

# 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: Peacham Historical Association

Address: P.O. Box 101

City: Peacham

State: VT

Zip Code: 05862

Daytime phone: 802 592-3049

Email address: [peachamhistorical@gmail.com](mailto:peachamhistorical@gmail.com)

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

Name: Johanna Branson, President

Address: P.O. Box 3

City: Peacham

State: VT

Zip Code: 05862

Daytime phone: 781 799-3274

Email address: [branson.johanna@gmail.com](mailto:branson.johanna@gmail.com)

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

Name/Title: Jutta Scott, Head of Buildings

Address: P.O. Box 101

City: Peacham

State: VT

Zip Code: 05862

Daytime phone: 781 249-5769

Email address: [scottjutta2@gmail.com](mailto:scottjutta2@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: Coffin House

Physical Address: 153 Church Street, Peacham

## 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:

Although Peacham Historical Association (PHA) has not received a State Historic Preservation Grant, extensive rehabilitation on the Historical House was funded by a grant from the Preservation Trust of Vermont, Inc. in 2001. During the renovation, the framing and interior support posts and footings were reconstructed and reinforced. The work included extensive improvements to the building foundation, realignment of the base slab granite blocks, and repainting of the roof and building.

**2B.** Does your organization have experience with similar federal or state grant programs?     Yes     No    If yes, please comment:

In 2009 and 2011 PHA received grant support from the Vermont Humanities Council and National Endowment for the Humanities. Both projects focused on digitizing and making available PHA's Civil War resources. PHA also has valuable experience in managing a complex building project. In 2013 and 2014 PHA conducted a successful capital campaign and administered the \$186,000 budget during the construction of the Archives and Research Center in 2014.

**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-support.aspx>.

**3A.** Date(s) of Original Construction, Major Additions (can be approximate):

The main building and wing were constructed circa 1825. The wing was remodeled in the 1940's to add a small kitchen area, a bathroom and a sleeping porch. PHA enclosed the porch in 1964 to provide display space for its collection of tools and agricultural implements.

**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 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: Poor

The building currently has utility corrugated painted steel Channel Drain roofing installed more than 60 years ago over the older, worn-out wood shingle roofing that preceded it. With the support of a Robert Sincerbeaux Fund matching grant from the Preservation Trust of Vermont, Inc., Thomas F. Keefe, of Keefe & Wesner Architects, P.C., came for a site visit in June 2015 and prepared a diagnostic report on conditions at the Historical House. He rated the condition of the roof as poor and recommended the repair of the roof as the highest priority.

**Repairs Needed:**

The existing roof shows serious deterioration, and there is a critical need to repair the roof because of imminent danger of leaks and potential of failure in a rain or winter storm. The roof was painted in 2002, but the protective layers of paint have worn away. The current metal roofing is ragged at the eaves edge where it has corroded and rusted, and rust is evident, particularly on the south side, on much of the roofing. The roofing is not well-fastened at the rake on the north side of the west wing, and is vulnerable to wind damage. Where the wing joins the house the roofing is not step-flashed; the last panel of metal roofing is simply bent up and mechanically fastened over the clapboard siding with caulk sealing the top edge. This was never more than a temporary measure and poses serious risks. The gutter on the northeast corner is corroded and is in danger of falling off.

Thomas Keefe outlined three possible approaches to repairing the roof: "1) replace with a better-quality metal roofing; 2) consolidate with a liquid membrane like Acrylabs; or 3) prep and paint with a rust-inhibiting primer and a top coat." However, he noted that the extent of rust visible in the body of the roofing, especially on the south side eliminates the third option. He recommended Acrylabs coating of the roof. After

investigating this option and with advice from local contractors, the PHA Board determined that the most cost-effective option is replacing the roof with standing seam roofing.

The work requires stripping the existing layers of roofing, preparing the roof deck, and installing new 24 gauge standing seam roofing. The installation of the new roof also includes replacing the rotten sections of the fascia and rake trim and relocating the vent pipe to a higher point. In addition, a new galvanized gutter and down spout leader will be installed and the abandoned entrance electrical wiring will be removed on the west gable of the schoolhouse.

Grant Funds Requested

#### **4B. Frames & Structure**

Condition: Good

Repairs Needed:

Currently no repairs are indicated

Grant Funds Requested

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

Condition: Poor

In his condition assessment Thomas Keefe noted that the building has been the recipient of what he termed a “good country paint job” consisting of frequent applications of paint with little or no preparation. Although this approach can protect the wooden elements, over the years it has resulted in built-up paint. There is a serious problem of peeling paint, and the paint on this building is failing noticeably. The peeling and flaking is most extensive on the east, south and west sides and less so on the north side. The damaged fascia on the wing and the bottom of the lattice and vertical board skirt on the west wing both exhibit paint failure.

Repairs Needed:

This building needs thorough preparation and repainting. Based on his assessment, Thomas Keefe recommended that the layers of paint be removed and that the building then be thoroughly washed before painting. In some places the lowest boards are rotten and will need to be replaced.

Grant Funds Requested

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

Condition: Good

The main room has a wide board floor that is face-nailed and painted, horizontal board wainscoting to 44” at the window sills, and papered gypsum walls above with a gypsum ceiling. Flat casings are used at 4-panel doors and at all windows; a re-built brick chimney and hearth are located at the eastern end of the room.

Repairs Needed:

There is minor flaking paint on the ceiling. No other repairs are needed

Grant Funds Requested

#### **4E. Windows & Doors**

Condition: Poor

Thomas Keefe noted that none of the windows appear to be original; their muntin profiles and construction type suggest 20<sup>th</sup> century placements. There is a serious need for extensive sash conservation and maintenance repairs.

Repairs Needed:

He recommended the following repairs:

“On the north, (2) 12/8 wood double hung windows with no storms need sash conservation, as does a matching window on the north return of the main house.

A 6-panel wood door with rusty strap hinges and a wood screen door needs maintenance repairs to the door, hardware and paint.

Two 5-light wooden side-lights with no storms need sash conservation, as does the 5-light transom. On the wing (2) 12/8 wood double-hung windows with no storms need sash conservation. A 3-light wood frame with screening in the foundation appears sound, but is in the splash zone and will need a short maintenance cycle.

On the east, (2) 12/8 wood double-hung windows with no storms need sash conservation, as does a 6/6 wood double hung window on the wing without a storm.

On the south, (4) 12/8 wood double-hung windows with no storms need sash conservation, as do (2) 6/6 wood double hungs. A screened wood frame in the foundation appears sound but is in the splash zone and will need more frequent maintenance. A 4-panel wood door appears to be in sound condition.

On the west, a 12/8 wood double hung window with no storm needs sash conservation; a screened wood frame in the foundation appears sound.”

Grant Funds Requested

#### **4F. Foundation (masonry)**

Condition: Fair

The building rests on stone slabs 7” thick x ~ 15” tall and up to 6’ long. The stones are the entire structural top course of the foundation, with the wood sills resting on them. The stones bear on a rubble stone foundation below grade. The foundation and particularly the framing and interior support posts and footings have been extensively re-constructed and reinforced during extensive renovations between 2001 and 2002. The work included concrete footings at interior piers and under the chimney.

Repairs Needed:

Several of the large facing stones have been slightly displaced (e.g. west end and south corner), and could be moved back into alignment by unweighting the building above with some careful jacking. There is no mortar in the joints, and only gravity holds them in place.

Grant Funds Requested

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

There is one 18" x 18" brick chimney centered on the ridge at the east end of the building. The rebuilt chimney replaced the earlier stub chimney and fire place. The chimney was reconstructed in 2000 using new brick and ordinary Portland cement. A wood stove was installed after the reconstruction. The chimney was inspected in September 2016 and it is in excellent condition.

Condition: Excellent

Repairs Needed:

No repairs are indicated.

Grant Funds Requested

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

Condition: Fair

The building is surrounded by lawn on all sides, and the land slopes generally to the east and south where municipal drainage work was recently completed. Currently, a negative slope (towards the building) occurs on the entire north and west sides, and may have played a part in displacing the foundation stones.

Repairs Needed:

Some re-grading is needed to re-establish a drainage pattern that leads surface water away from the building and allows it to drain to the east.

Eroded drip lines at the eaves on both north and south sides indicate the need for a crushed stone 'splash' to catch falling water from the roof and direct it away from the foundation; stones should be large enough to resist washing out, and are typically laid in a strip 3" deep by about 12" wide centered on the drip line.

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?

This early village District School building from circa 1825 is a simple three-by-three-bay half Cape with a smaller side-gable wing. The timber-framed structure rests on a rubble foundation. The main building façade has a handsome entranceway at the north bay, with a six-panel door surrounded by full transom and sidelights and pilasters with molded cornice, and a pair of windows at the east bays, with an early twelve-over-eight sash. The overall simplicity of this structure has been preserved and maintained over the years. The building embodies the plain style and decorative details of an 1820's schoolhouse. The trim is simple, with a molded cornice trim on the principal eaves and a flush soffit on the gable rake. The structure is finished with featheredge horizontal wood siding. The wing has a simpler entrance with paneled door and two additional twelve-over-eight windows.

This building, Peacham Corner's second schoolhouse, was used as a school until a new schoolhouse was built in 1835. That same year, Ashbel Goodenough purchased the abandoned schoolhouse and used it for storage. Forty years later, Leonard Varnum,

born in Peacham in 1838 and grandson of the pioneer settlers William and Sarah Varnum, bought it to use as a shop for building coffins, hence its historical name, "Coffin House." In 1929, Professor Ernest L. Bogart, a summer resident and author of Peacham's town history, purchased the building for use as a guest cottage. He added in the wing a small kitchen area, bathroom and sleeping porch in the late 1930's or early 1940's. Except for the addition of the sleeping porch, Dr. Bogart made no changes to the schoolhouse's architectural design. His daughter, Eleanor B. Pilcher, donated it to the Peacham Historical Association in 1958. It now serves as the Association's museum and retains the architectural design and historic character of an early schoolhouse. Over several decades, PHA repaired the building and made small changes in the interior to provide space for permanent exhibits of furniture, paintings, tools, household items, and other artifacts that illustrate Peacham's history. Each summer a new exhibit focuses on a special theme and showcases relevant documents and objects from the collections. The large main room is the principal area for the annual displays. In 1964 PHA renovated the former sleeping porch in the south half of the wing and enclosed the area to create the Industries Room. Recently, a permanent exhibit of tools and agricultural implements was reorganized in this area.

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

Extensive repairs were undertaken in 2001 and 2002. The building was rewired in 2009. During the last five years no substantial work on this building was performed because PHA's priority during that period was constructing a new building behind the Historical House to house its collections. Prior to the completion of that building, the Lorna Field Quimby Archives and Research Center (ARC), in 2014, PHA's extensive collections were housed in rental space that was overcrowded, inaccessible, lacked environmental controls, and posed a serious fire risk. The new building not only safeguards Peacham's historical collections in a modern, climate-controlled, secure, accessible and pleasant environment, but also expands access, promotes use of the collections, and enhances visitor services.

PHA turned its attention to the condition of the Historical House in 2015 and prioritized its repair projects.

**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 Historical House will continue to be used as PHA's museum. No changes to the interior are planned, except for minor maintenance as explained in section 4 D above.

**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?

PHA is committed to ensure the long-term preservation of the Historical House. To prioritize repairs at the Historical House, PHA successfully applied to the Preservation Trust of Vermont, Inc. in 2015 for two Robert Sincerbeaux Fund matching grants for a general building assessment and an ADA assessment. The two consultants' reports provide the roadmap for PHA's work ahead. Repairs will need to proceed in stages, as funds become available. The PHA Board has prioritized needed repairs, annual

maintenance on the Historical House, and future actions to improve accessibility based on the consultants' recommendations. High priorities include:

- Sash conservation of all the building's windows;
- Woodwork repairs;
- Preparation and re-painting of the entire building;
- Replacing the existing ramp to provide an ADA-compliant entrance;
- Creating an accessible route from the parking area at the Archives and Research Center.

## **CRITERION 6: PUBLIC BENEFIT**

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

If yes, please describe:

Each year the Historical House features a special exhibit. This year's theme was "Spirited Peacham: Whiskey, Temperance, and Bootlegging." Staffed by volunteer docents, the Historical House is open to the public every Sunday afternoon from 2:00 – 4:00 pm from July until October. The Historical House is also open all day on July Fourth and Fall Foliage Day. In addition, it is open for special events in Peacham, such as PAMfest, the Acoustical Music Festival, in August.

**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?

Peacham has a long and illustrious history. This historic schoolhouse is an important cultural resource and part of the community's heritage. The building is easily visible from Church Street, Peacham's main East/West road. Sited just below the Town Green, it is an important symbol of Peacham's early 19<sup>th</sup> century past and contributes to the Town's enduring sense of place. It retains the architectural integrity of Peacham's oldest remaining schoolhouse. Much of the original architectural fabric survives in the featheredge horizontal wood siding, the stone foundation, and the carefully crafted entrance door. The main room retains the essential characteristics of an 1820's school. As the long-time home of PHA, the building plays a vital role in community life.

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

The Peacham Collaborators Group, an informal group of community leaders, strongly supports the project (See attached letter). The Peacham community is proud of its rich history and considers it one of its most valuable resources. For almost 100 years PHA has been leading efforts to collect, preserve, and make available to the public Peacham's history for the benefit of present and future generations. Over the decades, PHA has built vital connections to the Peacham community. Most recently, PHA demonstrated strong community support by the success of a major capital campaign that raised over \$150,000 for its new building. PHA also conducts an Annual Appeal, which this year will highlight the critical need for the roof repairs at the Historical House. Equally important, Town Meeting in 2016 unanimously approved PHA's first-time request for a \$1,000 appropriation. PHA plans to submit another request at the 2017 Town Meeting. Both Town appropriations are set aside to fund the roof repair in 2017.



## **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. Preparation of the roof of the Historical House for installation of 24 gauge standing seam roofing, including removal and disposal of existing roofing; preparation of roof deck; relocation of plumbing vent pipe; repair of the rotten sections of the fascia and rake trim; and replacement of the broken gutter and down spout leader on the main house.

Estimated Cost: \$13,950

2. Application of 24 gauge Hartford Green site-formed, standing seam roofing

Estimated Cost: \$10,600

TOTAL ESTIMATED GRANT PROJECT COST: \$24,550

### **7B. GRANT REQUEST**

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

GRANT AMOUNT REQUESTED: \$12,275

### **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: PHA Available Assets as of June 30, 2016 were \$25, 564

AMOUNT: \$11, 275 in operating cash

SOURCE: 2016 Town Appropriation

AMOUNT: \$1,000

**TOTAL AMOUNT OF MATCHING FUNDING: \$12,275**

*(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.

PHA has a \$20,000 line of credit with the Passumpsic Savings Bank. Its current assets exceed \$25,000. PHA plans to use up to \$13,000 operating cash and make short-term use of its line of credit. Taken together, PHA has the needed funds to pay for work prior to reimbursement. As a component of raising matching funds, PHA expects to raise more than an estimated \$6,000 in its Fall 2016 Annual Fund Appeal. PHA also plans to submit a request for a \$1,000 Town appropriation at 2017 Town Meeting. Additional

fundraising events in 2017 include a late summer party, which in 2016 raised more than \$2,400.

### **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 that work

The Historical House consists of two parts: the main building and the wing with the enclosed porch annex. Although it would be possible to limit the roof replacement in a first phase to the main building, the advanced deterioration of the structure's roof underscores the need for replacement of the roof on the main building and the wing.

The attached proposal from Graves Builders provides information about the two discrete portions of the needed work.

The cost for the work done only for the main building is an estimated \$13,850. The cost for the work done in a second phase for the wing and annex is an estimated \$10,700.

### **7F. ADDITIONAL BUDGET COMMENTS**

PHA's financial strength and sustainability are built on a solid foundation of a diversified income stream, control of expenses, and close monitoring of the budget. PHA has a remarkable record of raising funds for special projects and its operating budget through a well-supported annual appeal, membership dues, special programs, sale of publications, grants, and fundraising events. PHA limits expenses to supporting essential programs and is operated by volunteers. The organization has demonstrated its fiscal stewardship over its long history. For the past nine years, PHA has ended each fiscal year with a small surplus.

PHA plans to focus its 2016 Fall Annual Appeal to its members on raising funds for replacing the failing roof at the Historical House.

### **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.

On July 8, 2015, with support from the Preservation Trust of Vermont, Inc., Andrew Crane from Accessible Environments conducted an Accessibility Review and evaluated the access to the building and accessible route from the adjoining handicap accessible parking at the Archives and Research Center. His report outlines a number of strategies for mitigating or removing existing barriers and impediments. PHA plans to work with Mr. Crane to make the Historical House fully 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) The July 8, 2016 Project RFP is also attached
- Location Map The Google Earth map showing the location of the Historical House is on the CD of .jpg images
- Sketch Map A paper copy was also mailed
- Proof of non-profit status [IRS 501 (c)(3) certification] (for non-profit, tax-exempt organizations)
- CD of .jpg images Mailed under separate cover
- (OPTIONAL)** Preservation Plans, Reports, Evaluations, or Maintenance Plans of the building

Attached are:

Diagnostic Report, August 7, 2015 by Thomas Keefe, Keefe & Wesner Architects, P.C.  
Accessibility Review, July 8, 2015 by Andrew Crane, Vermont Accessible Environments.  
Letter of support from the Peacham Collaborators Group, September 22, 2016

## 11. LEGISLATORS

Please list your State Senators and Representatives

Joe Benning, State Senator

Jane Kitchel, State Senator

Catherine (Kitty) Toll, State Representative

**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: <b>Peacham Historical Association</b>	
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!**