

# 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](mailto:debra.sayers@vermont.gov) or by calling 802-828-3213.

## **1A. APPLICANT**

Name: Root District Game Club

Address: PO Box 42

City: Norwich

State: VT

Zip Code: 05055

Daytime phone: (802) 331-0677

Email address: rootschoolhouse@gmail.com

## **1B. PERSON AUTHORIZED TO EXECUTE CONTRACTS FOR APPLICANT**

Name: Brian Cook

Address: 47 Bullock Road

City: Norwich

State: VT

Zip Code: 05055

Daytime phone: (802) 331-0677

Email address: rootschoolhouse@gmail.com

## **1C. PERSON AUTHORIZED TO ADMINISTER THE PROJECT**

Name/Title: Mary Layton

Address: 1463 Union Village Road

City: Norwich

State: VT

Zip Code: 05055

Daytime phone: (802) 649-1973

Email address: marydlayton@gmail.com

**1D. PROPERTY OWNER (if different from applicant)**

Name: Root District Game Club

Address: PO Box 42

City: Norwich

State: VT

Zip Code: 05055

Ownership Status: (check one)

Municipality     Non-Profit

**1E. HISTORIC NAME AND LOCATION**

Historic Name: Root School (aka Root District School, Root Schoolhouse)

Physical Address: 987 Union Village Road, Norwich, VT 05055

**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): 1937

**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: Good

Repairs Needed:  
None. The roof was replaced in 2005.

Grant Funds Requested

**4B. Frames & Structure**  
Condition: Excellent

Repairs Needed:  
None. Both the 2012 examination of the schoolhouse for the National Register of Historic Places nomination and a 2002 building assessment reveal that the building itself is structurally sound.

Grant Funds Requested

**4C. Exterior (siding, trim, etc.)**  
Condition: Fair

Repairs Needed:  
None at this time. The exterior was repainted in 2005 and would benefit from a new coat within the next couple of years.

Grant Funds Requested

**4D. Interior (plaster, trim, rooms etc.)**  
Condition: Good

Repairs Needed:  
None. Overall, the interior of the building is in good condition. The floors were refinished in 2005. There are water stains on the ceiling that predate the new roof, but this does not need to be addressed any time soon.

Grant Funds Requested

**4E. Windows & Doors**

Condition: Fair

Repairs Needed:

None at this time. After the foundation is rebuilt, repairing the historic windows would likely be one of the next projects, when funds allow.

Grant Funds Requested

**4F. Foundation (masonry)**

Condition: Poor

Repairs Needed:

The schoolhouse closed in 2011 due to the deteriorating foundation, a problem as old as the building itself. We will replace the foundation of the schoolhouse and address the drainage issues that have contributed to its steady deterioration.

Grant Funds Requested

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

Condition: Fair

Repairs Needed:

The concrete steps leading up to the front door need repair or replacement. The porch has a peak roof supported by two posts, and the left post needs some minor repairs. Replacement of the concrete steps is included in our estimate for repairing the foundation.

Grant Funds Requested

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

Condition: Poor

Repairs Needed:

Poor drainage and waterproofing surely contribute to the failure of the building's foundation, and will be addressed as part of this project. Drainage and waterproofing is included in the estimate for repairing the foundation.

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?

Root Schoolhouse is a one-room schoolhouse built in 1937 to replace a school that had burned, and was used as a school until 1945. In 1952, the building was deeded by the school district to the Root District Game Club, and has since been used as a hunting clubhouse, a horse riding clubhouse, and finally as a community center until its closing in 2011 due to the state of the foundation. In 2013, the schoolhouse was added to the National Register of Historic Places. Along with Norwich's Beaver Meadow Schoolhouse, these two structures may be the first twentieth century Vermont one-room schoolhouses to be added to the Register.

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

There has been no work performed on the building in the last five years since the building's closing. The most recent work done was performed in 2005, following a 2002 building assessment made possible by Preservation Trust of Vermont. Club members raised enough money for a new roof, Boy Scouts painted the exterior, and volunteers sanded and refinished the floors.

**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?

When the schoolhouse's foundation is rebuilt and the building is again safe to use, it will once again be available to the public as a community center as it had been from 1952 to 2011. In that time, it hosted countless potluck suppers open to the entire Goodrich Four Corners community, as well as birthday parties, weddings, performances, music classes, and more. We are eager for the building to again be used in these ways, hopefully by the many new families that have moved to the neighborhood in the last five years since the building's closing. With no new uses anticipated, we expect no changes potentially impacting its historic features.

**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?

Although no work needs be done beyond the foundation repair, if funds allow we may also upgrade the electricity, which has worked in the past, and freshen up the exterior paint. Routine maintenance will continue to be handled by volunteers in the neighborhood, as it has since 1952, and we would be able to direct more resources to improvements other than the foundation once we have solved this problem, our primary concern for decades. With the building once again available for public use, we will be able to generate revenue for its upkeep and preservation through annual Game Club memberships, rental for private uses, and by "passing the hat" at public gatherings. Finally, we will continue to strengthen our relationships with the local businesses and civic groups who have financially supported our foundation repair campaign.

## **CRITERION 6: PUBLIC BENEFIT**

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

If yes, please describe:

Before the schoolhouse closed in 2011, it was available for seasonal community use. It can accommodate 60-75 people in its 600 square foot room, has enough tables and seats for this many people, and has a separate kitchen area stocked with plates, utensils, and drinking glasses. The building has hosted performances (the main room has a stage with a piano), weddings, birthday parties (including Olympic gold medal winner Hannah Kearney's fourteenth birthday), and many potluck suppers. Once it reopens, we will promote its availability to artists, musicians and farmers.

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?

Today, many families are attracted to Norwich because of its excellent school system. Norwich's well-known commitment to public education goes back centuries, and has its roots in schoolhouses such as this one. Vermont's first public grammar school was established in Norwich in 1785, a schoolhouse situated on the site of today's Congregational Church. In the 1800s, Norwich had twenty schoolhouses; five were still operational as recently as 1940. The last rural schoolhouse closed in 1951, when it was decided that all Norwich children would attend the village school. Out of this long history of schoolhouses, only two remain in their original condition, Root and Beaver Meadow. Simply stated, education helped build Norwich, starting in schools like Root Schoolhouse. It is clearly visible from Union Village Road, a major entry point into Norwich that eventually turns into Main Street.

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

Community support for this schoolhouse remains strong. Since becoming a 501c3 non-profit in the summer of 2014, we have received donations from nearly 100 people, including many who have never been inside the building, ranging in size from \$10 to \$5,000. Furthermore, the two premiere screenings in the summer of 2015 of the documentary "Back to School: Lessons from Norwich's One-Room Schoolhouses," collectively drew an audience of nearly 200 people. Finally, media coverage has been stellar, with in-depth, photo-rich profiles in the "Valley News," "Norwich Times," "Here in Hanover" magazine, and, most impressively, a cover photo on "Historic New England" magazine; ours was the first Vermont building ever to appear on their cover. These articles, the documentary, and a list of supporters can be found at [rootschoolhouse.org](http://rootschoolhouse.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.  
Estimated Cost: \$ 60,700 - \$87,000

2.  
Estimated Cost: \$

3.  
Estimated Cost: \$

4.  
Estimated Cost: \$

5.  
Estimated Cost: \$

6.  
Estimated Cost: \$

7.  
Estimated Cost: \$

8.  
Estimated Cost: \$

TOTAL ESTIMATED GRANT PROJECT COST: \$ 60,700-\$87,000

### 7B. GRANT REQUEST

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

GRANT AMOUNT REQUESTED: \$ 9,300

### 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: Mascoma Savings Bank  
AMOUNT: \$ 5,000

SOURCE: Country School Association of America  
AMOUNT: \$ 1,300

SOURCE: Individual private donors  
AMOUNT: \$ 3,000

**TOTAL AMOUNT OF MATCHING FUNDING: \$ \$9,300**  
(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 an additional \$23,700 available (total of \$33,000). We have pledges of \$2,000 from the Norwich Women's Club, \$1,000 from Historic New England, and a matching pledge of up to \$40,000 from the Jack and Dorothy Byrne Foundation, which would be reached with this Historic Preservation Grant.

### 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.

If we receive a Vermont Historic Preservation Grant for \$9,300 to go along with the combined \$36,000 we have on hand and in pledges, this total of \$45,300 would then trigger the \$40,000 matching pledge of the Byrne Foundation, giving us \$85,300, an amount approaching the higher (\$87,000) of the two estimates we have received.

### 7F. ADDITIONAL BUDGET COMMENTS

Each of the past three years, we have applied for a \$20,000 Historic Preservation Grant to help repair the foundation. This year, we are applying for less than half that amount in large part because we have had a strong fundraising year in 2016 from a range of sources, including \$5,000 from Mascoma Savings Bank, \$2,000 from Norwich Women's Club, \$1,300 from the Country Schoolhouse Association of America, and \$1,000 from Historic New England (the lone Vermont project to be awarded by Historic New England this year). These gifts show local civic support, local business support, New England support, and national support. It has now been five years since the schoolhouse's closing, and after constant fundraising we at last have reason to believe the foundation's repair is within our grasp. With this in mind, we are committed to doing everything possible to reopen the building by October 20, 2017, before local enthusiasm for the project wanes. This date would also be historically significant, in that it would be 65 years to the day since the schoolhouse was deeded to the Root District Game Club, and 80 years since it was built. We would be grateful for your support!



## 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.

Thanks to a 2012 grant from the Norwich Women's Club, the Norwich architecture firm Smith & Vasant analyzed the schoolhouse and developed plans for its future, including converting the two currently non-functioning adjacent bathrooms in the schoolhouse into one wheelchair-accessible bathroom. (These plans are enclosed in the application.) Once the foundation has been repaired and the drainage systems installed, it should become clearer how best to add a ramp to the site, and whether the front or rear door will be the main entry point for all visitors.

## 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

Representatives Tim Briglin and Jim Masland

Senators John Campbell, Dick McCormack, and Alice Nitka

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

**Applications are to be submitted via e-mail to [accd.hpgrants@vermont.gov](mailto: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, 6<sup>th</sup> Floor  
Montpelier, VT 05620-0501

**Thank you for applying to the  
Vermont Division for Historic Preservation's  
Historic Preservation Grant Program!**