

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: St. John's Episcopal Church

Address: Main Street

City: East Poultney State: Vermont Zip Code: 05741

Daytime phone: 802-287-9744

Email address: imj28@comcast.net

1B. PERSON AUTHORIZED TO EXECUTE CONTRACTS FOR APPLICANT

Name: Ida Mae Johnson

Address: 104 Bentley Ave.

City: Poultney State: Vermont Zip Code: 05764

Daytime phone: 802-287-9744

Email address: imj28@comcast.net

1C. PERSON AUTHORIZED TO ADMINISTER THE PROJECT

Name/Title: Thomas F. Keefe, Keefe and Wesner Architects

Address: 135 South Pleasant St.

City: Middlebury State: Vermont Zip Code: 05753

Daytime phone: 802-388-6210

Email address: tom@keefeandwesner.com

1D. PROPERTY OWNER (if different from applicant)

Name: Episcopal Diocese of Vermont

Address: 5 Rock Point Rd.

City: Burlington

State: Vermont

Zip Code: 05408

Ownership Status: (check one)

Municipality Non-Profit

1E. HISTORIC NAME AND LOCATION

Historic Name: St. John's Episcopal Church (original church of St. John's Parish

Physical Address: East Main St., East Poultney, Vermont

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:

The Administrator of the project has extensive experience in Vermont with similar projects.

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): 1831

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

B10 in E. Poultney Historical District

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 as of Spring 2016. Wood shakes and slate shingles were removed and replaced with Galvalume metal. Our historic architect assured us that this was appropriate for the old building and a fractured member was found during the roof work. All work was paid for by the funds saved from interest on bequests.

Repairs Needed: None

Grant Funds Requested

4B. Frames & Structure

Condition: Good

Repairs Needed: In time cleaning inside of tower to remove guano and be sure of no rot or degradation.

Grant Funds Requested

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

Condition: *Generally good.*

Repairs Needed:

Some small loss of clapboard easily replaced. Exterior boards above foundation stones compromised.

Grant Funds Requested

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

Condition: Good

Repairs Needed: Some peeling paint; repaint in future; brush off peels for now.

Grant Funds Requested

4E. Windows & Doors

Condition: Poor

Repairs Needed: Building has (8) 30/30 windows with corresponding shutters. Sash on the sides of the building all need substantial or minor repair. Replace all missing glass. All shutters need extensive rebuilding without nails, stripping and repainting. This is a priority. Windows and shutters of the tower also need full restoration.

Grant Funds Requested

4F. Foundation (masonry)

Condition: Fair

Repairs Needed: Entry stairs need to be entirely rebuilt for safety.

Grant Funds Requested

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

Condition: Tower and steeple in fair condition.

Repairs Needed: Repair and seal crenellations and spire woodwork. Repair cornice at bell deck. Provide larger drip flashing. Replace/repair membrane roofing at bell deck. Miscellaneous wood work repair at outside corners. High roof has been re-roofed with standing seam Galvalume.

Grant Funds Requested

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

Condition: Good

Repairs Needed: None at this time.

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?

The building is located on the north side of East Main Street (Route 140), East Poultney, Vt. It faces the village green, adjacent to a fenced-in cemetery which is currently in use. This unusual and historic church has been in use since 1831. It served an Episcopal congregation until closing in the 1930s when the services shifted to Trinity Church in Poultney two miles West.

The interior of the Carpenter Gothic church has been unaltered since 1831. It retains gated pews and stenciled walls. It has never been electrified, had a furnace or running water. It houses the original pump organ attributed to a well-known Vermont organ-maker, William Nutting. Lighting was provided by kerosene lamps and chandelier, still intact. The building was built as a church and is currently in use as a summer chapel and potential performance and education venue.

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

In 2016 a new roof was installed on the building. Other than that, many thorough analyses by Tom Keefe and others as to the state of the building.

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 be available to the community for educational, entertainment, and family events (weddings?) purposes. It will serve as a summer chapel during the summer months. There will be not changes to the building to accommodate this new use and therefore historic features will not be impacted.

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 needs to be done on the foundation but condition does not yet impact the integrity of the building. The building needs to be painted. Our plan for routine maintenance and long term preservation will be carried out with funds provided by interest from bequests to St. John's and additional grants and donations.

CRITERION 6: PUBLIC BENEFIT

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

It is open on request and at special community times in addition to the church services. In 2014 and 2015 services were offered each Saturday afternoon in summer. In 2016 we had good success holding one service, on a Saturday, in each of June, July and August. Coinciding with the services music is offered, using the organ or other musical instruments. The building is available for other public use on request. We are planning rebuilding of the entry stairs for safety to the public. We do not know the date of their construction.

St. John's has hosted the "History of American Music" class from Green Mountain College with use of the organ to play appropriate tunes. It is open for a service on the Poultney Historical Society's East Poultney Day, a day when three museums are open, vendors are on the green and historical talks, music and activities abound.

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?

St. John's has meaning for descendants of local parishioners, some of whom still use the cemetery. This provides a basis for future donations. The building is very noticeable as a part of the village and its degradation and ultimate ruin would impact value and aesthetics of the area. It is unique in that it is one of the rare unaltered buildings of Vermont. It is important to prevent an empty lot where a grossly non-historic structure might be built. Elsewhere in the immediate area, a trailer has encroached on the historic context.

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

Our active Poultney Historical Society has saved three major antique public buildings around the Green and still supports their restoration. It cannot stretch to save St. John's.

Town and village residents treasure this hamlet. See letters of support included. St. John's is becoming a focal point for an annual Welsh service, part of a weekend celebration of that heritage.

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. Stair rebuilding

Estimated Cost: **\$7,400** firm quote enclosed

2. Windows

Estimated Cost: **\$13,450** details below:

\$1,200 restoration of three double-hung windows

\$2,750 rebuild three 9-lite tower windows

\$9,500 clean up loose paint and putty, prime, repaint six windows on sides of church

3. Shutters

Estimated Cost: **\$15,000** detail below:

\$5000 misc. wood repair, slats replaced, joints re-glued, frames straightened of all eight shutters

\$10,000 45" x 140" (extra-large) all loose, degraded paint removed. Shutters primed, repainted.

TOTAL ESTIMATED GRANT PROJECT COST: \$35,850

7B. GRANT REQUEST

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

GRANT AMOUNT REQUESTED: **\$17,925**

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: Bequest interest and insurance on old roof damage

AMOUNT: **\$19,418.82**

TOTAL AMOUNT OF MATCHING FUNDING: \$17,925

(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.

\$3,000 bequest interest received each quarter. This is an unusual situation. It builds money too slowly for us to undertake all the major projects in a timely way.

Not in hand now, but by Spring 2017 we will have received at least \$7,000 more, due to December's 4th quarter 2016 payment and March's 1st quarter 2017 payment.

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

Stairs \$7,400

Windows \$13,450

Shutters \$15,000

7F. ADDITIONAL BUDGET COMMENTS

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.

Discussions with PTV, consultants and the Fire Marshal are ongoing as we grapple with this very difficult issue; full accessibility would inappropriately impact historic features.

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

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 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!**