

2016 Historic Preservation Grant Application Summary Sheet

DHP Grant #: HP16-055

Applicant Name(s): Carol Rossi,
Town of Wheelock
4972 South Wheelock Road
Wheelock, VT 05851
802-626-9083
teachpeace2002@yahoo.com

Building/Project Name: Town Hall

Project Location: 1192 Route 22
Wheelock, Caledonia County

Proposed Work: Timber framing repairs at roof
Repair of cupola framing
Remove drop ceiling and replace bead board ceiling at original height

Total Project Cost: \$93,500.00

Amount Requested: \$20,000.00

Match Amount: \$20,000.00

Accessible: Yes

Previous DHP Grants: No

SR/NR Listed: SR, NR

Age: 1871, 1972

Comments:

Wheelock's Town Hall was built for and is still used for town meetings. It was moved slightly south to its current location and placed on a full basement in 1972. The basement houses the town offices. In 2010 the Town completed work to improve drainage around the building and mitigate mold in the basement and the Town is also planning to apply for CDBG funding to address accessibility issues. The proposed grant project will address structural deficiencies in the roof structure. This includes re-establishing purlin struts and work to reinforce the structure supporting the cupola. The proposed project also will remove an existing drop ceiling and replicate the original bead board in the main hall. The application includes an Assessment completed by 106 Associates in January as well as an Assessment and estimate from Jan Lewandoski. Insulation is listed in the scope of work in the application. This is not eligible for funding and the budget has been adjusted accordingly.



* Alternate
Not awarded

State of Vermont
Division for Historic Preservation
One National Life Drive, Floor 6
Montpelier, VT 05620-0501
www.HistoricVermont.org

[phone] 802-828-3211
[division fax] 802-828-3206

*Agency of Commerce and
Community Development*

December 28, 2015

Carol Rossi
Town of Wheelock
4972 South Wheelock Road
Wheelock, VT 05851

Re: 2016 Historic Preservation Grants
Town Hall, Wheelock, Caledonia County

Dear Carol Rossi:

The Division for Historic Preservation and the Vermont Advisory Council on Historic Preservation have reviewed the applications for the 2016 State Historic Preservation Grant Program and regret to inform you that your project was not selected for funding. Fifty-six applications were submitted to the Division requesting \$871,939.00 in matching funds. The selection process is always very competitive and this year was no exception. Seventeen grants were awarded this year.

Thank you for submitting your application and for your continuing efforts to repair and preserve Vermont's architectural heritage. Due to limited funding, there were many worthy projects we are not able to support with a grant at this time, but we encourage you to resubmit your application next year. We will keep your name on our mailing list and you will receive the necessary application materials if the grant program is funded next year.

If you would like to discuss how to strengthen your application or the specifics of your project, please do not hesitate to contact Caitlin Corkins at 802-828-3047 or by e-mail at caitlin.corkins@state.vt.us.

Sincerely,
VERMONT DIVISION FOR HISTORIC PRESERVATION

A handwritten signature in black ink that reads "Laura Trieschmann".

Laura Trieschmann
State Historic Preservation Officer





Wheelock Village Church
torn down due to disrepair



Wheelock School
lost to fire



Wheelock Sulfur Springs Hotel
dismantled and rebuilt in Peacham

January 27, 2016

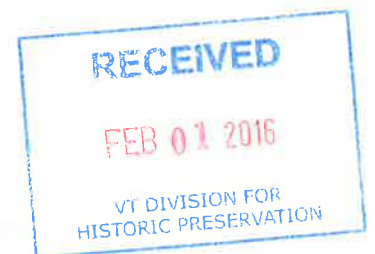
Dear Caitlin,

We were disappointed that Wheelock did not get a VT Historic Preservation Grant to help with the cost of the timber framing repairs. We will apply again next year and put off any work on that part of the project.

I would greatly appreciate any advice you could give me to help me prepare a stronger application for next year.

Wheelock will need funding from multiple sources to cover the cost of the timber framing and cupola support repairs. This building is all we have so we have to keep trying. Any advice on other funding sources would also be appreciated.

Yours, *Carol Rossi*
Carol Rossi, Project Coordinator



WHEELOCK TOWN HALL PROJECT – SEEKING TO SAVE OUR TOWN HALL

Carol Rossi teachpeace2002@yahoo.com 802-626-9083(home)
4972 South Wheelock Rd., Wheelock, VT 05851

2016 Vermont Historic Preservation Grant Application

Due Monday, October 5, 2015



IMPORTANT INSTRUCTIONS:

Please refer to the *2016 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@state.vt.us or by calling 802-828-3213.

1A. APPLICANT

Name: Town of Wheelock

Address: P O Box 1328

City: Lyndonville

State: VT

Zip Code: 05851

Daytime phone: 802-626-9094

Email address: wheelocktown@gmail.com

1B. PERSON AUTHORIZED TO EXECUTE CONTRACTS FOR APPLICANT

Name: Wheelock Selectboard, Chairman Jay Ramsey

Address: P O Box 1328

City: Lyndonville

State: VT

Zip Code: 05851

Daytime phone: 802-626-9094

Email address: wheelocktown@gmail.com

1C. PERSON AUTHORIZED TO ADMINISTER THE PROJECT

Name/Title: Carol Rossi

Address: 4972 South Wheelock Rd.

City: Wheelock

State: VT

Zip Code: 05851

Daytime phone: 802-626-9083

Email address: teachpeace2002@yahoo.com

1D. PROPERTY OWNER (if different from applicant)

Name: Town of Wheelock

Address: P O Box 1328

City: Lyndonville

State: VT

Zip Code: 05851

Ownership Status: (check one)

Municipality Non-Profit Other (explain)

1E. HISTORIC NAME AND LOCATION

Historic Name: Wheelock Town Hall, Wheelock Common Historic District

Physical Address: 1192 Route 122, Wheelock, VT

2. GRANTEE EXPERIENCE

2A. Has any previous rehabilitation work on this building been funded with a State Historic Preservation Grant? If yes please list the year and purposed of the grant.

Yes No If yes, please comment:

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

Yes No If yes, please comment:

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

Manual Automated

3. BUILDING INFORMATION

You can determine whether a building is listed or has been determined eligible for listing in the State or National Register by looking at the Vermont Division for Historic Preservation's **Online Resource Center**, available at

<http://www.orc.vermont.gov/Resource/Show-Resource-Table.aspx>.

3A. Date(s) of Original Construction, Major Additions (can be approximate): 1871

basement 1972

3B. Original Building Type:

House Barn Church Town Hall School Commercial

Other (explain)

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

Yes No, but determined eligible No

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

Yes No, but determined eligible No

CRITERION 4. PRESERVATION OF HISTORIC FEATURES

For each subsection below rate the condition of building elements (excellent, good, fair, poor). Then write a short summary of the work needed to repair/restore this element including methods of repair and materials to be used. If no work is needed in any subsection, say do. Do not leave sections blank. For each section where funding is sought through this grant application, check the "Grant Funds Requested" box for that section.

4A. Roof

Condition: Good

Repairs Needed:

new flashing needed around cupola after support system is corrected;
replace asphalt shingles on side entrance roof

Grant Funds Requested

4B. Frames & Structure

Condition: Poor

Repairs Needed:

rebuild truss system in attic; replace kingrod trusses; add diagonal struts to pick up the purlines and support the midspan of the rafters; dismantle ceiling, remove dropped tie beam, bring ceiling joists up to new, higher beam; replace insulation

Grant Funds Requested

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

Condition: Good

Repairs Needed:

replace damaged clapboards and woodwork with western cedar boarding;
ensure joints are caulked;
paint all new work

Grant Funds Requested

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

Condition: Fair

Repairs Needed:

address accessibility needs; move interior walls in basement; install auto dispatch fire alarm, emergency lighting and illuminated exit signs; hardwire smoke detectors

Grant Funds Requested

4E. Windows & Doors

Condition: Poor

Repairs Needed:

replace front entrance with pressure treated wood deck and stairs;
free stuck windows and repair as necessary;
replace basement window located on southeastern corner

Grant Funds Requested

4F. Foundation (masonry)

Condition: Good

Repairs Needed:

no repairs needed

Grant Funds Requested

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

Condition: Poor

Repairs Needed:

cupola: install truss sufficient to support rear of cupola across 32' span;
incorporate the rear tower posts into a double queenpost truss

Grant Funds Requested

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

Condition: Good

Repairs Needed:

Sitework will be done as necessary to ensure handicap access is in accordance with standards.

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 Town Hall was built for and continues to be used for town meetings including Annual Town Meeting and monthly Selectboard meetings. The building was moved to a site adjacent to its original site and placed on a foundation housing a finished basement in 1972. The basement houses the offices of the town clerk/treasurer and the listers and is open to the public four days a week. The Town Hall is the town's designated emergency shelter and only polling place. The Town Hall has always been used for family gatherings such as weddings, funerals, birthday and anniversary parties.

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

- 2010 mold mitigation in basement offices and basement meeting room;
- 2010 curtain drain installed
- 2010 gutters installed

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 Town Hall will continue to be used for Town Meeting, Selectboard meetings, to house the town offices and for family gatherings. The changes planned to address accessibility needs are designed to impact the historic design and features as minimally as possible. The doorway to the right of the stage that will be used to access the handicap bathroom is the same doorway that was used to go to the 'one-seater' in years past.

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 Selectboard has been and will continue to be responsible for building maintenance, using a checklist that is being developed. An assessment of the electrical system will be completed and repairs done as necessary. A new heating system will be installed. This application targeted the timber framing and cupola support component of needs identified in the Conditions Assessment completed by Scott Newman. Plans are being developed to address the other needs noted in that report. Steps are already being taken to address all safety issues identified. Plans are being developed to address accessibility needs.

CRITERION 6: PUBLIC BENEFIT

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

The Town Clerk/Treasurer's Office is open to the public 3 days a week. The Lister's Office is open one day a week. The public attends Town Meeting, Selectboard Meetings, committee meetings which are held here. The building is the town's only polling place. The building is used for an annual rabies clinic. The building is the Town's designated emergency shelter. Citizens may rent the building for family gatherings.

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?

The Town Hall anchors the Wheelock Common National Register Historic District. It stands on Route 122 at the eastern end of the village area. It is one of a very few buildings of any historic significance remaining in the town. Besides a small building used to store the hearse, it is the only historic building owned by the town. This has always been and continues to be our town's community meeting place for both town business and family gatherings.

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

The Wheelock Town Plan, adopted in 2014, included the goal "The town wants to preserve historic buildings and assets that provide a reference and insights into the town's history for the education of townspeople, schoolchildren and visitors." An article passed at the March, 2015 Town Meeting authorizing the Selectboard to look into funding for addressing the deficiencies of the town hall and town garage. At a Special Town Meeting on May 19, 2015, citizens voted to pursue necessary renovations to and restoration of the Town Hall without putting on an addition.

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. timber framing for roof repair
Estimated Cost: \$ 46,000.00

2. cupola repair with queenpost truss incorporating the rear tower post
Estimated Cost: \$ 28,000.00

3. replacement of insulation
Estimated Cost: \$ ~~3,500.00~~ *not eligible*

4. move joists, replace beadboard as needed, restore ceiling to original height
Estimated Cost: \$ 19,500.00

5.
Estimated Cost: \$

6.
Estimated Cost: \$

7.
Estimated Cost: \$

8.
Estimated Cost: \$

TOTAL ESTIMATED GRANT PROJECT COST: \$ ~~97,000.00~~ *93,500*

7B. GRANT REQUEST

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

GRANT AMOUNT REQUESTED: \$ 20,000.00

7C. MATCHING AMOUNT SUMMARY

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

SOURCE: Town of Wheelock, Bank Loan
AMOUNT: \$ 77,000.00

SOURCE:
AMOUNT: \$

SOURCE:
AMOUNT: \$

TOTAL AMOUNT OF MATCHING FUNDING: \$ 77,000.00

7D. SOURCES OF ADDITIONAL FUNDS

List any sources of additional funds in addition to matching funds that will be used to pay for work prior to reimbursement. Indicate whether these funds are in hand or must still be raised. You may add more lines if necessary.

SOURCE OF ADDITIONAL FUNDS: Preservation Trust of VT Preservation Grant
Amount: \$ 50,000.00

IN-HAND:
NOT IN-HAND:

SOURCE OF ADDITIONAL FUNDS:
Amount: \$

IN-HAND:
NOT IN-HAND:

TOTAL AMOUNT OF ADDITIONAL FUNDS: \$ 50,000.00

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.

The timber framing repairs and cupola support repairs can not be done in phases and \$77,500 is essential for that work. An additional \$19,500 is needed to restore the ceiling to the original height and condition.

7F. ADDITIONAL BUDGET COMMENTS

PVR Annual Report for 2014 included the following data: 253 housesites (74%) in Wheelock were eligible for an income sensitivity adjustment on the state education tax; 98 of those (38% of total) were eligible at the circuit breaker level (under \$47,000 household income). The Selectboard is planning on replacing the decrepit town garage and an aging plow truck within the next two years. According to my calculations, based on data from PVR Annual Reports, Wheelock's effective municipal tax rate was the 19th highest in the state in 2012 and the 13th highest in the state in 2013. +

CRITERION 8: ACCESSIBILITY FOR PERSONS WITH DISABILITIES

8A. Is the building handicapped accessible? Yes *and* No
If yes, please describe:

A ramp was installed in 1992 for access to the main floor. Proper railings need to be installed on this and the parking and entrance to this ramp need to be paved.

If no, please describe any plans to make it accessible.

There is no handicap access to the basement town office area. There are no handicap accessible bathrooms. The Town will be applying for a CDGB Accessibility Modifications Grant, submission goal Dec., 2015, to address these needs.

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. 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 2016 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 2016 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: <i>Town of Wheelock</i>	
SIGNATURE: <i>Carol Rossi, Coordinator</i> <i>Carol S. Rossi</i>	DATE: (mm/dd/yyyy) <i>09/29/2015</i>

Applications are to be submitted via e-mail to accd.hpgrants@state.vt.us by midnight October 4, 2015.

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 4, 2015.**

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!**