofed with assistance of grants from Vermont Emergency Management and FEMA. Upper Floor has been renovated with assistance of grants from the Vermont Arts Council.

Repairs Needed:

None

4E. Windows & Doors

Condition:

Some good, some bad. Upper floor windows have been improved with assistance of an Energy Efficiency and Conservation Block Grant. Some exterior window sills need renovation, as outlined in section 4C. above.

4F. Foundation (masonry)

Condition:

Excellent. Below ground good. Above ground stucco parging renovated as outlined in section 2A above.

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

Condition:

Excellent

Repairs Needed:

None

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

Condition:

Needs work. Reduction of sidewalk ice buildup in winter is the subject of a current grant application with Vermont Community Development Program

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?

Lincoln, Vermont is a mountain community with approximately 1200 residents. Burnham Hall is where our townspeople gather for meetings, suppers, guest performances, and "home grown" musical and dramatic performances. Burnham Hall

was established by a bequest in the 1920's. It is maintained by community volunteer work and financial contributions, and by interest income from the original bequest. Burnham Hall is managed by the Walter S. Burnham Committee. See first photograph in Attachment 5 – Photographs.

The original use of the building and the current use are identical. Burnham Hall is where our townspeople gather for meetings, suppers, guest performances, and “home grown” musical and dramatic performances.

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

For the past ten years, extensive efforts have been directed toward renovation and improvement of Burnham Hall. Grants from the Vermont Division for Historic Preservation, National Trust for Historic Preservation, Preservation Trust of Vermont, Vermont Community Development Program, Vermont Emergency Management, FEMA, Vermont Council for the Arts, and several smaller organizations, and extensive local fund raising have allowed rebuilding of the front steps, installing handicap accessible walkways and restrooms, repairing the roof, refurbishing and floodproofing the lower floor, and refurbishing the upper floor.

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 planned use of Burnham Hall following this project is identical to the current use.

In 2019, the Walter S. Burnham Committee will start a celebration the 100th year anniversary of Burnham Hall. This celebration will include emphasis on expanded use and funding of the activities.

The changes envisioned will not impact the historic features of Burnham Hall.

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?

Additional work that needs to be done following completion of this project is of a maintenance and long term preservation nature. A prime example is the planned renovation of the surface of the wooden floor in the Upper Floor. There is a Building Committee that meets at 8:00 am every Tuesday morning to address this type of challenge and create a work program to address.

CRITERION 6: PUBLIC BENEFIT

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

If yes, please describe:

Burnham Hall is regularly open to and abundantly used by 2,500 to 3,000 people annually, both from Lincoln and the area at large. As our Community Hall, Burnham serves as home to a variety of activities, including: fundraising dinners; wedding and funeral receptions; preschool fundraisers; Hill Country Holiday summer and

winter activities; rummage sales; Town Meeting; elections; public hearings and meetings; exercise and martial arts classes; workshops, seminars and concerts, including the "Burnham Series"- monthly concerts put on by acclaimed and well known local musicians, advertised area wide.

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?

Burnham Hall is very important to the local community. Burnham Hall has been an anchor for the Town of Lincoln since it was built in the early 1920's. As our community hall, it serves and has served multiple purposes for all generations, together and individually. Older than all but one or two of our residents, it has been a vital part of our community for as long as any of us can remember. Like any long-term relationship, Lincoln and Burnham Hall have a history together that cannot be separated. Lives of people in our community can be viewed through snapshots of Burnham activities, from baby showers though funeral receptions. Lincoln without Burnham Hall is unimaginable!

Lincoln's only brick building, Burnham truly is our "rock". It stands directly in the center of town and serves as the center of most of the Town's vital activities, whether pertaining to the arts, politics or anything in between. It is a symbol for the strength and unity of our town, in spite of differences, that have enlivened Town Meetings and other activities over the years. It represents our endurance and history, having stood as silent sentinel during floods, wars, economic prosperity and challenges, celebrations of lives newly joined and homages to those whose lives have ended.

Burnham Hall stands in the center of Lincoln, clearly visible on entering Town from the east or west. Because its architecture is unique for Lincoln, Burnham easily lends itself to anyone giving directions to go anywhere from the center of town. All restoration and rehabilitation projects are highly visible.

Burnham is on Lincoln's main road, heavily traveled by tourists and residents. The road leads to the Lincoln Community School with connections to Warren and Ripton to the west, and to the Town of Bristol to the East. Burnham is across the street from the Lincoln General Store and is diagonally across from the Lincoln United Church. Additionally, it is across the street from Lincoln's senior housing, The Weathervane. It can be viewed diagonally from the Lincoln Fire Station and the Lincoln Sports field.

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

Yes. A series of community-wide meetings on the condition and use of Burnham Hall was conducted shortly after the flood of 1998, resulting in many projects of "restoration and renewal".

While most of the projects of "restoration and renewal" have been bricks and mortar, the focus is now shifting to program renewal. The Burnham Series, a program of monthly music concerts, is an example!

To broaden the community wide base for these activities, the organizing committee is in close contact with representatives from the Lincoln Library, Lincoln Sports, Lincoln Historical Society, and Friends of Lincoln Community School. In addition, this effort conforms to Lincoln's Town Plan, a Municipal Plan adopted under the State of Vermont Planning and Development Act (24 VSA Chapter 117)

CRITERION 7: BUDGET

7A. Summarize items from Section 4 that will be funded through this grant request.

WORK DESCRIPTION

1. Burnham Hall Exterior Window Sill Renovation

TOTAL ESTIMATED GRANT PROJECT COST: \$25,038

7B. GRANT REQUEST

GRANT AMOUNT REQUESTED: \$12,519

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.

SOURCE: Burnham Endowment Savings and Local Fund Raising and additional grants
AMOUNT: \$12,519

TOTAL AMOUNT OF MATCHING FUNDING: \$12,519

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

Endowment Funds can be used for short term expenditures before reimbursement.

7E. PARTIAL AWARD

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

CRITERION 8: ACCESSIBILITY FOR PERSONS WITH DISABILITIES

8A. Is the building handicapped accessible? Yes No

If yes, please describe:

An ADA elevator was installed between two floors in the mid 1990's. A major effort in 2003-2009 has provided ADA compliant access to the elevator, pedestrian and vehicular access to the building. parking, and two ADA compliant restrooms.

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 AND OPTIONAL 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.

- X 1) Project Estimate(s)
- X 2) Location Map
- X 3) Sketch Map
- X 4) Proof of non-profit status [IRS 501 (c)(3) certification] (for non-profit, tax-exempt organizations)
- X 5) Photographs – Print and CD of .jpg images
- X 6) Preservation Plans, Reports and Evaluations
- X 7) Executive Summary
- X 8) Uses of Burnham Hall

11. LEGISLATORS

Please list your State Senators and Representatives

State Senators for Addison County

Claire Ayer

Christopher Bray

State Representatives for Addison 4

Fred Basler

David Sharpe

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: Mark G Benz	
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!**