

Vermont Historic Preservation Grants 2021 Application

Due Monday, October 5, 2020

IMPORTANT INSTRUCTIONS: Please refer to the *2021 Vermont Historic Preservation Grant Program Application Manual* **before** completing your application. The manual contains directions to help you respond to each section below and clarifies what information is required. It is available [online](#) or you may request a paper copy by sending an email to caitlin.corkins@vermont.gov or by calling 802-828-3047.

1A. APPLICANT

Organization/Municipality Name: **Town of Weathersfield**

Address: **PO Box 550**

City: **Weathersfield**

State: **VT**

Zip Code: **05030-0550**

phone: **802-674-2626**

Email address: townmanager@weathersfield.org

1B. PROJECT CONTACT/ADMINISTRATOR (if different from above)

Name/Title: Brandon Gulnick

Address: PO Box 550

City: Weathersfield

State: VT

Zip Code: 05030-0550

Daytime phone: 802-674-2626

Email address: townmanager@weathersfield.org

1C. PERSON AUTHORIZED TO EXECUTE CONTRACTS FOR PROJECT

Name: Matthew Keniston

Address: 198 High Street

City: Perkinsville

State: VT

Zip Code: 05151

Daytime phone: 802-263-5300

Email address: norclime@tds.net

1D. PROPERTY OWNER (if different from applicant)

Organization/Municipality Name:

Address:

City:

State:

Zip Code:

1E. HISTORIC NAME AND LOCATION

Historic Name: Weathersfield Elementary School, District No.1

Physical Address: 1862 VT Route 106, Perkinsville VT 05151

County: Windsor

2. GRANTEE EXPERIENCE

2A. In the last five years, has rehabilitation work on this building been funded with a State Historic Preservation Grant? If yes, please list the year and grant project.

x Yes ☐ No

2017 – Complete restoration of all windows in the brick portion of the building.

2B. Does your organization have experience with the last five years with similar federal or state grant programs? If yes, please list the year and grant project.

X Yes ☐ No

Awarded \$50,000 Vermont Community Development Block Grant for construction of ramp to provide ADA access to the Building.

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

☐ Manual X Automated

3. BUILDING INFORMATION

3A. Date(s) of Construction (can be approximate): 1879

3B. Original Building Type:

☐ House ☐ Church ☐ Town Hall ☒ School ☐ Commercial ☐ Other

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

You can find information on if 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>

4. HISTORY

Briefly describe the building/structure and give a short summary of its history. What were the original/historic use(s) of the building/structure and what is its current use?

Building Description

The 1879 brick schoolhouse is one of four remaining original schoolhouses of the Italianate style in Vermont and one of two of brick construction still in public ownership. The 1879's red brick shallow curved arch top windows with tapered local soapstone keys define its style.

Short History & Original Use

There is very little documentation on the public decision-making process leading up to the construction of the District No. 1 schoolhouse. Local historians believe that there was probably a log school near the present brick structure which was designated as District 1 of ten, then later thirteen, school districts in the Town of Weathersfield. The log school was replaced with a one-room brick school in 1812. There was a woodshed and a necessary house nearby. In 1879, this structure was torn down and the present school built on the site. It has two large classrooms (north and south). Bathroom facilities and some storage areas were added to the interior over the years. There is a rear entrance and a front entrance, which has been changed several times. The main brick portion of the building is on the original cellar hole. The building remained in constant use until Weathersfield consolidated its schools in 2008. The 1959 and 1964 additions were torn down as part of the consolidation. However, the Town's love of this brick schoolhouse kept it from being demolished or sold into private ownership.

Current Use

The south classroom is occupied by the Weathersfield Food Shelf. The Food Shelf outfitted (using many items salvaged from the 1964 and 1959 additions before they were torn down) and moved into the space in January 2016 and has been distributing food, clothing and household items to needy Weathersfield

residents every week since then. (Use of this room was granted by the State of VT on a temporary Certificate of Occupancy.)

5. PRESERVATION OF HISTORIC FEATURES AND CONDITIONS ASSESSMENT

For each subsection below rate the condition of building elements using the following scale: excellent, good, fair, poor. Then write a short summary of the work needed to repair/restore this element. If no work is needed in any subsection, say so. ***Do not leave any section blank.*** Indicate how any planned or necessary repairs listed in this section meet the Secretary of the Interior's *Standards for Rehabilitation*, including the methods and materials to be used.

5A. Roof

Condition:

Good on both building sections

Brick portion: The main roof is wood-framed with natural slates. Rafter deflection has occurred under the cupola due to the cupola loads. Loose slates have been repaired. No leakage reported. Roof in good enough condition for now.

Ell: The eaves belt at the rear and the roof to the ell are standing seam, probably Galvalume, and appear sound.

Repairs Needed (including methods and materials):

Repairs are not planned as part of this project.

Grant funds requested: \$0.00

5B. Frames & Structure

Condition:

Good on brick portion; excellent on Ell

Repairs Needed (including methods and materials):

No repairs are needed for the frame or structure of either portion of the school.

Grant funds requested: \$0.00

5C. Exterior (siding, trim, etc.)

Condition:

Good on brick portion; excellent on ell

Repairs Needed (including methods and materials):

No repairs are planned for the exterior of the ell or the brick portion at this time.

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Grant funds Requested: \$0.00

5D. Interior (plaster, stenciling, decorative trim, tilework etc.)

Condition:

Fair in the brick portion; excellent in the ell

Brick portion: The walls had painted plaster finish that was covered with “beaver board.” There is painted wood trim throughout and wainscot in some areas. Hardwood flooring throughout.

The beaver board has been removed and the plaster walls have been repaired. They are currently awaiting painting.

The north classroom has a sheet rock ceiling; the south classroom has an older-style suspended ceiling in poor condition.

Ell: The interior of the ell has been completely replaced. The exterior walls have been insulated and new sheet rock placed over the insulation and painted. A new ceiling has also been installed and painted.

Repairs Needed (including methods and materials):

Brick portion: work in the north classroom is significantly underway and continues. Work on the south classroom has not yet begun.

Ell: The interior walls of the ell have been finished.

Grant Funds requested: \$0.00

5E. Windows & Doors

Condition:

Brick portion: Windows excellent – newly restored with funds from 2017 Historic Preservation Grant. Front Doors - Fair

Ell: Windows - Excellent (newly replaced); Door – Excellent (new, though not historically accurate- more “functional” than historic)

Repairs Needed (including methods and materials):

Windows: No repairs are needed for any of the windows.

Doors: At some point, the exterior doors of both portions of the building should be replaced with more historically accurate doors and hardware. All doors are fully functional at this time, so this is not a pressing need.

Grant Funds Requested **\$0.00**

5F. Foundation and Site (drainage, roads, etc.; conditions impact the building)

Condition:

Brick Portion: Good

The foundation stones, granite veneer flagstones, and the brick walls are straight, level and nicely jointed with few cracks.

E//: Excellent

Repairs Needed:

Brick portion: There are two or three areas of less than 12 SF each near the base of the walls in the rear of the building that have loose joints and frost-cracked brick. Between the front entry doorways, facing the highway, the addition of a door into the north classroom resulted in stresses upon the remaining eight inches of exterior brick between the two doors. This does not require immediate attention, but should be addressed in the future.

E//: No repairs are needed.

Grant Funds Requested \$0.00

5G. Special Features (steeple, cupolas, porches, etc. if applicable)

Condition:

Brick portion - Porch - Good

The existing front porch is less than 20 years old. It has been rebuilt at least twice. Photos from the Historical Society indicate that the existing design does not match the original.

Brick portion – Belfry – fair to good

E// - The ell has no such special features. The stairs to the door have been replaced with the ADA ramp.

Repairs Needed:

Brick Portion

Porch: Ultimately the front porch will be restored to its original design with a single door.

Belfry:

General Conditions:

Three areas are of timely concern in regard to the schoolhouse belfry:

1. The first is structural, wherein over time there has been deflection of the rafters and roof boards due to the concentrated weight of the belfry and bell through the four main cupola support posts to the main roof structure.
2. The second is the separating corners of the flush board siding and quoins at the lower cupola corners, which is likely as a result of the settling mentioned above.
3. Third is the overall weather tightness of the cupola due to deterioration of the trim features and finish and lack of flashing at the step or shelf between the cupola base and the louvered second tier.

The condition of the slates and flashing on the pyramid/hipped roof is not known at this time because visual inspection is difficult. There are no leaks evident. Concurrent with addressing the three main concerns above, the roof and flashing will be inspected and any necessary repairs made.

The cast bell ringer wheel is cracked, making it impossible to ring the (original) school bell which is still in place within the belfry.

Total Estimated Cost: \$30,624

Grant Funds Requested \$15,312

5H. Site (drainage, roads, sidewalks, etc.; conditions impact the building)

Condition:

A great deal of work was done to improve drainage around the building. It is in excellent condition.

Repairs Needed: No repairs are needed.

Grant Funds Requested \$0.00

6. PUBLIC BENEFIT AND LONG-TERM USE

6A. Is the property protected through a preservation easement through VHCB, the Preservation Trust of Vermont, or other non-profit entity?

☐ Yes ☒ No If yes, please comment.

6B. Is the building open to and/or used by the public? Please describe:

The Weathersfield Food Shelf distributes food, free clothing and some household items from the south classroom twice a month on 2nd and 4th Thursdays. The north classroom is still under repairs, but it will be made available for public and private use once the repairs are complete and the building receives its full Certificate of Occupancy, which should be by Summer 2021.

6C. What is the planned use of the building following this project? If the building is rehabilitated, will it have a new or expanded use? Describe any changes that will be made to the building to accommodate a new use and whether these changes will impact any historic features.

Plans for use of the north classroom include:

- meeting place for the Town's Selectboard twice-monthly meetings
- public/private meeting/function space.

The south classroom, as previously mentioned, is already in use by the Weathersfield Food Shelf.

This building will provide the only ADA-compliant meeting space on the west side of the Town. As such it can and will be used for public meetings and private functions.

There will be no changes resulting in loss of historic features. The interior walls will be repaired to their original plaster finish. A non-original interior wall and the school lockers (also not original) have been removed. The remaining dividing wall (that creates the north and south classrooms) is undergoing repairs on its north-facing side. Other non-original features, such as a sink and its cabinetry, have been removed from the north classroom and reinstalled in the newly renovated ell.

6D. Describe the public benefit of this project. Is the project building easily visible from public places? Is it important to the history of the community or an important local landmark? Does the community support the project? Are other organizations involved?

Building visibility:

This building is located on VT Route 106 and is readily visible from the road.

Public Benefit/Landmark Status

The Weathersfield Elementary School at one time consisted of the 1879 brick building and two later additions (1959 & 1964). Behind this complex of buildings is the Hoisington Field, a local recreation area. There is a gazebo with picnic tables, a playground with equipment, a basketball court that is flooded in the winter and used as a skating rink, and the open field used for soccer games. When the 1959 and 1964 additions were removed, this area became highly visible. The existing parking lot was expanded onto the footprint of the demolished buildings. A new bus shelter was added for the high school students who wait here for transport to Springfield High School. The shelter is also used by the public for public transportation. The parking lot is used as a Park and Ride.

Use of the recreation field has increased dramatically, in part due to the expanded parking area, the increased safety resulting from the high visibility of the site, and the lack of conflict with the school. The Trustees of Public Funds oversee this recreation area. The Parks and Recreation Commission stores their

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equipment in a small outbuilding at the edge of the field. They also provide a porta-potty for anyone visiting the field.

Thus, one can see how much of a landmark site the former Weathersfield Elementary School is.

The school is the last of the Town's original thirteen public school houses to remain in public ownership. It is important to the community that it be revitalized so that the public can continue to use it for many more years.

In addition, with completion of the ramp, the 1879 Schoolhouse will be the only ADA accessible public building on the west side of the Town. The Perkinsville Village Church is not ADA accessible and the Hawks Mountain Grange, which was accessible, is no longer open or available for public use.

7. BUILDING SIGNIFICANCE

Briefly describe the architectural and historical significance of the building and its site. Is it vulnerable or a rare survivor? Does it have an unusual history or unique features that will be preserved as part of this project? You should reference or attach professional documentation to support your evaluation.

The 1879 District No.1 School is an "early example of a 'model schoolhouse' constructed in Vermont". As stated earlier, this school appears to be one of four remaining original schoolhouses of the Italianate style in Vermont and one of two of brick construction still in public ownership. Its red brick shallow curved arch top windows with tapered local soapstone keys define its style.

8. LONG-TERM PRESERVATION PLANNING AND BUDGET

8A. Describe any substantial rehabilitation, restoration or improvement projects completed on this building in the last five years. Then describe additional work that needs to be done following completion of this project. How will these projects be funded? Is there a plan for routine maintenance and long-term preservation of the building? Building assessments and maintenance plans (if applicable may be attached to this application).

Projects in the last five years include:

- The roof of the brick portion has been repaired.
- The mold in the basement of both the brick portion and the ell has been eliminated and dehumidifier installed to prevent new mold formation.
- A new heating system has been installed.
- New water supply and plumbing have been completed.
- Perimeter drainage has been installed to divert ground and surface water away from the building.
- Electrical repairs completed in the brick portion to allow occupancy by the Food Shelf in the south classroom and the north classroom for public use.

- Removal of an interior wall that was not original to the building
- Removing the buckling from the hardwood floors where it was previously bulging from the excess moisture
- Restoration of all windows in the brick portion.
- Custom storm windows replicating the segmented arches of the original windows have been fabricated and will be installed before winter.

Repairs to the ell include:

- Sill repairs
- Sheathing was replaced to match the old elevation
- Custom flashing was installed to shed water to outside of cement foundation curb on 3 sides of the wooden structure
- Ice/water shielding was installed over the curb flashing and up to the bottom of the windowsills
- New back-primed clapboards were installed to match exposure of upper clapboards; new 8" back-primed water table trim installed
- Asbestos removal
- New exterior door
- New windows that match the originals
- ADA-compliant bathroom completed
- Plumbing has been reconnected
- New electrical
- New ceiling
- Insulation
- ADA-compliant ramp completed

This work has been funded by:

- the sale of a Town-owned parcel of land for \$70,000;
- funds raised by the Committee;
- private donations;
- Historic Preservation Grant in 2017;
- Community Development Block Grant (for the ramp).

Most of the work has been done by volunteers.

The town of Weathersfield will take on routine maintenance and long term preservation and care of the building.

Additional work needed to be done following Belfry project includes:

1) Completion of work to north classroom and ADA requirements to ell in order to obtain full occupancy certificate from the State of Vermont.

8B. Briefly describe the proposed grant project. If estimate(s) included with the application suggest multiple options for completing a project or propose work that is not appropriate, indicate which method is preferred and why and/or how the project will be modified to meet the Secretary *Standards for Rehabilitation*.

The belfry supports will be repaired and strengthened.
Exterior trim will be repaired and made weather-tight.
The entire belfry will be repainted.
The bell wheel will be repaired and its functionality restored.

8C. Briefly summarize work items from Section 4 in priority order. **Only include those items for which you are seeking grant funding.** If estimates obtained for the project provide a lump sum cost or a "time and materials" cost, include each work item and then enter the total project cost at the bottom of this section. Separate costs for each work item are not required. You may add more lines if necessary.

WORK ITEMS IN PRIORITY ORDER

1. Structural Additions:

When originally constructed the corner supports for the belfry rested in part on the rafters and partly on the 1" thick roofing boards.

- Extra support framing will be added between two of the rafter bays.
- The threaded iron anchor rods will be secured and tightened to bring the lifting spreader flush with rafters.
- Steel corner braces or wooden gussets will be installed inside the belfry to stabilize the main support columns and resist future spreading. These will not be visible from the outside.

2. Exterior Trim and Details:

- The two lowest rows of flush board siding of the lower tier will be replaced with similar width and thickness planed pine boards.
- The two lowest wooden corner quoins in all four corners will be replaced with matching quoins as well as any others that have deteriorated and are unable to be fastened securely at the corners and refinished.
- Remaining flush board siding and quoins will be refastened to correct any separation at the corners.
- Gaps between the mated edges of the original flush board siding will not be corrected, but the gaps will be cleaned of old finish and caulking to allow for new caulking prior to painting.

- A minimum of a ½" space shall be left between the lower flush board siding boards and quoins and the roofing and flashed behind with upturned lead flashing as permitted by the removal of the boards.
- All lower tier and upper tier crown molding will be replaced with similar molding or restored as feasible with corners joints tight and able to hold finish.
- The use of high-quality wood epoxy fillers and epoxy consolidators will be permitted.
- New custom pre-painted aluminum flashing will be installed on the shelf between the lower tier and upper tier of the belfry. The flashing shall be brake formed with an upturn behind the facing boards and under the sills with a proper drip edge over the lower crown molding. (Note: only the drip edge portion of the new flashing will be visible from below.)
- All corners and joints will be lock seamed and sealed.
- Any structurally compromised boards forming the shelf will be replaced before flashing is installed.

3. Painting:

The entire belfry will be scraped, sanded, and prepared for repainting.

- Bare wood resulting will be two-part liquid epoxy sealed.
- All cleaned joints in the lower tier fascia boards will be caulked with a silicone rubber or polyurethane caulking.
- All exterior woodwork will be oil base primed, and top coated with two coats of semi-gloss exterior latex paint.
- The louvers are to be considered part of the woodwork.

4. Access:

- Since the slates on the main roof are intact and functioning, but of undetermined stability, care will be taken to ensure that work is done from staging that is mounted so as to protect the slates.

Estimated Cost for Sections 1 through 4, \$ 29,824

5. The Bell:

- Included in this project is the repair of the cast bell ringer wheel.

Estimated Cost for Section 5, \$ 800

6.

7.

8.

9.

10.

TOTAL COST:
\$30,624

8D. GRANT REQUEST

The *maximum* grant amount you may request is **\$20,000.00**. The Grant Request cannot exceed 50% of the total estimated project cost.

GRANT AMOUNT REQUESTED: **\$ 15,312**

8E. MATCHING AMOUNT SUMMARY

List all sources of matching funding below. Matching funds that equals the grant request *must* be in-hand at the time of application. You may add more lines if necessary.

SOURCE: Town Funds 1879

AMOUNT: \$15,312

TOTAL AMOUNT OF MATCHING FUNDING: \$15,312

The amount of matching funds should match the grant request.

8F. SOURCES OF ADDITIONAL FUNDS

List additional sources of funds over and above your grant request that will be used to pay for the project work prior to reimbursement. Indicate whether these funds are in hand or must still be raised.

8G. PARTIAL AWARD

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

If yes, describe what funds are necessary to support each discrete portion of the project. Be specific about how much funding is required to complete each phase.

Sections 1-4 are non discrete since once access and work staging is established, given the expense of that portion, the structural, exterior trim and details, and the painting requiring the staging need to be completed.

Section 5 can be done at a later time with funds generated by future fundraising.

9. ACCESSIBILITY FOR PERSONS WITH DISABILITIES

9A. Is the building **fully** compliant with the Americans with Disabilities Act (ADA)?

☒ Yes ☐ No All ADA requirements are in place but subject to a final inspection by the State of Vermont as required to obtain our unconditional occupancy certificate.

9B. If the building is not ADA compliant, describe plans to make it accessible.

10. DESIGNATED DOWNTOWNS AND VILLAGE CENTERS

Is the building in a municipality with a designated downtown or village center?

☒ Yes ☐ No

11. REQUIRED ATTACHMENTS

The following attachments are **required** with the grant application. See the *2021 State Historic Preservation Grant Application Manual* for a full description of each item.

1. Project Estimate(s).
2. CD or flash drive of .jpg images (see the *2021 Vermont Historic Preservation Grant Application Manual* for additional instructions).
3. Proof of non-profit status (for non-profit, tax-exempt organizations)
IRS 501 (c)(3) certification is preferred.
4. ***OPTIONAL** Applicable preservation plans, reports, evaluations, or maintenance plans.
5. ***OPTIONAL** If your building is currently vacant or underutilized, you may provide 1-2 letters of support with your application. These letters should provide evidence of a commitment for future use/expanded use of the building. This could be from your municipality, an organizational partner, or a future renter/user of the space. DO NOT provide more than two letters of support. Do NOT provide letters of support if the use of your building will not change/expand as a result of this project.

Note: Incomplete applications or those missing required attachments will not be considered for funding.

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 2021 Vermont 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.


Applications must be submitted via e-mail to accd.hpgrants@vermont.gov by midnight October 5, 2020.

B. If you are submitting a paper copy of the application you MUST sign and enter the date in the box below.

If you are unable to submit your application via e-mail you may submit a paper copy to the address below. Do **NOT** bind your application, mount photographs on cardstock or insert pages and/or photographs into plastic sleeves.

Applications must be postmarked or delivered by 4:30 on October 5, 2020.

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| | |
|---|---|
| APPLICANT NAME: Brandon Gulnick | |
| SIGNATURE:  | DATE: (mm/dd/yyyy) 10.05.2020 |

*Vermont Division for Historic Preservation
Attention: Caitlin Corkins
One National Life Drive
Davis Building, 6th Floor
Montpelier, VT 05620-0501*

**Thank you for applying for a
State Historic Preservation Grant!**

ATTACHMENT A
[LETTER OF EXPLANATION]

Matthew Keniston
1879 Schoolhouse Committee Member
For the Town of Weathersfield
Phone Contact 802 263 5300
norclime@tds.net

Sept. 30, 2020

Vermont Division for Historic Preservation
Attn: Caitlin Corkins
One National Life Drive
Davis Building, 6th Floor
Montpelier, VT 05620

Dear Ms. Corkins,

I feel a letter of explanation is in order considering that this is the second time we have applied for a grant for the same project, and that there is a significant increase in the amount requested this time around.

For the 2020 application the committee did not have the benefit of a separate quote from a contractor for the restoration of the belfry. Consequently, I provided a project breakdown and what I believed were reasonable cost estimates for each aspect of the job. Since I have been retired from the construction business for a few years, and from previous experience with my attempts to estimate costs for the committee, I am guilty of habitually underestimating the cost of construction in today's market.

Subsequently, and for this application the committee obtained a quote from a reputable local company, which is included with this application, and is the reason for the increase in the amount requested.

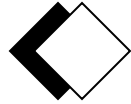
As for the portion of this application that deals with the structural inadequacies of the belfry, this concern was brought to our attention years ago in a report by the engineers retained to evaluate the property for the town. The report is rather lengthy, but if a copy would be supportive of our application, I will get one to you ASAP upon your request.

Sincerely,

Matt Keniston, For the 1879 Schoolhouse Committee.

ATTACHMENT B

[ALL SEASON CONSTRUCTION – SCOPE OF WORK/ PROPOSED COST]



ALL SEASONS

CONSTRUCTION CORP.

P.O. BOX 590, SPRINGFIELD, VERMONT 05156

TEL (802) 885-5722

FAX (802) 885-2313

www.allseasonsconst.com

February 4, 2020

Town of Weathersfield
Attn: Matt Keniston
5259 US Route 5
Ascutney, VT 05030

Dear Matt,

We are pleased to provide you with our proposal to furnish the labor and materials necessary to perform necessary restoration to the 1879 Schoolhouse Belfry as outlined in the scope of work below.

SCOPE OF WORK:

- Remove wood roofing on lower tier shelf.
- Remove necessary flush board siding.
- Remove necessary quoins.
- Remove all crown molding.
- Remove necessary exterior trim.
- Install supports (Triple 9¼" LVL) between rafters as necessary to support belfry posts.
- Tighten iron anchor rods for belfry as necessary.
- Install 2x6 PT gussets inside belfry for added rigidity.
- Install new ¾" plywood sheathing on lower tier shelf.
- Install ice & water shield on lower tier shelf under new flashing.
- Custom bend and install pre painted aluminum flashing on lower tier shelf with an upturn behind the facing boards and a proper drip edge over the crown molding.
- Install lead counter flash along the entire bottom of the belfry with an upturn behind the flush board siding.
- Install new exterior trim as necessary.
- Install all new crown molding.
- Make and install new flush board siding as necessary to match existing.
- Make and install new quoins as necessary to match existing.
- Scrape, sand, and prep entire belfry to be repainted.
- Bare wood will be two-part liquid epoxy sealed.
- All cleaned joints in the lower tier fascia boards will be caulked with a silicone rubber or polyurethane caulking.

- All exterior woodwork will be primed with an oil based primer, and top coated with two coats of semi-gloss exterior latex paint. The louvers are to be considered part of the woodwork.
- Provide supervision.
- Provide daily and final cleanup.
- Provide waste disposal.

NOT INCLUDED:

- Permits and fees if applicable
- Any necessary rot repair beyond what is visible will be added to the contract by change order.
- No slate roofing removal and/or repair is included in this quote.
- No repairs or replacement of roofing and flashing on the pyramid/hipped section of roof are included in this quote.

TOTAL PROPOSED COST **\$29,824.00**

Please feel free to contact me with any questions or concerns that you may have and I will do my best to address them.

Sincerely,
ALL SEASONS CONSTRUCTION CORP.

Cody Kimball
Project Manager

ALL  SEASONS CONSTRUCTION CORP.

ATTACHMENT C
[HARTGEN – 106 REVIEW]

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Applications must be postmarked or delivered by 4:30 on October 5, 2020.

By signing this application, I certify I am applying for a 2021 Vermont 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: Brandon Gulnick | |
| SIGNATURE:  | DATE: (mm/dd/yyyy) 10.05.2020 |

*Vermont Division for Historic Preservation
Attention: Caitlin Corkins
One National Life Drive
Davis Building, 6th Floor
Montpelier, VT 05620-0501*

**Thank you for applying for a
State Historic Preservation Grant!**

ATTACHMENT D

[PHOTO 1 – BELFRY]



ATTACHMENT E

[PHOTO 2 – CRACKED BELL WHEEL]



ATTACHMENT F

[PHOTO 3 – BUILDING PHOTO]



ATTACHMENT G

[PHOTO 4 – PEDESTAL LEDGE DETERIORATION]



ATTACHMENT H

[PHOTO 5 – PEDESTAL RESTING ON ROOF BOARDS]



ATTACHMENT I

[PHOTO 6 – PEDESTAL TRIM DETERIORATION]



ATTACHMENT J

[PHOTO 7 – SPREADING STRUCTURE]



ATTACHMENT K

[PHOTO 8 - SW CORNER STRUCTURE SAGGING]

