

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: Bixby Memorial Free Library

Address: 258 Main Street

City: Vergennes

State: VT

Zip Code: 05491

Daytime phone: 802-877-2211

Email address: jane.spencer@bixbylibrary.org

1B. PERSON AUTHORIZED TO EXECUTE CONTRACTS FOR APPLICANT

Name: Paula More, Bixby Library Board President

Address: 258 Main Street

City: Vergennes

State: VT

Zip Code: 05491

Daytime phone: 802-877-2211

Email address: jane.spencer@bixbylibrary.org

1C. PERSON AUTHORIZED TO ADMINISTER THE PROJECT

Name/Title: Jane Spencer, Executive Director, Bixby Memorial Library

Address: 258 Main Street

City: Vergennes

State: VT

Zip Code: 05491

Daytime phone: 802-877-2211

Email address: jane.spencer@bixbylibrary.org

1D. PROPERTY OWNER (if different from applicant)

Name: Vergennes City

Address: 120 Main Street

City: Vergennes

State: VT

Zip Code: 05491

Ownership Status: (check one)

Municipality **Applicant is 501c3 non-profit.**

The city of Vergennes technically owns the Bixby Library building, having purchased it for \$1.00 many years ago. However, the city does not contribute anything other than a per capita portion of the operating budget, which the other four surrounding towns contribute to in equal measure. All building restoration, maintenance and improvements are done with funds raised by the Bixby Memorial Library Board of Trustees. Towns account for 60% of the operating budget. Bixby Library is a 501c3 and is 100% responsible for care of the Bixby Library building.

1E. HISTORIC NAME AND LOCATION

Historic Name: Bixby Memorial Free Library

Physical Address: 258 Main Street, Vergennes, VT 05491

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 purpose of the grant.

No If yes, please comment:

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

Yes

If yes, please comment:

A \$27,000 Cultural Facilities Grant in 2013 for new ADA bathroom and staff and volunteer break room on the main floor; 5 year \$20,000 grant from National Bank of Middlebury 2010-2014 provided funding for window restoration; Walter Cerf Fund grants 2012, 2014, 2015 provided funding for cataloging projects of historical documents and Native American artifacts.

In addition, Bixby Library Board treasurer Donna Corcoran is the retired Business Manager of Addison Northwest Supervisory Union and has extensive experience with administration of federal and state educational grants.

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

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):
Cornerstone laid 1911, building completed and opened for library services October 1912. No actual “additions,” though a small enclosure was added on the west porch approximately 30 years ago to accommodate an elevator from the ground to main floor.

3B. Original Building Type:
House Barn Church Town Hall School Commercial

X Other (explain) Bixby Memorial Library was built to provide the community with a free public library and public bathrooms.

3C. Is the building listed in the State Register of Historic Places?
X Yes

3D. Is the building listed in the National Register of Historic Places?
X Yes

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

Repairs Needed:

Presently there is deterioration from moisture on the ceilings of three of our upstairs rooms. We have determined the cause to be leakage coming from the roof in multiple places due to crumbling parapets and chimney. This problem has been in evidence for years but has now worked its way to the top of the Bixby Library list of “Pressing Facility Needs.” We have repeatedly scraped and repainted the ceiling and wall areas affected by the moisture, but this has proved to be a cosmetic fix and the moisture reappears. The affected areas come from masonry problems on three extensive roof locations which were determined several years ago by Peter Morris Architect and more recently by PJ Welch Corp. and Alpine Restoration. Together these three portions represent the entire perimeter of the roof, front, back and sides.

- The north elevation requires a complete rebuild which would include salvaging and reusing capstones, relaying new matching brick parapet to masonry lines with new masonry backup, new flashing, sealing, installation of lead “T”s and weatherproofing.
- The chimney on the roof requires some removal and repointing of deteriorated brick and mortar plus sealing and weatherproofing.
- The south elevation, which was rebuilt about 30 years ago, needs to be resealed and new lead “T”s must be reinstalled.

All repairs would be accomplished with attention to historical detail, matching brick, mortar and design and reusing the existing capstones. Though we could consider making repairs as three separate projects we believe all three parts of the project require immediate attention. Continued acceptance of moisture entering the building will

increase damage, run the risk of causing health-related problems with mold and will make the cost of repairs rise.

The curved slate portion of the roof that covers the dome area of the building is in good condition according to Stewardship Slate of Burlington, VT. There are a few cracked slates but this smaller much less costly project could be put on the back burner for future attention. Three years ago Valley Roofing repaired a leak at the edge of the dome that caused water to enter the main lobby of the building. Since then we have not had recurring problems with that portion of the roof and we keep a close watch on it.

X Grant Funds Requested-yes

4B. Frames & Structure

Condition:

Good

Repairs Needed:

No repairs needed.

Grant Funds Requested-**No**

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

Condition:

Good

Repairs Needed:

Marble on one corner of the building is chipped.

Grant Funds Requested-**No**

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

Condition:

Mostly Fair depending on which room.

Repairs Needed:

Most of the work needed is cosmetic

Many of our interior walls could use a fresh coat of paint. Wood trim should be cleaned up and some of it possibly refinished. Some interior doors do not easily open and close and locksets need replacing. Wood floors could use refinishing and carpeting in the main Community Room needs to be replaced.

Poor-A more serious problem is that Scagliola on interior columns is somewhat cracked and chipped in places and is in need of restoration.

Grant Funds Requested-**No**

4E. Windows & Doors

Condition:

Good

Repairs Needed:

In 2015 we completed exterior window restoration which had taken place over a five year period. We are still in need of storm windows for about 40% of the building's windows. All storms must be custom built to fit Bixby Library's window sizes and be

installed from the interior. With a grant from Addison County Economic Development, we were able to add four new storm windows in 2016.

Grant Funds Requested-**No**

4F. Foundation (masonry)

Condition:

Good, except for front stairs and parapets. Parapets are described under the “Roof” section of this application.

Repairs Needed:

Exterior Front Stairs- Caulking has deteriorated on the limestone front stairs and water has caused some damage to the staircase integrity and column bases. Alpine Restoration is scheduled to remove railing, steam clean steps and column bases, cut out and re-caulk joints with sealer and apply Salt Guard and masonry weatherproofing. Wildflower Ironworks will be building new bases for the railing and re-installing it. Work is scheduled for October 2016.

Grant Funds Requested-**No**

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

Condition:

Good except for Exterior Front Columns.

Repairs Needed:

Because caulking on front stairs deteriorated, water damage caused two of the sculpted column bases at the exterior front staircase to crack. These will be repaired in October 2016 by Alpine Restoration who will work with Edison Coatings System 45.

Grant Funds Requested-**No**

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

Condition:

Good

Repairs Needed:

No repairs are needed though it would be nice to pave the parking lot to provide better access to the ADA entrance.

Grant Funds Requested-**No**

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?

Bixby Library, built in 1912, is a landmark historic building and focal point in downtown Vergennes. It was built as a library and has operated without interruption since 1912. Presently the library serves the towns of Vergennes, Addison, Ferrisburgh, Pantton and Waltham with traditional library services, Wi-Fi, computers and space for multiple uses by community groups as well as extensive programming. With a strong commitment to childhood literacy, Bixby provides weekly story time, after-school programs, summer educational opportunities and active outreach to area elementary and pre-schools. We are a summer meal site for children. Adult programs include

tutoring for many levels of computer usage, reading and discussion groups, movie nights, guest author presentations and several writers groups. Other groups that provide programs and services in library space include the RSVP/AARP free tax service for seniors, AC Counseling Service Parenting classes, Addison County Retired Teachers programs, ESL classes through Vermont Adult Learning and many others. The building itself, erected in 1912, is a historical and architectural treasure which continues to enhance the quality of life for visitors and residents.

We will continue offering these services to our community and expand them as much as possible. We also possess a strong commitment to the restoration and preservation of the historical features of the building.

The Board has created a list of Pressing Facility Needs and we are working our way through it as well as reviewing each year the necessary projects to keep us from falling behind.

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

ADA BATHROOM & VOLUNTEER & STAFF BREAK ROOM

Thanks to a Cultural Facilities Grant funded by the state of Vermont, Bixby Library added a new ADA accessible bathroom on the main floor of the library in what had previously been used as office space. A small break room for volunteers & staff and custodian's closet were also created as part of this project. Great care was taken to maintain historical elements. Shelves and cabinets are original to the building and the 12 foot mirrored bathroom door had formerly been part of a display case located in the Community Room of the library. (2013)

SERVICE ENTRANCE and DRAINAGE

A crumbling unsafe stairway at the service entrance of the building was replaced and new drainage that redirects storm water was implemented to protect the building's foundation and prevent recurrent flooding in the basement. (2013)

WINDOW RESTORATION

All exterior windows and sills on all sides of the building were restored and repainted. (2011-2014)

SECOND EGRESS FROM MAIN FLOOR

A second egress from the main floor was created in order to increase code capacity. This project includes new doors with push bars, push bar on front door, change of vestibule door direction, new metal staircase from porch to ground level and a raised metal railing on the porch. Doors, staircase and railing were designed to complement existing historical features and all material removed when installing replacements has been saved. The staircase design also provides protection from the weather at the ADA entrance below.(2015-2016) Project nearing completion.

FRONT DOOR RESTORATION and CHANGE OF DIRECTION

Roundtree Construction changed the direction of the original oak paneled front doors so that they opened from inside to outside in 2011. More recently they were repaired and refinished, thanks to wood working talents donated by a local volunteer. (2013) The same volunteer has also refinished areas of paneling and wood shelving throughout the library as well as refinishing more than half of the original Bixby Library wood tables. (2015, 2016)

FRONT STAIRS AND COLUMN BASE RESTORATION

Work scheduled for October 2016 will include steam cleaning steps, re-caulking and weatherproofing as well as repair of column bases with Edison Coatings Custom System 45.

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?

Bixby Library will continue to function as our community's library, a cultural center and community meeting space, building upon these necessary services and expanding them as much as possible. The Bixby Library Board of Directors is in the process of creating a strategic plan for the library. After the plan is written we will have a better idea of how we want to develop the use of space and will include these needs into our future plan.

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 Board has created a list of Pressing Facility Needs and we are working our way through it as well as reviewing each year the necessary projects to keep us from falling behind. We are working our way toward a plan for total access and best use of the building.

CRITERION 6: PUBLIC BENEFIT

6A. Is the building open to and/or used by the public? **X Yes**

If yes, please describe:

The building is open for regular library service 36.5 hours per week. In addition, community groups use the building for on a regular basis before, during and after regular library open hours. Bixby welcomes local library users of all ages as well as tourists and guests visiting the area.

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 Bixby Library building is a prominent presence and focal point on Main Street in the Designated Downtown of Vergennes. It can be seen when you approach the building from both the north and south on Main Street and from the rear, which is a popular route for accessing the post office.

The Bixby Library has been in existence since 1912 and was built with money left to the community specifically for building a public library and public bathrooms. Historically, it is one of the most significant buildings in the five towns that we serve. Residents and visitors recognize it as a local landmark and architectural treasure.

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

The community has been very supportive of this Bixby's commitment to historical building restoration. At a recent event celebrating progress on the porch project, more than 50 people attended to express support for continued restoration and care of our historic building. We would expect the same community support for repairing the parapets to their original state.

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. North Elevation: *Brick parapet from limestone cornice to top of capstones.*

1. Remove and salvage capstones for reinstallation.
2. Demo deteriorated brick parapet and properly dispose of off-site.
3. Relay new matching brick parapet to original lines with new masonry backup.
4. Install new lead through wall flashing under existing caps.
5. Prep and install Sonneborne NP1 sealant to limestone parapet cap and cornice joints with new backer rod or bond break tape.
6. Supply and install lead "T" in all vertically exposed caulk joints.
7. Apply masonry weatherproofing to area of new work.

Estimated Cost: \$ 45,275.

2. Chimney on rear elevation from roof to top of chimney:

1. Cut out and repoint deteriorated brick and limestone mortar joints.
2. Repoint with matching mortar.
3. Install Sonneborne NP1 sealant and backer rod at limestone cap joints.
4. Install urethane sealant at flashing as needed.
5. Apply masonry weatherproofing to brick and limestone chimney.

Estimated Cost: \$5,425.

3. South Elevation: *To include all cornice areas **excluding area of new parapet install.***

1. Supply scaffold access to south cornice for abatement.
2. Prep and install Sonneborne NP1 sealant to limestone cornice joints with new backer rod or bond break tape.
3. Supply and install lead "T" in all vertically exposed caulk joints.

Estimated Cost: \$27,600.

TOTAL ESTIMATED GRANT PROJECT COST: \$78,300

7B. GRANT REQUEST

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

GRANT AMOUNT REQUESTED: \$20,000.

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: Endowment

AMOUNT: \$20,000

TOTAL AMOUNT OF MATCHING FUNDING: \$20,000

(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.

\$5,697 of Tax Credits has been awarded. The remaining \$52,603 will come from either a foundation grant or the Bixby Endowment. Foundation grant awards will be announced early 2017.

7E. PARTIAL AWARD

Could your organization accept a partial award to successfully complete a phase of this project? **X Yes**

We are committed to this project. At the same we are very much wanting to be growing our endowment.

Describe what funds are necessary to support each discrete portion of the project.

South Elevation \$27,600.

North Elevation \$45,275.

Chimney \$5,425.

7F. ADDITIONAL BUDGET COMMENTS

CRITERION 8: ACCESSIBILITY FOR PERSONS WITH DISABILITIES

8A. Is the building handicapped accessible? **X Yes**

If yes, please describe:

- An ADA entrance accessible from the library parking lot provides access to an elevator which goes from ground floor/basement to the main floor.
- There is an ADA bathroom on the ground floor near to the elevator and there is another ADA bathroom on the main floor.
- A chair lift on the staircase at the main floor provides handicapped access to the second floor.

CRITERION 9: DESIGNATED DOWNTOWNS AND VILLAGE CENTERS

9A. Is your building in a Designated Downtown or Village Center under the Downtown Development Act?

X Yes

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.**

X Project Estimate(s)

X Location Map

X Sketch Map-Our “sketch” map is also a Google aerial map. We have drawn in boundary of Bixby property.

X Proof of non-profit status [IRS 501 (c)(3) certification] (for non-profit, tax-exempt organizations)

X CD of .jpg images

(OPTIONAL) Preservation Plans, Reports, Evaluations, or Maintenance Plans of the building

11. LEGISLATORS

Please list your State Senators and Representatives

Senator Claire Ayer

Senator Chris Bray

Representative Diane Lanpher

Representative Warren VanWyck

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:	
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!**