

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 21, 2011

Brooks H. Barron, Trustee
Union Church of New Haven Mills
1074 North Hollow Road,
Rochester, Vermont 05767



Re: 2012 Historic Preservation Grant - HP12-001
Union Church of New Haven Mills, New Haven, Addison County

**THIS LETTER CONTAINS IMPORTANT INFORMATION AND
TIME-SENSITIVE INSTRUCTIONS**

Dear Union Church of New Haven Mills:

I am pleased to inform you that the Vermont Advisory Council on Historic Preservation and the Division for Historic Preservation have made an award of Vermont Historic Preservation Grant Funds in an amount up to \$11,400.00 to partially fund the historic preservation project referred to as Union Church of New Haven Mills and described in your application for funding for this project. Congratulations!

Twenty-seven applications were submitted to the Division requesting \$392,733.00 in matching funds. The selection process is always very competitive because we receive many more good applications than we are able to fund. Seventeen grants were awarded this year.

You must return the copy of this letter with your initials and signature to the Division by January 20, 2012. On the copy, please be sure to initial where indicated and sign the Acknowledgement section. Retain this original letter for your files and return the copy to the Division by January 20, 2012. Your failure to meet this deadline may result in the forfeiture of these funds.

**PLEASE REMEMBER: THIS LETTER IS NOT YOUR GRANT AGREEMENT
CONTRACT.**

In order to receive the Vermont Historic Preservation Grant Funds referred to above you must fulfill all of the following Award Conditions and be offered a formal Grant Agreement contract from the Division. Absolutely no work can be conducted on the Project until you receive a final Grant Agreement contract signed by you and the State.



The following Conditions must be met prior to a Grant Agreement contract being offered to you by the Division:

1. You must submit your proposed project description, or "Scope of Work", to the Division and the Division must review and approve the Scope of Work before you solicit Bids. The Scope of Work will define the work to be performed and the methods and materials to be used.

I acknowledge and understand Condition #1. Please initial here BHIB

2. After the Division has reviewed and approved your proposed "Scope of Work," you must solicit Bids from at least three qualified firms/contractors following the process for "Hiring Contractors" set forth in Attachment A of this Letter. The Bids must each include, at a minimum, the Division- approved Scope of Work and Total Project Cost. Generally, the lowest qualified bid is accepted. You should not enter into a Contract with a contractor until the Division has reviewed and approved the Bid as outlined below in Paragraph #2.

I acknowledge and understand Condition #2. Please initial here BHIB

3. Prior to June 1, 2012, you must submit the Bid you have selected, including the Division- approved Scope of Work for the Project and Total Cost, to the Division for review and approval. The Division will review the Bid to ensure the work complies with the Secretary of the Interior's *Standards for Rehabilitation*. Once approved by the Division, the Division will incorporate the Bid and Scope of Work into a formal Grant Agreement contract to be signed by you and the Division.

I acknowledge and understand Condition #3. Please initial here BHIB

4. Prior to June 1, 2012, you must submit Certificates of Insurance demonstrating you have obtained the coverage types and amounts set forth in Attachment A of this Letter.

I acknowledge and understand Condition #4. Please initial here BHIB

5. Prior to being offered a formal Grant Agreement contract, you must submit Certificates of Insurance for any Contractor working on the Project showing the coverage types and amounts set forth in Attachment A of this Letter.

I acknowledge and understand Condition #5. Please initial here BHIB

Please keep in mind that the submission of the materials outlined above in response to the Award Conditions may not completely satisfy the award conditions, as staff may have further questions upon their review.

Once the above Award Conditions are fulfilled, the Division will prepare a formal Grant Agreement contract for your signature and the State's signature. The Grant Agreement contract will include the Division-approved Scope of Work referred to above in Paragraph #2.

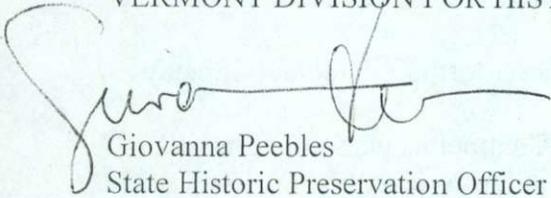
You cannot start any work on the Project until the Grant Agreement contract is signed by both you and the State. You will have until December 31, 2013 to complete your Project.

Your failure to meet the timeframes set forth above may result in your required appearance before the Vermont Advisory Council on Historic Preservation to explain the reasons why and/or in the forfeiture of the use of these funds.

Again, congratulations on the award! The Division for Historic Preservation looks forward to working with you to enhance Vermont's architectural heritage, and we commend you on your commitment to historic preservation.

Your contact at the Division for this grant will be Judith Williams Ehrlich and she can be reached by phone at 802-828-3049 or by email at judith.ehrlich@state.vt.us.

Sincerely,
VERMONT DIVISION FOR HISTORIC PRESERVATION



Giovanna Peebles
State Historic Preservation Officer

Please read and sign the Acknowledgement below and return a copy of the fully initialed and signed letter to the Division for Historic Preservation with a post mark no later than January 20, 2012. We have included a return envelope for your convenience. Your failure to meet this deadline may result in the forfeiture of these funds.

ACKNOWLEDGMENT

I, BROOKS H. BARRON, hereby acknowledge that I have read and understand the information and requirements set forth in this Letter. I further acknowledge that this Letter is NOT my Grant Agreement contract and that by my initials on the Conditions set forth above I acknowledge that I understand each and every condition and requirement that I must comply with in order to receive the above-referenced Historic Preservation Grant Funds. I also understand that my failure to comply with any of the above-listed conditions and requirements will result in my forfeiture of said funds.

Signed this 28TH Day of DECEMBER, 20 11

By: BROOKS H. BARRON

Title: TRUSTEE - UNION CHURCH OF NEW HAVEN MILLS

Printed Name: BROOKS H. BARRON

ATTACHMENT A

I. HIRING CONTRACTORS:

- A. To ensure State Funds are used in an open and competitive selection process, you are required to solicit bids from at least three qualified firms/contractors. You are only required to *solicit* at least three bids and are not required to *obtain* at least three bids. The bids must include, at a minimum, the Division-approved Scope of Work and Total Project Cost. Generally the lowest qualified bid is accepted.
- B. When soliciting bids from qualified firms, you must inform all prospective bidders that:
 - 1. All Project work must be consistent with the Division-approved Scope of Work;
 - 2. All Project work must comply with the *Secretary of the Interior's Standards for Rehabilitation*;
 - 3. The proposal must reflect a historic preservation approach to the Project;
 - 4. Traditional materials should be repaired or replaced in kind with materials that match the original and are joined in the same way; and
 - 5. The Contractor must have the Insurance types and limits set forth in Paragraph II below.
- C. You must submit copies of Certificates of Insurance for all Contractors performing work on the Project to the Division showing coverage of the types and limits described in Paragraph II below.

II. REQUIRED INSURANCE COVERAGE- TYPES AND AMOUNTS

Prior to June 1, 2012, you must submit Certificates of Insurance demonstrating you have obtained the coverage types and amounts set forth below. It is your responsibility to maintain current certificates of insurance on file with the State throughout the term of any Grant Agreement contract that you are offered. No warranty is made that the coverages and limits listed herein are adequate to cover and protect your interests. These are solely minimums that have been established to protect the interests of the State.

- A. **Workers Compensation:** With respect to all operations performed, you must carry workers' compensation insurance in accordance with the laws of the State of Vermont.
- B. **General Liability and Property Damage:** With respect to all operations performed under the contract, you must carry general liability insurance having all major divisions of coverage including, but not limited to:

Premises - Operations
Products and Completed Operations
Personal Injury Liability
Contractual Liability

The policy shall be on an occurrence form and limits shall not be less than:

\$1,000,000 Per Occurrence
\$1,000,000 General Aggregate
\$1,000,000 Products/Completed Operations Aggregate
\$ 50,000 Fire/ Legal/Liability

The State of Vermont and its officers and employees shall be included as additional insureds for liability arising out of the Project.

- C. **Automotive Liability**: You must carry automotive liability insurance covering all motor vehicles, including hired and non-owned coverage, used in connection with the Project. Limits of coverage shall not be less than: \$1,000,000 combined single limit.

The State of Vermont and its officers and employees shall be included as additional insureds for liability arising out of the Project.

BROOKS H. BARRON
REAL ESTATE

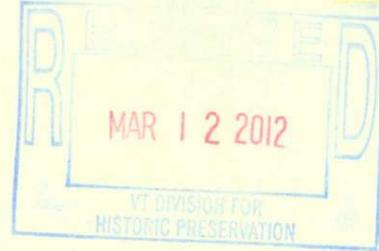
LLC

1074 North Hollow Road
Rochester, VT 05767-9607

3/29/12
Review insurance
requirements -
Black Sash auto
not sufficient
4/4 - sent email re Black
Sash

March 8, 2012

Ms. Judith Williams Ehrlich
State of Vermont
Division for Historic Preservation
One National Life Drive, Floor 6
Montpelier, VT 05620-0501



Re: 2012 Historic Preservation Grant – HP 12-001
Union Church of New Haven Mills, New Haven, Addison County

Dear Ms. Ehrlich:

Enclosed please find the following documents:

- (1) The winning bid for window restoration by Black Sash Restoration, LLC whose owner is Jackson Evans, its sole employee, thus no Worker's Compensation coverage. There will be no sub-contractors for this project.
- (2) Insurance coverage certificates for Black Sash Restoration, LLC and Keefe & Wesner, Architects, PC. Certificates make clear that coverage is for liability and for vehicles.

All of us involved in this worthy project are most grateful for your approval and the opportunity to do additional work beyond the window preservation.

Mr. Jackson Evans will begin his work on March 19, 2012. Architect Tom Keefe, my wife Susan and I plan to attend this great event.

If you require anything further, just let me know.

Sincerely,


Brooks H. Barron, Trustee

Enclosures

CC: Thomas F. Keefe
Susan W. Barron

RECEIVED
FEB 2 2012

BID FOR LUMP SUM CONTRACTS FOR GENERAL CONSTRUCTION

Project Location: New Haven Mills, Vermont

Bids due at: Keefe and Wesner, Architects, PC – Middlebury Office

Date Due: Wednesday Feb. 22, 2012 2pm

Proposal of BLACK SASH RESTORATION, LLC (herein after called "Bidder".) a

~~corporation/an individual/a partnership.~~ (strike out inapplicable terms)

doing business as

To Preservation Society of the Union Church of New Haven Mills, New Haven, VT., hereinafter called "Owner":

The Bidder, in compliance with the Invitation to Bid for Mills Church Window Restoration, New Haven, Vermont, having examined the Bid Documents and the site of the proposed work, and being familiar with all of the conditions surrounding the construction of the proposed project including the availability of materials and labor, hereby proposes to furnish all supervision, labor, materials, and supplies, and to construct the project in accordance with the Contract Documents, within the time set forth herein, and at the prices stated below. These prices are to cover all expenses incurred in performing the work required under the Contract Documents, of which this BID is a part.

Bidder acknowledges receipt of the following addenda:

ADDENDUM #1

Base Bid

In case of a discrepancy between words and numbers, the amount shown in words shall govern. For completion of all work shown on Drawings and Specifications for the sum of:

ten thousand seven hundred dollars (\$ 10,700.00).

Unit Prices –none

Subcontractors: NONE

Time of Completion

A. The undersigned agrees, if awarded the contract, to complete the work to the approval of the Architect and Owner by Friday, June 22, 2012, or as mutually agreed upon.

Execution of Contract

A. The undersigned understands that the Owner reserves the right to reject any or all bids and to waive informalities in the bidding.

B. Upon receipt of written notice of the acceptance of this bid, the undersigned will execute the formal



BLACK SASH RESTORATION, LLC
515 Menard Road, Braintree, Vermont 05060
(802) 345-5684 - jackson@blacksashvt.com - www.blacksashvt.com

Overview

The following proposal pertains to window restoration work at the New Haven Mills Union Church, in New Haven Mills, Vermont. This proposal is derived from a site meeting as well as a bid manual prepared and provided by architect Thomas Keefe and the Preservation Society of the Union Church of New Haven Mills. All wording, specifications and procedures included in this proposal are superceded by those found in the bid manual.

Additional recommendations for these historic windows are provided at the end of the proposal for the consideration of the Owner.

All work proposed will follow the *Secretary of the Interior's Standards for Rehabilitation* as well as pertinent *Preservation Briefs*.

Scope of Work

The project involves the restoration and repair of eight (8) double-hung windows and their accompanying jambs, sills and casings as specified in the bid manual.

Proposal for Restoration

Removal and On-Site Work

The window sash will be removed from the frames for inspection and off-site restoration. The sash, interior stops and any other parts of the frame removed will be labeled for reinstallation in their original location.

After the sash are removed from the frames, the jambs, casings and sills will be inspected and any needed repairs will be made. Repairs will consist of epoxy or Dutchman-type wood patches. Interior sills and jambs will then be scraped, repaired, filled, sanded, primed and painted.

Plywood will be secured in the window openings during the time the sash are out.

Shop Work

Sash and Glass

Once removed to our shop in Braintree, Vermont restoration work will begin with the careful removal of all glass. All panes will be labeled for reinstallation. Glazing putty will be removed using steam and the greatest possible care will be taken to protect the panes.

Following de-glazing, the interior and exterior paint surfaces will be hand scraped to refusal and transitions sanded smooth.



BLACK SASH RESTORATION, LLC

515 Menard Road, Braintree, Vermont 05060
(802) 345-5684 - jackson@blacksashvt.com - www.blacksashvt.com

Once scraped, any needed repairs will be made to the sash. These repairs will consist of epoxy or Dutchman-type wood patches. If repairs to the joints are required, the joint will be disassembled, repaired and reassembled without glue.

After repairs are made, the glazing rabbets will be brushed with a coat of shellac and the glass will be re-glazed with a linseed oil based glazing compound. The glass will be set into the glazing rabbet on a bed of glazing putty. The glass will be held in place with appropriate, non-ferrous glazing points. The glazing will be allowed to cure for two weeks.

Once the glazing putty has cured, the interior and exterior of the sash will be primed with a high quality primer and finished with two coats of a high quality paint to meet the specifications as described in the bid manual documents. Paint coatings will over-lap the glazing onto the glass no more than 1/16th of an inch to create a weather seal.

Following painting, the glass will be carefully cleaned and the sash prepared for safe transit to the Church for reinstallation.

Interior Sash Stops

The interior stops will be hand scraped to a point of refusal and sanded smooth. Any needed repairs will be made, older nail/screw holes will be filled with epoxy or Dutchman-type wood patches. Once repaired, the stops will be primed and painted with two topcoats.

Re-installation of the Sash

The top sashes will be re-installed in the frames and fixed in place with stop sticks that will run from the bottom of the meeting rail of the top sash to the windowsill. New stop sticks will be milled as needed for those windows that do not have them or where they are beyond re-use. Rectangular stops will be milled to replace the ½ round molding that is currently affixed to the interior face of the top sash. This new stop will include a compressible foam weather-strip against the face of the top sash stiles.

With the top sash in place, the bottom sash will be installed and checked for proper operation prior to the installation of the interior stops.

Interior stops will be installed and secured with appropriate fasteners. These fasteners will be set below the surface of the stop and then filled, sanded and painted.

Proposed Schedule for Project Completion

Work to commence once contract is in place no later than **March 19, 2012** with all work completed by **June 22, 2012**.



BLACK SASH RESTORATION, LLC
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(802) 345-5684 - jackson@blacksashvt.com - www.blacksashvt.com

Cost Estimate

Cost to restore eight (8) double-hung windows including all materials, labor, travel, and applicable permits: **\$10,700.00**

Recently Completed Institutional Projects

- Restoration of 14 double-hung sash at Vermont State House, Montpelier, Vermont
- Restoration of attic windows at newly renovated Secretary of State's Office, 128 State Street ("Dewey House") Montpelier, Vermont

Additional Recommendations

*The following additional recommendations are provided for the consideration of the Owner and are based on previous successful window restoration and repair work. (The costs to include these recommendations in the project are **not** included in the cost estimate above.)*

Weather-stripping

Installation of spring bronze weather-stripping will greatly reduce the infiltration of cold, outside air. This material is installed along the window jamb only where the sash is when closed. (The length of weather-stripping is slightly less than the length of the window stiles so as to be concealed when the sash are closed.) The material is flared outward toward the outside of the building and creates a baffle between the sash and jamb against outside air. Spring bronze has been used for many decades as a simple yet effective means of weatherizing old windows and is considered a historic treatment by the Department of the Interior's Technical Preservation Services.

Sash Locks

Another simple yet effective means for weatherizing historic windows is the application of a sash lock at the window's meeting rail. While not original to these windows, a sash lock ensures a solid connection at the meeting rail, further stopping the infiltration of cold outside air. (The installation of sash locks onto historic windows is suggested in Preservation Brief No. 10 as an acceptable means of weatherization.)

In addition to weatherizing the window, sash locks provided a level of protection against unwanted intrusion into the building.



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[division fax] 802-828-3206

Agency of Commerce and
Community Development

April 12, 2012

Brooks H. Barron, Trustee
Union Church of New Haven Mills
1074 North Hollow Road
Rochester, Vermont 05767

**Re: Historic Preservation Grant to the Union Church of New Haven Mills, New Haven,
Addison County.
Grant #HP12-001.**

Dear Mr. Barron:

Enclosed please find the Grant Agreement for the above project. Please read the entire Grant Agreement, sign the Signature Page (Page 1), and return the Signature Page to the Division in the envelope provided. I will then send you a copy of the Signature Page, signed by yourself and the State of Vermont, for your records.

**Please be advised: you must return the signed Signature Page
within 30 days of the date of this letter.**

There are several items to be submitted at the conclusion of your project so that you may be reimbursed in a timely manner and these are detailed in Attachment B of the Grant Agreement. Briefly, Appendix I of the Grant Agreement (the Accounting Report Form) must be completed and returned along with copies of all invoices from contractors, suppliers and vendors. You also must submit payment verification for these invoices in the form of a copy of the front and back of each cancelled check. Please remember, too, that the Grant Agreement calls for you to supply photographs of the completed project to help the Division keep a record of the work performed. Images of the work in progress would be useful as well. The images you submit will need to be printed hardcopies or saved on a disc as .jpegs. We cannot accept emailed images.

If you have any questions about the Grant Agreement, or anything else about your project, please do not hesitate to contact me at judith.ehrlich@state.vt.us or 802-828-3049. Good luck with your project and remember to return the Signature page within 30 days of the date of this letter!

Sincerely,
DIVISION FOR HISTORIC PRESERVATION

A handwritten signature in cursive script that reads "Judith W. Ehrlich".

Judith Williams Ehrlich
Director of Operations

Enclosure: Grant Agreement



VERMONT HISTORIC PRESERVATION GRANT PROGRAM
GRANT AGREEMENT
between the
VERMONT DEPARTMENT OF ECONOMIC, HOUSING AND COMMUNITY
DEVELOPMENT/ DIVISION FOR HISTORIC PRESERVATION
and the
UNION CHURCH OF NEW HAVEN MILLS, INC.

GRANT #HP12-001

This Agreement is hereby entered into by the Vermont Department of Economic, Housing and Community Development, Division for Historic Preservation (hereinafter referred to as the "State") and the **Union Church of New Haven Mills, Inc.** (hereinafter referred to as the "Grantee") in the amount of **\$11,400.00** in State Funds from the **Vermont Historic Preservation Grant Program**. This Agreement shall be effective on the date signed by the State as indicated below.

Since 1987, the Vermont Division for Historic Preservation has awarded 50/50 matching grants to assist municipalities and non-profit organizations in restoring important historic buildings across the state. The Vermont Historic Preservation Grant Program is funded by the taxpayers of Vermont, at the direction of the General Assembly, through the annual Capital Appropriations and State Bonding Act.

This Agreement consists of the provisions stated herein and the attachments itemized below, all of which are incorporated herein, and together constitute the entire agreement between the State and the Grantee and no representations, inducements, promises or agreements not embodied herein shall be of any force or effect, unless the same are in writing.

Attachment A-	Project Description (3 pgs.)
Attachment B-	Payment Provisions (1 pg.)
Attachment C-	Standard State Provisions for Contracts and Grants (4 pgs.)
Attachment D-	Other Grant Agreement Provisions (1 pg.)
Attachment E-	Executive Summary (2 pgs.)
Appendix I-	Accounting Report Form (1 pg.)

The signatures of the undersigned indicate that each has read this Agreement in its entirety and agree to be bound by its provisions.

By the State of Vermont:

Date: 4/30/2012
Signature: *Noelle Mackay*
Name: Noelle Mackay
Title: Commissioner
Agency: Department of Economic,
Housing & Community
Development

By the Grantee:

Date: APRIL 14, 2012
Signature: *Brooks H. Barron*
Name: Brooks H. Barron
Title: Trustee



**ATTACHMENT A
PROJECT DESCRIPTION**

1. **Award Date:** December 21, 2011
2. **Award Amount:** \$11,400.00 (Eleven thousand four hundred U.S. Dollars)
3. **Estimated Total Project Cost:** \$22,800.00
4. **Project/Building Name and Address:** Union Church of New Haven Mills, Intersection of East Street and River Road, New Haven, Vermont

Period of Performance: The Grantee shall commence work on the Project after the State of Vermont has signed this Grant Agreement and shall complete work on the Project on or before December 1, 2013 ("Completion Date"). In order to receive the Grant Funds provided by this Agreement, the Grantee must submit all documentation required by Attachment B prior to December 31, 2013. Failure to comply with these timeframes may result in the forfeiture of the Grant Funds.

5. **Project Description:**
 - A. All work shall be done as described in the State approved bid prepared by Black Sash Restoration, LLC, dated February 22, 2012 and submitted by Grantee (hereinafter referred to as the "Project").
 - B. The Project work shall include the following:
 - i. Restore/repair eight double-hung windows and their accompanying jambs, sills and casings as needed and in-kind to match existing.

The description and design of the Project is further described in the Grantee's Grant Application as approved by the Vermont Advisory Council on Historic Preservation, which is hereby incorporated into and made a part of this Agreement, except that if there is any conflict between this Agreement and the Grantee's Application then this Agreement shall govern.

6. **Project Work Standards**

The Grantee shall:

 - A. Ensure all Project work is performed in compliance with "Secretary of the Interior's Standards for Rehabilitation" codified in 36 CFR Part 67.
 - B. Ensure all Project work is completed to high standards of workmanship using appropriate materials.
 - C. Ensure all Project materials are installed following manufacturer's instructions or architect's recommendations.
 - D. Promptly halt all Project work and inform State if buried archaeological resources are identified during the Project, and preserve and protect the resources until the State notifies the Grantee that the Project work may continue.

-
7. **Hiring Contractors:** As a prerequisite to receipt of this Agreement, the Grantee has completed the appropriate procurement process and has provided Certificates of Insurance showing coverage of the types and limits described in Paragraph 7 of Attachment C, and as required by Attachment D, for all contractors working on the Project.
 8. **Signage:** Upon commencement of the Project, and until the Project is completed, the Grantee shall maintain a sign at the Project site, satisfactory to the State and visible from the closest public way, indicating the Project was funded in part with Vermont Historic Preservation Grant Program Funds. The Grantee shall also credit the State in any newspaper, radio, television or other media publicity regarding the Project.
 9. **Photographs:** The Grantee shall take photographs showing the completed work of the Project and, if feasible, photographs of the work in progress during major phases of the Project. Said photographs shall be submitted to the State as discussed in Attachment B, Paragraph 1 of this Agreement. Photographs shall be submitted in printed form and on a CD in the .jpeg format. The Grantee agrees that upon submission to the State, the Grantee relinquishes all rights to ownership or control over the photographs and that the photographs shall become the sole property of the State upon receipt by the State.
 10. **Notices to the State:** The Grantee shall promptly inform the State of any significant problems, delays, or adverse conditions, actual or anticipated, which will materially affect the project objectives or prevent the Project from being completed within the Period of Performance set forth above.
 11. **Periodic Reporting Requirements:**
The Grantee shall furnish the State with such periodic reports, statements and other documentary data and information as the State may request relative to the progress and status of the Project and as to the compliance with the terms and conditions of this Agreement.
 12. **Continuing Obligations:**
 - A. The Grantee shall assume the cost of continued maintenance and repair of the property so as to preserve the architectural and historical integrity of the features, materials, appearance, workmanship and environment for a period of five (5) years from the date of execution of this Agreement in order to protect and enhance those qualities that made the property eligible for listing in the National Register of Historic Places. Nothing herein shall prohibit the Grantee from seeking financial assistance from any source available to the Grantee.
 - B. Grantee will consult in writing with the State and receive prior approval of any exterior or interior alterations, additions, or major rehabilitation projects relating to the Project for a period of five (5) years from the date of execution of this Agreement. The State's approval will not be unreasonably withheld. Ordinary and necessary repairs and maintenance not materially affecting the Project shall not be considered as alterations. For purposes of this provision, "Project" means the building(s) improved with the Grant Funds provided under this Agreement.

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13. **Amendments:** Any change to this Agreement requires prior written approval from the State in the form of a written Amendment to this Agreement signed by both the State and the Grantee.
14. **State's Remedies for Grantee's Noncompliance with this Agreement:**
- A. The Grantee's failure to comply with any of the terms and conditions of this Agreement shall constitute a material breach of this Agreement. If Grantee fails to remedy such breach within thirty (30) days after receiving written notice from the State, the State shall, to the full extent permitted by law, have each and all of the following rights and remedies:
 - 1. The right to withhold any and all payments of the Grant Funds;
 - 2. The right to demand and receive from the Grantee the return of any and all Grant Funds; and
 - 3. Each and every additional right and remedy available to the State either at law or in equity.
 - B. The Grantee's failure to complete this Agreement by the Completion Date shall be deemed a material breach of this Agreement without the necessity of written notice as provided in Paragraph 14(A) above, and the State shall, to the full extent permitted by law, have each and every right and remedy as stated in Paragraph 14(A) above.

(END OF ATTACHMENT A)

**ATTACHMENT B
PAYMENT PROVISIONS**

The Grantee shall use Vermont Historic Preservation Grant Program Funds in an amount not to exceed the Award Amount or 50% of the total Project Cost, whichever is less, to complete the Project Description specified in Attachment A in accordance with all of the terms and conditions of this Agreement.

1. Distribution of Grant Funds:

- A. The State shall make one payment to the Grantee in the form of reimbursement upon the Completion of the Project and receipt of the following information:
 - 1. Photographs of the Project consistent with the terms of Attachment A, Paragraph 9;
 - 2. A completed Accounting Report Form (see Appendix I);
 - 3. Copies of all itemized bills in sufficient detail to document the work actually completed; and
 - 4. Payment verifications in the form of cancelled checks showing expenditures of 100% of the total Project Cost.

- B. It is expressly understood and agreed that in no event will the total funds provided by the State exceed the Award Amount. Any additional funds required to complete the Project shall be the responsibility of the Grantee.

(END OF ATTACHMENT B)

**ATTACHMENT C: STANDARD STATE PROVISIONS
FOR CONTRACTS AND GRANTS
(Last Revised 1/10/11)**

1. **Entire Agreement:** This Agreement, whether in the form of a Contract, State Funded Grant, or Federally Funded Grant, represents the entire agreement between the parties on the subject matter. All prior agreements, representations, statements, negotiations, and understandings shall have no effect.
2. **Applicable Law:** This Agreement will be governed by the laws of the State of Vermont.
3. **Definitions:** For purposes of this Attachment, "Party" shall mean the Contractor, Grantee or Subrecipient, with whom the State of Vermont is executing this Agreement and consistent with the form of the Agreement.
4. **Appropriations:** If this Agreement extends into more than one fiscal year of the State (July 1 to June 30), and if appropriations are insufficient to support this Agreement, the State may cancel at the end of the fiscal year, or otherwise upon the expiration of existing appropriation authority. In the case that this Agreement is a Grant that is funded in whole or in part by federal funds, and in the event federal funds become unavailable or reduced, the State may suspend or cancel this Grant immediately, and the State shall have no obligation to pay Subrecipient from State revenues.
5. **No Employee Benefits For Party:** The Party understands that the State will not provide any individual retirement benefits, group life insurance, group health and dental insurance, vacation or sick leave, workers compensation or other benefits or services available to State employees, nor will the state withhold any state or federal taxes except as required under applicable tax laws, which shall be determined in advance of execution of the Agreement. The Party understands that all tax returns required by the Internal Revenue Code and the State of Vermont, including but not limited to income, withholding, sales and use, and rooms and meals, must be filed by the Party, and information as to Agreement income will be provided by the State of Vermont to the Internal Revenue Service and the Vermont Department of Taxes.
6. **Independence, Liability:** The Party will act in an independent capacity and not as officers or employees of the State.
The Party shall defend the State and its officers and employees against all claims or suits arising in whole or in part from any act or omission of the Party or of any agent of the Party. The State shall notify the Party in the event of any such claim or suit, and the Party shall immediately retain counsel and otherwise provide a complete defense against the entire claim or suit.

After a final judgment or settlement the Party may request recoupment of specific defense costs and may file suit in Washington Superior Court requesting recoupment. The Party shall be entitled to recoup costs only upon a showing that such costs were entirely unrelated to the defense of any claim arising from an act or omission of the Party.

The Party shall indemnify the State and its officers and employees in the event that the State, its officers or employees become legally obligated to pay any damages or losses arising from any act or omission of the Party.

7. **Insurance:** Before commencing work on this Agreement the Party must provide certificates of insurance to show that the following minimum coverages are in effect. It is the responsibility of the Party to maintain current certificates of insurance on file with the state through the term of the Agreement. No warranty is made that the coverages and limits listed herein are adequate to cover and protect the interests of the Party for the Party's operations. These are solely minimums that have been established to protect the interests of the State.

Workers Compensation: With respect to all operations performed, the Party shall carry workers' compensation insurance in accordance with the laws of the State of Vermont.

General Liability and Property Damage: With respect to all operations performed under the contract, the Party shall carry general liability insurance having all major divisions of coverage including, but not limited to:

Premises - Operations

Products and Completed Operations

Personal Injury Liability

Contractual Liability

The policy shall be on an occurrence form and limits shall not be less than:

\$1,000,000 Per Occurrence

\$1,000,000 General Aggregate

\$1,000,000 Products/Completed Operations Aggregate

\$ 50,000 Fire/ Legal/Liability

Party shall name the State of Vermont and its officers and employees as additional insureds for liability arising out of this Agreement.

Automotive Liability: The Party shall carry automotive liability insurance covering all motor vehicles, including hired and non-owned coverage, used in connection with the Agreement. Limits of coverage shall not be less than: \$1,000,000 combined single limit.

Party shall name the State of Vermont and its officers and employees as additional insureds for liability arising out of this Agreement.

8. **Reliance by the State on Representations:** All payments by the State under this Agreement will be made in reliance upon the accuracy of all prior representations by the Party, including but not limited to bills, invoices, progress reports and other proofs of work.

9. **Requirement to Have a Single Audit:** In the case that this Agreement is a Grant that is funded in whole or in part by federal funds, and if this Subrecipient expends \$500,000 or more in federal assistance during its fiscal year, the Subrecipient is required to have a single audit conducted in accordance with the Single Audit Act, except when it elects to have a program specific audit. The Subrecipient may elect to have a program specific audit if it expends funds under only one federal program and the federal program's laws, regulating or grant agreements do not require a financial statement audit of the Party.

A Subrecipient is exempt if the Party expends less than \$500,000 in total federal assistance in one year.

The Subrecipient will complete the Certification of Audit Requirement annually within 45 days after its fiscal year end. If a single audit is required, the sub-recipient will submit a copy of the audit report to the primary pass-through Party and any other pass-through Party that requests it within 9 months. If a single audit is not required, the Subrecipient will submit the Schedule of Federal Expenditures within 45 days. These forms will be mailed to the Subrecipient by the

Department of Finance and Management near the end of its fiscal year. These forms are also available on the Finance & Management Web page at: <http://finance.vermont.gov/forms>.

- 10. Records Available for Audit:** The Party will maintain all books, documents, payroll papers, accounting records and other evidence pertaining to costs incurred under this agreement and make them available at reasonable times during the period of the Agreement and for three years thereafter for inspection by any authorized representatives of the State or Federal Government. If any litigation, claim, or audit is started before the expiration of the three year period, the records shall be retained until all litigation, claims or audit findings involving the records have been resolved. The State, by any authorized representative, shall have the right at all reasonable times to inspect or otherwise evaluate the work performed or being performed under this Agreement.
- 11. Fair Employment Practices and Americans with Disabilities Act:** Party agrees to comply with the requirement of Title 21 V.S.A. Chapter 5, Subchapter 6, relating to fair employment practices, to the full extent applicable. Party shall also ensure, to the full extent required by the Americans with Disabilities Act of 1990, as amended, that qualified individuals with disabilities receive equitable access to the services, programs, and activities provided by the Party under this Agreement. Party further agrees to include this provision in all subcontracts.
- 12. Set Off:** The State may set off any sums which the Party owes the State against any sums due the Party under this Agreement; provided, however, that any set off of amounts due the State of Vermont as taxes shall be in accordance with the procedures more specifically provided hereinafter.
- 13. Taxes Due to the State:**

 - a. Party understands and acknowledges responsibility, if applicable, for compliance with State tax laws, including income tax withholding for employees performing services within the State, payment of use tax on property used within the State, corporate and/or personal income tax on income earned within the State.
 - b. Party certifies under the pains and penalties of perjury that, as of the date the Agreement is signed, the Party is in good standing with respect to, or in full compliance with, a plan to pay any and all taxes due the State of Vermont.
 - c. Party understands that final payment under this Agreement may be withheld if the Commissioner of Taxes determines that the Party is not in good standing with respect to or in full compliance with a plan to pay any and all taxes due to the State of Vermont.
 - d. Party also understands the State may set off taxes (and related penalties, interest and fees) due to the State of Vermont, but only if the Party has failed to make an appeal within the time allowed by law, or an appeal has been taken and finally determined and the Party has no further legal recourse to contest the amounts due.
- 14. Child Support:** (Applicable if the Party is a natural person, not a corporation or partnership.) Party states that, as of the date the Agreement is signed, he/she:

 - a. is not under any obligation to pay child support; or
 - b. is under such an obligation and is in good standing with respect to that obligation; or

c. has agreed to a payment plan with the Vermont Office of Child Support Services and is in full compliance with that plan.

Party makes this statement with regard to support owed to any and all children residing in Vermont. In addition, if the Party is a resident of Vermont, Party makes this statement with regard to support owed to any and all children residing in any other state or territory of the United States.

15. **Sub-Agreements:** Party shall not assign, subcontract or subgrant the performance of his Agreement or any portion thereof to any other Party without the prior written approval of the State. Party also agrees to include in all subcontract or subgrant agreements a tax certification in accordance with paragraph 13 above.

16. **No Gifts or Gratuities:** Party shall not give title or possession of any thing of substantial value (including property, currency, travel and/or education programs) to any officer or employee of the State during the term of this Agreement.

17. **Copies:** All written reports prepared under this Agreement will be printed using both sides of the paper.

18. **Certification Regarding Debarment:** Party certifies under pains and penalties of perjury that, as of the date that this Agreement is signed, neither Party nor Party's principals (officers, directors, owners, or partners) are presently debarred, suspended, proposed for debarment, declared ineligible or excluded from participation in federal programs or programs supported in whole or in part by federal funds.

(End of Attachment C)

**ATTACHMENT D
OTHER GRANT AGREEMENT PROVISIONS**

1. The Grantee shall ensure that any and all Contractors hired by the Grantee to perform work on the Project shall, during the term of this Agreement, maintain insurance of the types and limits described in Paragraph 7 of Attachment C.

(END OF ATTACHMENT D)

**ATTACHMENT E
EXECUTIVE SUMMARY**

I. PARTIES

This is a Grant Agreement between the Vermont Department of Economic, Housing and Community Development, Division for Historic Preservation (hereinafter referred to as the "State") and the **Union Church of New Haven Mills, Inc.** with a principal place of business at the Intersection of East Street and River Road, New Haven, Vermont (hereinafter referred to as the "Grantee").

II. SUBJECT MATTER

The subject matter of this Agreement is a historic rehabilitation project located at Intersection of East Street and River Road, New Haven, Vermont and commonly referred to as the Union Church of New Haven Mills. The Scope of Work to be Performed by the Grantee is described in Attachment A.

III. MAXIMUM AMOUNT

In consideration of the Grantee's completion of the Project in accordance with all of the terms and conditions of this Agreement, the State agrees to reimburse the Grantee, in accordance with the Payment Provisions specified in Attachment B, a sum not to exceed **\$11,400.00**.

IV. GRANT TERM

The Term of this Grant Agreement shall start on the date it is signed by the State and terminate on December 31, 2013.

V. SOURCE OF FUNDS

State	50 %	Vermont Historic Preservation Program Funds, up to the amount of the grant award.
-------	------	---

Other	50 %	Grantee's Funds
-------	------	-----------------

VI. AMENDMENT

No changes, modifications, or amendments in the terms and conditions of this Agreement shall be effective unless reduced to writing, numbered, and signed by the duly authorized representative of the State and Grantee.

VII. CANCELLATION

This Agreement may be suspended or cancelled by either party by giving written notice at least 30 days in advance.

VIII. CONTACT PERSONS

The Grantee's contact person for this award is Robert Rodgers; Telephone Number 802-453-2183; Email address robert.rodgers@uvm.edu.

The State's contact person for this award is: Judith Williams Ehrlich; Telephone Number (802) 828-3049; E-mail address: Judith.Ehrlich@state.vt.us.

IX. FISCAL YEAR

The Grantee's fiscal year starts January 1 and ends December 31.

X. ATTACHMENTS

This Grant consists of 13 pages including the following attachments that are incorporated herein:

Attachment A-	Project Description (3 pgs.)
Attachment B-	Payment Provisions (1 pg.)
Attachment C-	Standard State Provisions for Contracts and Grants (4 pgs.)
Attachment D-	Other Grant Agreement Provisions (1 pg.)
Attachment E-	Executive Summary (2 pgs.)
Appendix I-	Accounting Report Form (1 pg.)

(END OF ATTACHMENT E)

APPENDIX I: ACCOUNTNG REPORT FORM

GRANTEE: The Union Church of New Haven Mills, Inc.

GRANT #HP12-001

PROJECT NAME: Repairs to the Union Church of New Haven Mills

GRANT AWARD: \$11,400.00

VENDOR	INVOICE DATE	DATE PAID	CHECK NUMBER	DESCRIPTION OF SERVICE	AMOUNT

TOTAL PROJECT COST: \$ _____

Grantee Signature and Title

Date

GRANT PAYMENT REQUESTED: \$ _____

******* SECTION BELOW FOR STATE OF VERMONT USE ONLY *******

Notes/Comments:

PAYMENT AMOUNT APPROVED: \$ _____

Required Attachments: Copies of contractor/vendor invoices []
 Payment verification []
 Photos of completed work []

Dept. ID / Date

\$ _____
Grant Payment

Division Approval Signature/Date

**BROOKS H. BARRON
REAL ESTATE**

LLC

1074 North Hollow Road
Rochester, VT 05767-9607

*5/3/12 -
Approved -
needs amended*

April 27, 2012

MEMORANDUM

To: Judith Williams Ehrlich
From: Brooks Barron
Subject: Plaster Restoration Bid from Sally Fishburn for Union Church of New Haven Mills, Vermont

Tom Keefe received this bid on April 20, 2012 and Susan has seen it, as well. With your approval in hand, we will notify Sally to provide the insurance coverage required.

How about a phone conversation on Monday, April 30, 2012 at three P.M.?

Thank you.

Brooks
Brooks Barron

CC: Tom Keefe
Susan Barron



RECEIVED
APR 20 2012

BID FOR LUMP SUM CONTRACT FOR PLASTER RESTORATION

Project Location: New Haven Mills, Vermont

Bids due at: Keefe and Wesner, Architects, PC – Middlebury Office

Date Due: Friday April 20, 2012 1:00 pm

Proposal of Sally Fishburn (herein after called "Bidder",) a

corporation/an individual/a partnership. (strike out inapplicable terms)

doing business as

S.A. Fishburn, Inc.

To Preservation Society of the Union Church of New Haven Mills, New Haven, VT., hereinafter called "Owner":

The Bidder, in compliance with the Invitation to Bid for Mills Church Plaster Restoration, New Haven, Vermont, having examined the Bid Documents and the site of the proposed work, and being familiar with all of the conditions surrounding the construction of the proposed project including the availability of materials and labor, hereby proposes to furnish all supervision, labor, materials, and supplies, and to construct the project in accordance with the Contract Documents, within the time set forth herein, and at the prices stated below. These prices are to cover all expenses incurred in performing the work required under the Contract Documents, of which this BID is a part.

Bidder acknowledges receipt of the following addenda:

Base Bid

In case of a discrepancy between words and numbers, the amount shown in words shall govern. For completion of all work described in Specifications for the sum of:

***the supplied bid is for work only in the sanctuary, the specifications include the lobby but at the site visit I was directed to consider the sanctuary only and that the first phase of work would be \$7,000.00**

Fifty-One Thousand, Ninety-Two dollars (\$51,092.00) . (please see attached estimate for a price breakdown)

Unit Prices –cost per square foot for plaster repairs **twenty** dollars
(\$23/sq.ft. for plaster over wooden lath and \$13-\$22/sq.ft. for readhesion and repair).

Time of Completion

A. The undersigned agrees, if awarded the contract, to complete the work to the approval of the Architect and Owner by Friday, Sept. 7, 2012, or as mutually agreed upon.



S.A. FISHBURN INC.

399 Old Stagecoach Rd.

Danville, VT 05828

(802) 684-2524

safishburn@gmail.com

Thomas F. Keefe, Architect
Keefe & Wesner Architects, P.C.
PO Box 142 135 S. Pleasant St.
Middlebury, Vt. 05753

4/16/12

Estimate – Plaster Preservation at The Union Church in New Haven Mills, VT

This estimate covers the preservation and restoration of the plaster in the sanctuary of the Union Church located at corner of East St. and River Rd., New Haven Mills, VT. This estimate does not include the foyer.

More than 50% of the plaster on the back or south wall of the sanctuary has failed. The plaster is gone but the wood lath remains. There is another large section of failed plaster in the south western corner. Otherwise the rest of the plaster is heavily cracked and in places delaminating from the lath.

Where the plaster is gone the key's will be cleaned out from between the pieces of lath, the wood lath wet down and new lime/sand/hair plaster applied. The original plaster appears to be a brown coat with a lime putty finish coat that measures close to 3/8" in full thickness. The new plaster will match the original plaster in composition and thickness.

Where the existing plaster is loose and cracked acrylic adhesives will be used to re-adhere the plaster to the lath. This is done by drilling 3/16" holes through the plaster to use as injection ports for the adhesives. Dirt is vacuumed out of the holes and then a pre-wet solution is sprayed into the holes. The adhesive are injected and the plaster pulled back to the lathe by large washers screwed through the plaster and into the lathe. The adhesives are left to cure over night. When the adhesives have cured the washers are removed. The injection holes, cracks and any other damage to the plaster are filled with a lime putty plaster.



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*

May 11, 2012

Brooks H. Barron, Trustee
Union Church of New Haven Mills
1074 North Hollow Road
Rochester, Vermont 05767

RE: Amendment to Historic Preservation Grant #HP12-001, Union Church of New Haven Mills, New Haven, Addison County.

Dear Mr. Barron:

Enclosed is a Grant Agreement Amendment addressing the work by S.A. Fishburn, Inc. for the above project. Please review, sign and return at your earliest convenience. If you have any questions please do not hesitate to contact Judith Williams Ehrlich at 802-828-3049 or judith.ehrlich@state.vt.us.

Sincerely,
VERMONT DIVISION FOR HISTORIC PRESERVATION

A handwritten signature in cursive script that reads "Judith W. Ehrlich".

Judith Williams Ehrlich
Director of Operations



HISTORIC PRESERVATION GRANT AGREEMENT AMENDMENT

GRANTEE: Union Church of New Haven Mills, Inc.

GRANT #: HP12-001

GRANT PROJECT: Repairs to the Union Church of New Haven Mills, New Haven

Grant Agreement #HP12-001, entered into by the Division for Historic Preservation on behalf of the State of Vermont, and by the Union Church of New Haven Mills, Inc. is amended as follows:

Estimated total Project Cost – The estimated project cost under Grant Agreement #HP12-001 page 2, Attachment A, paragraph 3 is amended from \$22,800.00 to \$73,892.00.

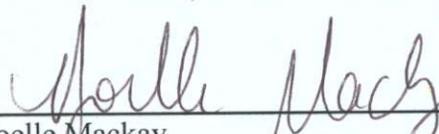
Project Description – The project description under Grant Agreement #HP12-001 page 2, Attachment A, paragraph 5.A. is amended to additionally include work described in the State approved estimate prepared by S.A. Fishburn, Inc., dated April 16, 2012 and submitted by Grantee.

Project Description – The project description under Grant Agreement #HP12-001 page 2, Attachment A, paragraph 5.B. is amended to additionally include work described as follows:

- i. Repair and/or replace in-kind the deteriorated plaster in the sanctuary of the Union Church at New Haven Mills.
- ii. The repair and/or replacement work will be undertaken in a manner consistent with the detailed specifications described in the estimate from S.A. Fishburn dated April 16, 2012 and consistent with the Secretary of the Interior's Standards for Rehabilitation.

All other terms and conditions of Grant Agreement #HP12-001 not hereby amended shall remain in full force and effect.

State of Vermont, Division for Historic Preservation



Noelle Mackay Date 5/25/2012
Commissioner, Department of Economics, Housing and Community Affairs

Grantee:



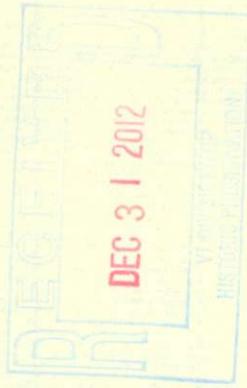
Brooks H. Barron, Trustee Date 05/15/2012



RECEIVED
MAY 25 2012
VT DIVISION FOR
HISTORIC PRESERVATION



Francis H. Moore



1074 North Hollow Road

Rochester VT 05767

December 28, 2012

Ms Judith Erlich, Director of Operations

State of Vermont Division for Historic Preservation

One National Life Drive, Floor 6

Montpelier VT 05620-0501

Dear Judith:

The members of the Board of Trustees and all our members and supporters are pleased to say that our window restoration project is complete. Our heartfelt thanks for the grant you have offered us to help with this project.

I am enclosing with this letter copies of the invoices from the architect who supervised the project, Keefe and Wesner, the window restorer, Jackson Evans of Black Sash Restoration, Sally Fishburn who did plasterwork and Jim Hunt of The Rift Cut who repaired some of the window trim. Also included is the required form listing all invoices and their amounts, as well as a CD of pictures taken before, during and after the restoration. Please note that payment for the last invoice from Jackson Evans of \$8,669.37 was made in with two checks, one for \$2,500 and one for \$6,169.37. Copies of all cancelled checks are also included.

Again, thank you for making these funds available for our use. We appreciate all that the Division does to help make Vermont a beautiful place to live and visit.

Sincerely,

Susan W Barron

President, Union Church of New Haven Mills

1060

APPENDIX I: ACCOUNTING REPORT FORM

GRANTEE: The Union Church of New Haven Mills, Inc.

GRANT #HP12-001

PROJECT NAME: Repairs to the Union Church of New Haven Mills

GRANT AWARD: \$11,400.00

VENDOR	INVOICE DATE	DATE PAID	CHECK NUMBER	DESCRIPTION OF SERVICE	AMOUNT
KEEFE + WESNER	4.5.12	4.12.12	1019	ARCHITECTURAL SERVICES	1,545.72 ✓
JACKSON EVANS (BRACK SASTI)	5.8.12	5.24.12	1021	WINDOW RESTORATION	983.23 ✓
KEEFE + WESNER	5.8.12	5.24.12	1022	ARCHITECTURAL SERVICES	1,677.48 ✓
JACKSON EVANS	6.10.12	6.20.12	1024	WINDOW RESTORATION	1,047.38 ✓
KEEFE + WESNER	7.3.12	7.5.12	1026	ARCHITECTURAL SERVICES	1,290.49 ✓
JA FISHBURN	7.5.12	7.19.12	1027	PLASTER WORK	3,177.00 ✓
JA FISHBURN	8.7.12	8.20.12	1029	PLASTER WORK	3,517.00 ✓

Susan W. Barron
 Grantee Signature and Title

12.19.12
 Date

TOTAL PROJECT COST: \$ see page 2

GRANT PAYMENT REQUESTED: \$ _____

***** SECTION BELOW FOR STATE OF VERMONT USE ONLY *****

Notes/Comments:

PAYMENT AMOUNT APPROVED: \$ _____

Required Attachments: Copies of contractor/vendor invoices []
 Payment verification []
 Photos of completed work []

DEC 6 2012

Dept. ID _____ Date _____

\$ _____
 Grant Payment

Division Approval Signature/Date _____

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APPENDIX I: ACCOUNTING REPORT FORM

GRANTEE: The Union Church of New Haven Mills, Inc.

GRANT #HP12-001

PROJECT NAME: Repairs to the Union Church of New Haven Mills

GRANT AWARD: \$11,400.00

VENDOR	INVOICE DATE	DATE PAID	CHECK NUMBER	DESCRIPTION OF SERVICE	AMOUNT
JA FISHBURN	9.18.12	9.26.12	1031	PLASTER WORK	1,605.80 ✓
KEEFE + WESNER	9.17.12	9.30.12	1032	ARCHITECTURAL SERVICES	953.95 ✓
KEEFE + WESNER	11.21.12	12.7.12	1033	ARCHITECTURAL SERVICES	1,022.96 ✓
THE RIFT COT (JIM MUNT)	11.20.12	12.7.12	1034	TRIM REPAIR	900.00 ✓
JACKSON EVANS	11.12.12	12.17.12	1035	WINDOW REPAIR	2,500.00 ✓
JACKSON EVANS	11.12.12	12.18.12	1036	WINDOW REPAIR	6,169.37 ✓
				Subtotal eligible costs	19,899.98

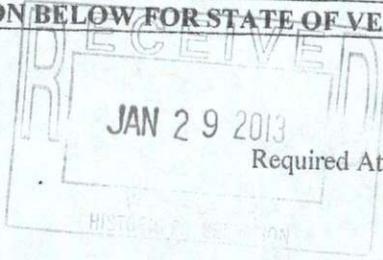
TOTAL PROJECT COST: \$ 26,390.58

GRANT PAYMENT REQUESTED: \$ 9,950.00 *OK to pay*

PAYMENT AMOUNT APPROVED: \$ 9,950.00

***** SECTION BELOW FOR STATE OF VERMONT USE ONLY *****

Notes/Comments:



- Required Attachments:
- Copies of contractor/vendor invoices [✓]
 - Payment verification [✓]
 - Photos of completed work [✓]

Dept. ID

Date

\$ Grant Payment

Division Approval Signature/Date

Carly

POOR QUALITY

ORIGINAL c/o



APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702

(Instructions on reverse side) PAGE ONE OF PAGES

TO (OWNER): Preservation Society of the Union Church of New Haven Mills

PROJECT: Mills Church Window Restoration

APPLICATION NO: 1

- Distribution to:
- OWNER
 - ARCHITECT
 - CONTRACTOR
 -
 -

PERIOD TO: May 10

FROM (CONTRACTOR): Black Sash Restoration Jackson Evans

VIA (ARCHITECT): Keefer Wesner Architects P.C.

ARCHITECT'S PROJECT NO: 12-102

CONTRACT FOR: window restoration

CONTRACT DATE: Feb 28, 2012

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner		TOTAL		
Approved this Month				
Number	Date Approved			
1	4/20/12	7900		
TOTALS		7900		
Net change by Change Orders		11,600 900		

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 10,700
2. Net change by Change Orders \$ 900
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 11,600
4. TOTAL COMPLETED & STORED TO DATE \$ 1,092.50
(Column G on G703)
5. RETAINAGE:
 - a. 10% of Completed Work \$ 109.25
(Column D + E on G703)
 - b. 10% of Stored Material \$ —
(Column F on G703)
 Total Retainage (Line 5a + 5b or Total in Column I of G703) \$ 109.25
6. TOTAL EARNED LESS RETAINAGE \$ 983.25
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ —
8. CURRENT PAYMENT DUE \$ 983.25
9. BALANCE TO FINISH, PLUS RETAINAGE \$ 10,616.25
(Line 3 less Line 6)

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Jackson Evans
By: Jackson Evans Date: 5/08/2012

State of: Vermont County of: Orange
Subscribed and sworn to before me this _____ day of _____, 19____
Notary Public:
My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 983.25
(Attach explanation if amount certified differs from the amount applied for.)
ARCHITECT: Thomas Ho
By: Thomas Ho Date: 5/14/12
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 1

APPLICATION DATE: 5/10/12

PERIOD TO: MAY 10

ARCHITECT'S PROJECT NO.: 12-102

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE) RATE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G ÷ C)			
1	Site work: sash removal (4 windows on north elevation) including installation of blackouts, paint removal, painting	2600		532.50		532.50	20%	2067.5	206.75 53.25
2	shop work - deglazing, paint removal, repairs, painting, reglazing	9000		560.00		560	6%	8440	844.00 56.00
		11,600		1092.50		1092.50	26%	10507.50	109.25



POOR QUALITY

ORIGINAL c/o

APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702



TO (OWNER): Preservation Society of the Union
Church of New Haven Mills

PROJECT: Mills Church Window Restoration

APPLICATION NO: 2

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

PERIOD TO: June 10

FROM (CONTRACTOR): Black Sash Restoration
Jackson Evans

VIA (ARCHITECT): Keele & Wesner Architects
P.C.

ARCHITECT'S
PROJECT NO: 12-102

CONTRACT FOR: window restoration

CONTRACT DATE: Feb 28, 2012

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner		TOTAL		
Approved this Month				
Number	Date Approved			
1	4/20/12	\$900		
TOTALS		\$900		
Net change by Change Orders		\$900		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:
By: Jackson Evans Date: 6/10/2012

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

- ORIGINAL CONTRACT SUM \$ 10,700
- Net change by Change Orders \$ 900
- CONTRACT SUM TO DATE (Line 1 ± 2) \$ 11,600
- TOTAL COMPLETED & STORED TO DATE \$ 2256.25
(Column G on G703)
- RETAINAGE:
 - 10 % of Completed Work \$ 225.62
(Column D + E on G703)
 - ___ % of Stored Material \$ _____
(Column F on G703)
 Total Retainage (Line 5a + 5b or Total in Column I of G703) \$ 225.62
- TOTAL EARNED LESS RETAINAGE \$ 2030.63
(Line 4 less Line 5 Total)
- LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 982.25
- CURRENT PAYMENT DUE \$ 1047.38
- BALANCE TO FINISH, PLUS RETAINAGE \$ 979.99
(Line 3 less Line 6)

State of: Vermont County of: Orange
Subscribed and sworn to before me this _____ day of _____, 19____
Notary Public:
My Commission expires:

AMOUNT CERTIFIED \$ 1047.38
(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT: [Signature] Date: 6/18/12

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 2
 APPLICATION DATE: 6/10/2012
 PERIOD TO: 6/10/2012
 ARCHITECT'S PROJECT NO.: 12-102

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE) RATE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	Shop work - deglazing, paint removal, repairs painting, reglazing	9000	560	1163.75	—	1723.75	13%	7276.25	1163.75 900
	Site work - paint scraping, repairs, painting, et	2600	532.50	—	—	532.50	20%	2067.5	260 260
		11,600	1092.50	1163.75	—	2256.25	33%	9343.75	1,160.00



S·A·fISHBURN INC.
399 Old Stagecoach Rd.
Danville, VT 05828
(802) 684-2524
safishburn@gmail.com

The Preservation Society of the Union Church
Of New Haven Mills
c/o Brooks Barron, Trustee
1074 North Hollow Rd.
Rochester, VT 05767

Keffe and Wesner, Architects, P.C.
135 S. Pleasant St.
P.O. Box 142
Middlebury, VT 05753

7/5/12

Invoice – Plaster Preservation Work completed 6/25/12 – 6/29/12

Materials: \$120.95

Labor: \$3,056.35

Total Due: \$3,177.20

Thank You



S·A·*f*ISHBURN INC.
399 Old Stagecoach Rd.
Danville, VT 05828
(802) 684-2524
safishburn@gmail.com

The Preservation Society of the Union Church
Of New Haven Mills
c/o Susan Barron, Trustee
1074 North Hollow Rd.
Rochester, VT 05767

Keefe and Wesner, Architects, P.C.
135 S. Pleasant St.
P.O. Box 142
Middlebury, VT 05753

8/7/12

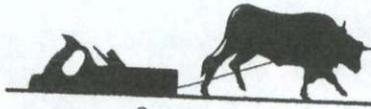
Invoice – Plaster Preservation Work completed 7/30/12 – 8/3/12

Materials: \$142.00

Labor: \$3,375.00

Total Due: \$3,517.00

Thank You



S·A·fISHBURN INC.
399 Old Stagecoach Rd.
Danville, VT 05828
(802) 684-2524
safishburn@gmail.com

The Preservation Society of the Union Church
Of New Haven Mills
c/o Susan Barron, Trustee
1074 North Hollow Rd.
Rochester, VT 05767

Keefe and Wesner, Architects, P.C.
135 S. Pleasant St.
P.O. Box 142
Middlebury, VT 05753

9/18/12

Invoice – Plaster Preservation Work completed 8/22/12 – 8/24/12

Labor: \$1,605.80

Total Due: \$1,605.80

Thank You



THE RIFT CUT
Custom Woodworking and Cabinetry

JIM HUNT

HISTORICAL RESTORATION & ARCHITECTURAL MILLWORK
P.O. Box 702 • MIDDLEBURY, VT 05753 • (802) 388-4145



RECEIVED
NOV 26 2012

Sold To: Susan + Brooks Berman

Union Church of New Haven Mills

1074 North Hollow Rd Rochester, VT
05767

ORDERED BY	SHIPPED BY	TERMS	DATE
			11-20-12
QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	- Repair or Replace - corner column bottoms - Clapboards		900. ⁰⁰
		SUBTOTAL	900. ⁰⁰
		TAX	—
		TOTAL	900. ⁰⁰
		(DEPOSIT)	(—)
		BALANCE DUE	900. ⁰⁰

Approved for payment.
[Signature] 11/26/12

TO (OWNER): *Preservation Society of the Union
Church of New Haven Mills*

PROJECT: *Mills Church Window Restoration*

APPLICATION NO: *3 of 3*

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM (CONTRACTOR): *Black Sash Restoration
Jackson Evans*

VIA (ARCHITECT): *Keefe & Warner Architects
P.C.*

PERIOD TO: *Nov. 2*

ARCHITECT'S
PROJECT NO: *12-102*

CONTRACT FOR: *Window Restoration*

CONTRACT DATE: *Feb 26, 2012*

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

CHANGE ORDER SUMMARY			ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner				
<i>2</i>	TOTAL	<i>1</i>	<i>1</i>	
Approved this Month				
Number	Date Approved			
<i>1</i>	<i>4/20/2012</i>	<i>900</i>		
<i>2</i>	<i>9/12/2012</i>		<i>900</i>	
TOTALS		<i>900</i>	<i>900</i>	
Net change by Change Orders			<i>0</i>	

- 1. ORIGINAL CONTRACT SUM \$ *10,700*
- 2. Net change by Change Orders \$ *0*
- 3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ *10,700*
- 4. TOTAL COMPLETED & STORED TO DATE \$ *10,700*
(Column G on G703)
- 5. RETAINAGE:
 - a. *10* % of Completed Work \$ *1,070*
(Column D + E on G703)
 - b. ___ % of Stored Material \$ *-*
(Column F on G703)
 - Total Retainage (Line 5a + 5b or Total in Column I of G703) \$ *1,070*
- 6. TOTAL EARNED LESS RETAINAGE \$ *9,630*
(Line 4 less Line 5 Total)
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ *2,030.63*
- 8. CURRENT PAYMENT DUE \$ *7,599.37*
- 9. BALANCE TO FINISH, PLUS RETAINAGE \$ *10,700.00*
(Line 3 less Line 6)

State of: _____ County of: _____
 Subscribed and sworn to before me this _____ day of _____, 19____
 Notary Public:
 My Commission expires:

AMOUNT CERTIFIED \$ *8,669.37*
 (Attach explanation if amount certified differs from the amount applied for.)
 ARCHITECT: _____

By: _____ Date: *11-16-12*
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:
 By: *Jackson Evans* Date: *12/12/2012*

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 3

APPLICATION DATE: 11/13/2012

PERIOD TO: Nov. 2, 2012

ARCHITECT'S PROJECT NO.: 12-102

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C-G)	I RETAINAGE (IF VARIABLE) RATE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		%	(G ÷ C)		
	Shop work - deglazing, paint removal, repairs, reglazing, paint	9000	1723.75	7276.25	—	9000.00	100%	0	900
	site work - paint scraping, repairs to trim, prep and paint	1700	532.5	1167.50	—	1700.00	100%	0	170
		10700.00	2256.25	8443.75	—	10700.00	100%	0	1070



AIA DOCUMENT G703 • CONTINUATION SHEET FOR G702 • 1992 EDITION • AIA® • ©1992 • THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006-5292 • WARNING: Unlicensed photocopying violates U.S. copyright laws and will subject the violator to legal prosecution.

G703-1992

CAUTION: You should use an original AIA document which has this caution printed in red. An original assures that changes will not be obscured as may occur when documents are reproduced.

Ehrlich, Judith

From: Tom Keefe [tom@keefeandwesner.com]
Sent: Tuesday, February 19, 2013 3:29 PM
To: Ehrlich, Judith
Subject: Mills Church grant funds

Hi Judith:

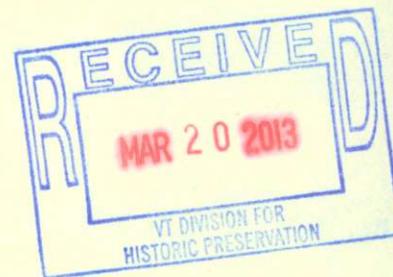
I'm following up on our phone conversation on Jan.28, to see if you've had a chance to review the Grant Fund use at Mills Church; we are asking to use ~ \$1,400 of the grant to help defray costs for architectural work for the plaster repairs (specs; bid procedures; selection of Sally Fishburn and oversight of her work on the Church) that was added to the scope when we were able to get such a good price for the windows work. I understood from phone conversations you & I had last Spring that this was an authorized use of these funds, and told the Owners so; they have borrowed money to cover costs and are hoping to get some help from this grant. Thanks for your efforts on our behalf; please let me know if you need additional information - I've got pretty thorough records and can probably find whatever it is, I know you are all out of your 6th floor offices for a couple of weeks; I hope this doesn't hinder you too much!
Best regards-
Tom

Thomas F. Keefe
Keefe & Wesner Architects, P.C.
135 South Pleasant Street
Middlebury, Vermont 05753
802-388-6210

• Notices from Act 250 PSB
• James X. Chester (ER mg.)

BROOKS H. BARRON
REAL ESTATE

1074 North Hollow Road
Rochester, VT 05767-9607



March 18, 2013

Ms. Caitlin Corkins
State of Vermont
Division for Historic Preservation
One National Life Drive, Floor 6
Montpelier, VT 05620-05501

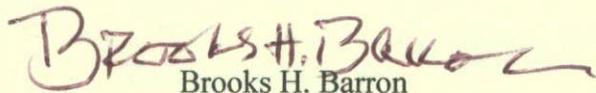
Re: Amendment # 2 to Historic Preservation Grant # HP12-0021, Union Church of New Haven Mills, New Haven, Addison County.

Dear Ms. Corkins:

Enclosed please find the document mentioned above, that I have signed, dated and now return to you.

Please advise should there be anything else we should be doing to advance the cause.

Thank you,


Brooks H. Barron

Enclosures

CC: Susan W. Barron

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

HISTORIC PRESERVATION GRANT AGREEMENT AMENDMENT #2

GRANTEE: Union Church of New Haven Mills, Inc.

GRANT #: HP12-001

GRANT PROJECT: Repairs to the Union Church of New Haven Mills, New Haven

Grant Agreement #HP12-001, entered into by the Division for Historic Preservation on behalf of the State of Vermont, and by the Union Church of New Haven Mills, Inc. on April 30, 2012 and amended by a Historic Preservation Grant Agreement Amendment on May 25, 2012, is further amended as follows:

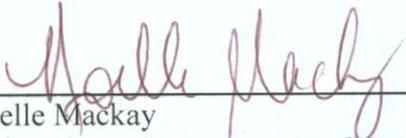
Project Description – The project description under Grant Agreement #HP12-001 page 2, Attachment A, paragraph 5.A and on page 1 of the Historic Preservation Grant Agreement Amendment is amended to additionally include work described in the State approved invoices for Architectural Services, dated May 8, 2012; July 3, 2012; September 17, 2012; and November 21, 2012 and submitted by Grantee.

Project Description – The project description under Grant Agreement #HP12-001 page 2, Attachment A, paragraph 5.B. is amended to additionally include work described as follows:

- i. Prepare bid documents for plaster repairs and coordinate bidder site visits;
- ii. Develop revised budget and prepare contract for plaster repairs;
- iii. Conduct site inspections of plaster repair work;
- iv. Coordinate additional carpentry repairs, including revising scope of work, site visits and contracts.

The preceding Amendment which increases the scope of eligible work for this Historic Preservation Grant project is granted as a result of the architectural sensitivity of the plaster to be repaired at the Union Church building, requiring the services of a qualified preservation architect. All other terms and conditions of Grant Agreement #HP12-001 not hereby amended shall remain in full force and effect.

State of Vermont, Division for Historic Preservation

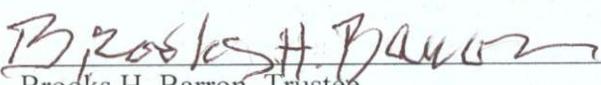


Noelle Mackay
Commissioner, Department of Economics, Housing and Community Affairs

3/20/13

Date

Grantee:



Brooks H. Barron, Trustee

3/16/2013

Date



APPENDIX I: ACCOUNTNG REPORT FORM

GRANTEE: The Union Church of New Haven Mills, Inc.

GRANT #HP12-001

PROJECT NAME: Repairs to the Union Church of New Haven Mills

GRANT AWARD: \$11,400.00

VENDOR	INVOICE DATE	DATE PAID	CHECK NUMBER	DESCRIPTION OF SERVICE	AMOUNT
Keefe & Wesner Architects	5/8/12	5/24/12	1022	Architectural Svcs.	1677.48
"	7/3/12	7/15/12	1026	Architectural Svcs.	1290.49
"	9/17/12	9/30/12	1032	Architectural Svcs.	953.95
"	11/21/12	12/7/12	1033	Architectural Svcs.	1022.96

eligible
TOTAL PROJECT COST: \$ 3,150.00

on file
Grantee Signature and Title

3/21/13
Date

GRANT PAYMENT REQUESTED: \$ 1,450.00

***** SECTION BELOW FOR STATE OF VERMONT USE ONLY *****

Notes/Comments:

PAYMENT AMOUNT APPROVED: \$ 1,450.00
OK to pay

- Required Attachments:
- Copies of contractor/vendor invoices
 - Payment verification
 - Photos of completed work

Dept. ID

Date

\$ _____
Grant Payment

Cassidy
Division Approval Signature/Date

KEEFE & WESNER ARCHITECTS, P.C.
ARCHITECTURE & PLANNING

INVOICE FOR ARCHITECTURAL SERVICE

Project: Mills Church

Date: May 8, 2012

Architect's Project No: 12-102

Invoice No: 2

To: Susan Baron
VT. Country Properties
1074 North Hollow Rd.
Rochester, VT 05767

There is due at this time for architectural services and reimbursable items on the above Project, the sum of:

ONE THOUSAND SIX HUNDRED SEVENTY SEVEN AND 48/100THS **\$1677.48**

Principal	16.00	x	\$100/Hr.	\$	1600.00
Draftsman	0.00	x	\$50/Hr.		0.00
Office Staff	1.00	x	\$30/Hr.		30.00
Total:				\$	1630.00

Reimbursables (postage, mileage, etc.): 47.48

Total \$1677.48

Description of Work : March 20, 2012 through April 29, 2012

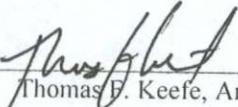
Basic Services:

A. WINDOWS (Principal 2 hrs.) -

- Start of construction meeting;
- coordinate insurance and other paperwork;
- misc. e-mail and phone communications.

B. ADDITIONAL SERVICES - Plaster Repairs (Principal 14 hrs.)

- Prepare Bid Documents, pre-qualify 6 bidders and invite to bid;
- Coordinate 4 bidder site visits, issue Addendum, receive, review and forward bids with written recommendation to Owner.
- Misc. e-mail and phone communications with Owners, DHP, bidders.
- Coordinate added woodwork repairs documentation, pricing and provide Change Order.

By: 
Thomas F. Keefe, Architect

Date: 5/9/12

NET 30 DAYS. PLEASE MAKE CHECKS PAYABLE TO KEEFE & WESNER ARCHITECTS, P.C. AT THE NORTH BENNINGTON OFFICE; THANK YOU.

☐ P.O. Box 367 North Bennington, Vermont 05257-0367
Phone: 802.447.1724 Fax: 802.447.7580
Email: mark@keefeandwesner.com

☐ P.O. Box 142 Middlebury, Vermont 05753
Phone: 802.388.6210 Fax: 802.388.6210
Email: tom@keefeandwesner.com

KEEFE & WESNER ARCHITECTS, P.C.
ARCHITECTURE & PLANNING

INVOICE FOR ARCHITECTURAL SERVICE

Project: Mills Church

Date: July 3, 2012

Architect's Project No: 12-102

Invoice No: 3

To: Susan Baron
VT. Country Properties
1074 North Hollow Rd.
Rochester, VT 05767

There is due at this time for architectural services and reimbursable items on the above Project, the sum of:

ONE THOUSAND TWO HUNDRED NINETY AND 49/100THS **\$1290.49**

Principal	12.00	x	\$100/Hr.	\$ 1200.00
Draftsman	0.00	x	\$50/Hr.	0
Office Staff	1.00	x	\$30/Hr.	30.00
Total:				<u>\$ 1230.00</u>

Reimbursables (postage, mileage, etc.): 60.49

Total \$1290.49

Description of Work : April 30, 2012 through June 30, 2012

Basic Services:

A. WINDOWS (Principal 6.25 hrs.) -

- Phone and email contacts w/ contractor, Owners;
- Arrange and attend Shop inspection (6/18), take photos, review work, certify Application for Payment #2, provide Field Report.

B. PLASTER REPAIRS (Principal 5.75 hrs.)

- Coordinate DHP approval of Bid;
- Develop revised budget (5/4) and provide to Owners;
- Prepare and distribute Contract for Construction with Sally Fishburn;
- Coordinate lodging for SF;
- Schedule start of work;
- Site inspection of work in progress (6/29).

By: _____

Thomas F. Keefe, Architect

Date: _____

7/3/12

NET 30 DAYS. PLEASE MAKE CHECKS PAYABLE TO KEEFE & WESNER ARCHITECTS, P.C. AT THE NORTH BENNINGTON OFFICE; THANK YOU.

☐ P.O. Box 367 North Bennington, Vermont 05257-0367
Phone: 802.447.1724 Fax: 802.447.7580
Email: mark@keefeandwesner.com

☐ P.O. Box 142 Middlebury, Vermont 05753
Phone: 802.388.6210 Fax: 802.388.6210
Email: tom@keefeandwesner.com

KEEFE & WESNER ARCHITECTS, P.C.
ARCHITECTURE & PLANNING

INVOICE FOR ARCHITECTURAL SERVICE

Project: Mills Church

Date: September 17, 2012

Architect's Project No: 12-102

Invoice No: 4

To: Susan Baron
VT. Country Properties
1074 North Hollow Rd.
Rochester, VT 05767

There is due at this time for architectural services and reimbursable items on the above Project, the sum of:

NINE HUNDRED FIFTY THREE AND 95/100THS **\$953.95**

Principal	9.00	x	\$100/Hr.	\$	900.00
Draftsman	0.00	x	\$50/Hr.		0.00
Office Staff	1.00	x	\$30/Hr.		30.00
Total:				\$	930.00

Reimbursables (postage, mileage, etc.): 23.95

Total \$953.95

Description of Work : July 1, 2012 through September 12, 2012

Basic Services:

Window repairs: (Principal 2 hrs.) -

- Oversight for windows: contact Jackson; review his revised schedule, provide written guidance
- Write change order to remove woodwork from scope

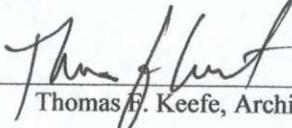
Plaster Repairs: (Principal 6 hrs.)

- Oversight for plaster work: site visit/inspection 8/1 & 8/4; provide field reports
- Review/process application for payment

Additional Services: (Principal: 1hr)

- Contact Jim Hunt; meeting with Jim to review scope of woodwork repairs
- Provide sketch

Job Status: Plaster complete; windows making slow progress

By: 
Thomas F. Keefe, Architect

Date: 9/17/12

NET 30 DAYS. PLEASE MAKE CHECKS PAYABLE TO KEEFE & WESNER ARCHITECTS, P.C. AT THE NORTH BENNINGTON OFFICE; THANK YOU.

P.O. Box 367 North Bennington, Vermont 05257-0367
Phone: 802.447.1724 Fax: 802.447.7580

P.O. Box 142 Middlebury, Vermont 05753
Phone: 802.388.6210 Fax: 802.388.6210

KEEFE & WESNER ARCHITECTS, P.C.
ARCHITECTURE & PLANNING

INVOICE FOR ARCHITECTURAL SERVICE

Project: Mills Church

Date: November 21, 2012

Architect's Project No: 12-102

Invoice No: 5

To: Susan Baron
VT. Country Properties
1074 North Hollow Rd.
Rochester, VT 05767

There is due at this time for architectural services and reimbursable items on the above Project, the sum of:

ONE THOUSAND TWENTY TWO DOLLARS AND 96/100THS **\$1,022.96**

Principal	9.75	x	\$100/Hr.	\$	975.00
Draftsman	0.00	x	\$50/Hr.		0.00
Office Staff	1.00	x	\$30/Hr.		30.00
Total:				\$	1005.00

Reimbursables (postage, copies, mileage, etc.): 17.96

Total \$1022.96

Description of Work : September 13, 2012 through

Basic Services:

Window repairs: (Principal 4 hrs.) -

- Punch list inspection 11/1; provide written field report
- Final inspection 11/8, provide written field report on unfinished details and resolution
- Call contractor, confirm plan for completing final details
- Review final billing; process application for payment and forward to Owners
- Finish report to Judith Ehrlich
- Project closeout

Plaster Repairs: (Principal .75 hrs.)

- Filing records/communications
- Project closeout

Additional Services: (Principal: 5hr)

- Meeting with Jim Hunt; prepare short form Contract and distribute for signatures, copy to Owners
- Coordinate start of work, return of deteriorated pieces from JE
- Prepare change order to remove scope from JE and distribute for signatures
- Meeting with Jim at site, review details of repairs (11/1)
- Phone and email communications with SB on final details
- Project closeout

Job Status: complete

By: _____

Thomas F. Keefe, Architect

Date: _____

11/21/12

NET 30 DAYS. PLEASE MAKE CHECKS PAYABLE TO KEEFE & WESNER ARCHITECTS, P.C. AT THE NORTH BENNINGTON OFFICE; THANK YOU.

□ P.O. Box 367 North Bennington, Vermont 05257-0367
Phone: 802.447.1724 Fax: 802.447.7580
Email: mark@keefeandwesner.com

□ P.O. Box 142 Middlebury, Vermont 05753
Phone: 802.388.6210 Fax: 802.388.6210
Email: tom@keefeandwesner.com

KEEFE & WESNER ARCHITECTS, P.C.
ARCHITECTURE & PLANNING

INVOICE FOR ARCHITECTURAL SERVICE

Project: Mills Church

Date: April 5, 2012

Architect's Project No: 12-102

Invoice No: 1

To: Susan Baron
VT. Country Properties
1074 North Hollow Rd.
Rochester, VT 05767

There is due at this time for architectural services and reimbursable items on the above Project, the sum of:

ONE THOUSAND FIVE HUNDRED FORTY FIVE AND 72/100THS **\$1545.72**

Principal	15.00	x	\$100/Hr.	\$ 1500.00
Draftsman	0.00	x	\$50/Hr.	0.00
Office Staff	1.00	x	\$30/Hr.	30.00
Total:				<u>\$ 1530.00</u>

Reimbursables (postage, mileage, etc.): 15.72

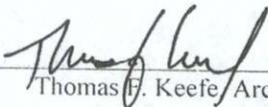
Total \$1545.72

Description of Work : January 18, 2012 through March 19, 2012

Basic Services:

- Prepare Project Manual with Bid Procedures, General and Supplemental Conditions and Specifications, provide to Owners for review/approval;
- Pre-qualify 3 bidders, coordinate and attend Bidders Meeting 1/31, Field Report #1;
- Issue Addendum #1;
- Receive, review, and forward bids to Owners with recommendations;
- Prepare Contract for Construction and distribute;
- Contact DHP and negotiate use of additional funds for additional work;
- Clarify insurance requirements.
- Coordinate start of Construction (postponed to 4/2/12);
- Provide clarification of procedures to Contractor.

Status: Construction to begin 4/2/12; added work (plaster, woodwork, to be coordinated – will invoice separately.)

By: 
Thomas F. Keefe, Architect

Date: 4/5/12

NET 30 DAYS. PLEASE MAKE CHECKS PAYABLE TO KEEFE & WESNER ARCHITECTS, P.C. AT THE NORTH BENNINGTON OFFICE; THANK YOU.

P.O. Box 367 North Bennington, Vermont 05257-0367
Phone: 802.447.1724 Fax: 802.447.7580
Email: mark@keefeandwesner.com

P.O. Box 142 Middlebury, Vermont 05753
Phone: 802.388.6210 Fax: 802.388.6210
Email: tom@keefeandwesner.com

2012 Historic Preservation Grant Application Summary Sheet

DHP Grant # HP12-001

Applicant Name(s) Susan W. Barron, President
Union Church of New Haven Mills
1074 North Hollow Road
Rochester, Vermont 05767
802- 767-3398
Robert.rodgers@uvm.edu

Building/Project Name: Union Church of New Haven Mills

Project Location: Intersection of East Street and River Rd, New Haven
New Haven/Addison County

Date of Construction: 1851

Proposed Work: Window and Sash Conservation

Total Project Cost: \$22,800.00

Amount Requested: \$ 11,400.00

Match in hand? Yes

Previous DHP Grants: Yes--1990

SR/NR Listed? Both

Comments: From the application, "The town of New Haven Mills was abandoned after the 1927 flood and several fires at the mill, leaving the church without a congregation. In the late 1830's a Middlebury College student named Burt Rolfe began restoring the building and holding services. Following his death in WWII, neighbors have continued using and the restoring the church to this day." The Congregation has installed a new foundation and replaced the roof—window repair is the last structural repair before they begin restoring shutters, repairing the tower and tower roof, undertaking repairs to the exterior trim, painting the entire building, restoring and painting the tin ceiling and repair/replacement and painting of plaster walls. "Friends of the Mills Church" group was formally organized in 2010. Application contains a PTV report from Keefe and Wesner dated 2008 and a project estimate from The Rift Cut dated May 11, 2011 (both scanned).

*Shoreham
Wilcox - Cutts
Drwell*

2012 State Historic Preservation **Grant Application**

***** PLEASE READ THE FOLLOWING! *****

- **It is very important that you read the entire manual before completing your application. The manual contains directions to help you respond to each section below and clarifies what information is required.**
- **Answers to all these questions will be used to score your application. Please be sure to fill in your answers completely and carefully.**
- **You must keep the answers within the space allocated. You can submit supplemental information but the information must be summarized in the application.**

1. APPLICANT

Name/Title: Susan W Barron, President, Union Church of New Haven Mills, Inc
Address: 1074 North Hollow Road
City: Rochester State:VT Zip Code: 05767
Daytime phone : 802 767.3231
E-mail Address: susan@brooksbarron.com

2. PERSON AUTHORIZED TO EXECUTE CONTRACTS FOR APPLICANT

Name/Title: Brooks H Barron, Trustee, as authorized by the Board of Trustees
Address: 1074 North Hollow Road
City: Rochester State: VT Zip Code:05767
Daytime phone : 802 767.3398
Email address: barronre@together.net

3. PERSON AUTHORIZED TO ADMINISTER THE PROJECT

Name/Title:Robert Rodgers, Trustee, as authorized by the Board of Trustees
Address: 2284 South Street
City: New Haven State: VT Zip Code: 05472
Daytime phone: 802 453.2183/802 656.4626
Email address: robert.rodgers@uvm.edu

4. PROPERTY NAME AND LOCATION

Name: Union Church of New Haven Mills
Address: Intersection of East Street and River Road, New Haven VT

5. PROPERTY OWNER (if different from applicant)

Name: Union Church of New Haven Mills, Inc

Address: 1074 North Hollow Road, Rochester VT 05767

Ownership Status (check one):

Municipality Non-Profit Other (explain)

6. BUILDING INFORMATION

6A. Date(s) of Original Construction (approximate): 1851

6B. Original Building Type:

House Barn Church Town Hall School Commercial
 Other (explain):

6C. Is the building listed on the State Register of Historic Places?

Yes No Unknown

6D. Is the building listed on the National Register of Historic Places?

Yes No Unknown

6E. Has any previous rehabilitation work on this building been funded with a State Historic Preservation Grant?

Yes No If yes please comment:

7. DESCRIPTION OF BUILDING

7A. Briefly describe the building and give a short summary of its history: The "Mills Church" has been described as the best example of Greek Revival architecture in Addison County. The town of New Haven Mills was abandoned after the 1927 flood and several fires at the mill, leaving the church without a congregation. In the late 1930's a Middlebury College student named Burt Rolfe began restoring the building and holding services. Following his death in WWII, neighbors have continued using and restoring the church to this day.

7B. What was the original use of the building? Church and meeting house for the town of New Haven Mills

7C. What is the current use of the building? Church services in summer, weddings, concerts, public meetings and as a scenic outdoor rest stop for travelers

7D. If the building is rehabilitated, will it have a new use? No

7E. Describe any changes made necessary by the current or proposed use: **None**

8. PREVIOUS WORK

Describe any work that has been performed on the building in the last five years: Temporary concrete steps replaced wooden ones. For safety, railings were installed on the sides.

9. FUTURE WORK

Describe any additional work that needs to be done following the completion of this

project:

The immediate project is for window and sash repair and conservation - the last vital step in maintaining the building's structural integrity. Less urgent but still necessary major work remains for the future. Repairing, painting and re-hanging exterior shutters are the next priority. Repairs to sills, cornerboards and clapboards are needed, minor repairs to the tower, exterior paint, interior plastering and painting and tin ceiling repair.

10. PRESERVATION OF HISTORIC FEATURES

THIS IS A VERY IMPORTANT PART OF THE APPLICATION! Be sure to carefully read and follow the guidelines in the Grant Manual before completing this section.

Summarize why this project is needed. If this is part of a larger rehabilitation project, briefly describe the overall scope of the project and indicate what work would be funded with a 2012 Historic Preservation Grant:

Over the past 20 years, our organization has carefully prioritized the steps for preserving the Mills Church. In 1992, we poured a four foot deep foundation wall to stabilize the building (it had only a stone foundation originally) and replaced the foundation stones as they had been since 1851. Later that year we replaced the roof with standing seam metal. Conserving the sash and frames of the windows is the last step in preserving the building's structural integrity.

Roof

•Condition: Sound, installed in 1992

•Proposed Repairs: none

•Estimated Cost: NA

Frames and Structure

•Condition: Generally sound

•Proposed Repairs: none

•Estimated Cost: NA

x **Exterior (siding, trim, etc.)**

•Condition: Generally good

•Proposed Repairs: Repair or replace rotted wood on pilaster bases. Repair open joints in tower cornices and trim. Paint building and tower.

•Estimated Cost: \$5,000 repairs/\$30,000 painting

x **Interior (plaster, trim, rooms etc.)**

•Condition: Poor - Four hundred square feet of plaster fell off the walls when the concrete foundation was installed and the building was made plumb.

•Proposed Repairs: Replace missing plaster according to the Secretary's guidelines using like materials. Replace rusted ceiling panels. Paint interior.

•Estimated Cost: \$35,000-\$50,000

Windows, doors

•Condition: Very poor - top priority for the building's structural integrity and continued existence.

•Proposed Repairs: Repair and paint window frames and sash according to the

Secretary's guidelines (see attachment).

•Estimated Cost: \$22,800

Foundation (masonry)

•Condition: Good - replaced in 1992

•Proposed Repairs: none

•Estimated Cost: NA

Special features (steeple, cupolas, porches, etc.)

•Condition: Tower - Generally good

•Proposed Repairs: Rust inhibiting primer and paint on tower roof, reattach crown cornice, resecure boards and paint tower.

•Estimated Cost: \$10,000

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

•Condition: Very good - drainage improved in 1992

•Proposed Repairs: none

•Estimated Cost: NA

Other (additional conditions that affect the building)

•Condition: Although not a part of this project, the exterior shutters are an important part of window conservation. When hung and closed, they will preserve work done to window frames and sash.

•Proposed Repairs: The shutters have been removed and need minor repairs as well as primer, paint and appropriate hardware for hanging.

•Estimated Cost: \$8,000

11. PRESERVATION PLANS, REPORTS OR EVALUATIONS OF THE CONDITIONS OF THE BUILDING

Please include a copy of any plans, reports or evaluations with your application.

DOCUMENT NAME: Preliminary Diagnostic Report

WHO CONDUCTED STUDY: Thomas Keefe, Architect

DATE: January 7, 2008 (M/d/yyyy)

COPY ENCLOSED W/APPLICATION? yes no

DOCUMENT NAME: Building Description and Statement of Significance

WHO CONDUCTED STUDY: Lee Moffitt, UVM student

DATE: circa 1980 (M/d/yyyy)

COPY ENCLOSED W/APPLICATION? yes no

12A. Summarized Work Description and Estimated Cost(s) Table

WORK DESCRIPTION IN PRIORITY ORDER	ESTIMATED COST	Check here if the work item will be paid for with HP Grant Funds
1. Window and sash conservation	22,800	X
Shutter restoration	8,000	<input type="checkbox"/>
Repair tower and tower roof	10,000	<input type="checkbox"/>
Exterior repairs and paint	35,000	<input type="checkbox"/>
Restore and paint tin ceiling	20,000	<input type="checkbox"/>
Plaster repair, replacement and painting	30,000	<input type="checkbox"/>
7.	\$	<input type="checkbox"/>
8.	\$	<input type="checkbox"/>
TOTAL ESTIMATED PROJECT COST:	125,800	

12B. GRANT REQUEST AND MATCH AMOUNT

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

GRANT AMOUNT REQUESTED	\$11,400
MATCHING AMOUNT IN-HAND	12,000

12C. MATCHING AMOUNT SUMMARY

REMINDER: Matching funds must be in-hand at the time of application.

SOURCE OF MATCHING FUNDING	AMOUNT
Checking account and CD's	12,000
	\$
	\$
TOTAL AMOUNT OF MATCHING FUNDING:	\$12,000

12D. SOURCE(S) OF ADDITIONAL FUNDS

SOURCES OF ADDITIONAL FUNDS	AMOUNT	IN-HAND or NOT-IN-HAND?
Cash advanced by individuals	6,000	X
Commitment from National Bank of Middlebury	6,000	X

12E. ADDITIONAL BUDGET COMMENTS

13. FINANCIAL NEED:

Applicant must demonstrate the need for state funding for this project: There is no congregation. The building has been supported, partially restored and cared for since 1927 by friends and neighbors. Fund raising from the community alone will not raise enough cash to save these windows.

14. PUBLIC BENEFIT

14A. Is the building open to and/or used by the public? Yes No

If yes, please describe: It is available for concerts, weddings, public meetings. Two church services are held by the New Haven UCC. Travelers are invited to enjoy a respite at the picnic tables in the church yard.

If no, please describe any plans for public use:

14B. How is the building important to the history of the community? New Haven Mills was once a thriving village. It was swept away in the flood of 1927, never to be rebuilt. The Mills Church and five other buildings represent a way of life that no longer exists.

14C. How is the building an important symbol for the community? The Mills Church sits atop a knoll overlooking New Haven Mills. It and the Lampson School across East Street, represent the civic center of a nineteenth century village.

14D. Is the building a local landmark? Absolutely! It sits prominently on the highest point of land in New Haven Mills and is frequently photographed.

14E. Is the building visible from public places? Yes. It is at the intersection of two well-traveled roads - East Street and River Road.

14F. Does the community support the project? Are other organizations involved in the project: All support for 84 years has come from friends and neighbors. Churches in New Haven and Bristol support our efforts. Beeman Elementary School based a history project on the church.

15. ACCESSIBILITY FOR PERSONS WITH DISABILITIES

Is the building handicapped accessible? No

If yes, please describe:

If no, please describe any plans to make to make it accessible? We are planning a historically correct, handicapped accessible front entry.

16. DESIGNATED DOWNTOWNS

Is your building in a downtown designated under the Downtown Development Act?

Yes No

17. REQUIRED ATTACHMENTS

The following attachments are required parts of the grant application. See Grant Manual for a full description of each item. Incomplete applications will not be considered.

1. Location Map
 2. Sketch Map
 3. Proof of non-profit status [IRS 501(c)(3) certification]
 4. Printed Photographs
 5. CD-ROM of Photos
 6. Preservation Plans, Reports or Evaluations of the Building (if available)
-

18. CERTIFICATION:

A. If you are submitting your application via email you MUST check the box below to certify your application.

I am applying for a 2012 Vermont Historic Preservation Grant and am submitting this Application digitally. I certify as the Municipal Official or Executive Director of the Applicant Organization that the information presented in this Application is complete and accurate and the Legislative Body or the Board of Directors overseeing the Applicant Organization authorizes the Division for Historic Preservation to accept the submittal for review and potential award. I have read the 2012 Vermont Historic Preservation Grant Manual and understand my responsibilities should I receive a grant award.

Applications are to be submitted via e-mail to accd.hpgrants@state.vt.us by midnight October 3, 2011. All additional required information is to be submitted to the address below as detailed on Page 2 and Page 14 of the 2012 State Historic Preservation Grant Manual.

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

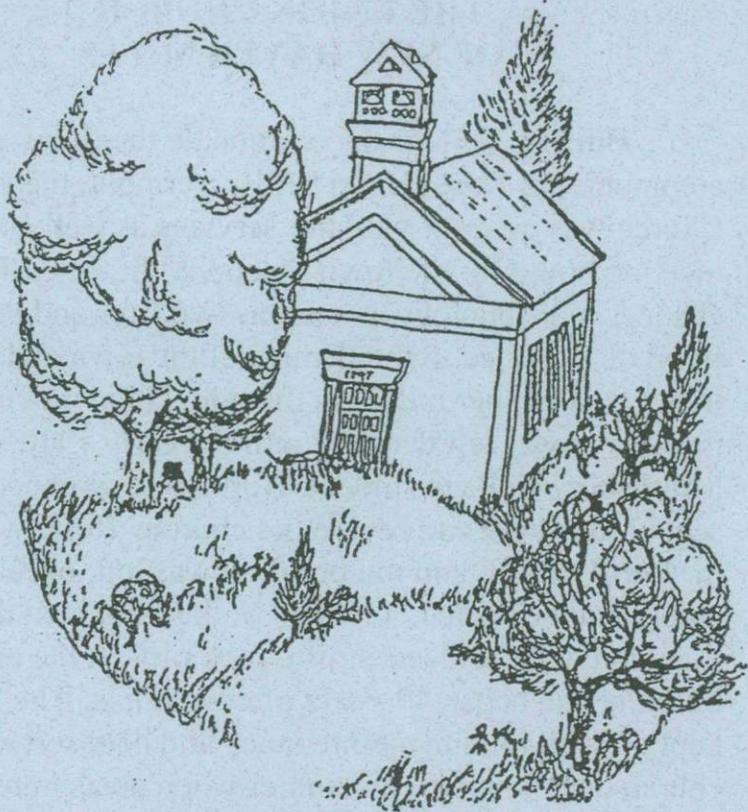
If you are unable to submit your application via e-mail you may submit a paper copy, along with the additional required information detailed on Page 2 and Page 14 of the Grant Manual, to the address below. Applications must be postmarked or hand-delivered by 4:30 on October 3, 2011.

By signing this application I certify as the Municipal Official or Executive Director of the Applicant Organization that the information presented in this Application is complete and accurate and the Legislative Body or the Board of Directors overseeing the Applicant Organization authorizes the Division for Historic Preservation to accept the submittal for review and potential award. I have read the 2012 Vermont Historic Preservation Grant Manual and understand my responsibilities should I receive a grant award.

APPLICANT NAME: Susan W Barron	<i>SUSAN W BARRON</i>	
SIGNATURE:	<i>Susan W Barron</i>	Date: October 10, 2011 (M/d/yyyy)

Vermont Division for Historic Preservation
National Life North Building
One National Life Drive – 6th Floor
Montpelier, VT 05620-0501

**Thank you for applying to the
Vermont Division for Historic Preservation's
Historic Preservation Grant Program!**



**The Union Church
Of
New Haven Mills
1851**

THE UNION CHURCH OF NEW HAVEN MILLS

Built in 1851, to accommodate the flourishing community of New Haven Mills, Vermont, the Union Church was used for worship services as well as a meeting house for the town's people. In the early 1900's changes in technology as well as two fires and the great flood of 1927, led to the demise of the town and its major industry, a lumber mill. As the population moved away, the church was left derelict until the early 1940's, when a Middlebury College student, Burt Rolfe, dropped out of school to restore and revive the church. Rolfe was killed in World War II, and the building was left, once again, empty and neglected. Owners of the farm next door, Langdon and Caroleen Smith, took pity on the abandoned building and began 40 years of caretaking. The Smiths kept up with routine maintenance and held services in the church one month each summer when area churches traditionally closed.

Upon the deaths of the Smiths, neighbors realized that this beloved and prominent property could not be left to deteriorate. Led by Berkeley and Susan Bennett, Richard and Carol Rudinski and numerous town residents, many fund raising events were held. At the Annual Country Social, which was held for eight years starting in 1990, various activities included a silent auction, bake sale, tag sale, barbecue, petting zoos, clowns, pony and hay rides. Summer concerts included Women Sing, the

traveling children's singing chorus, Village Harmony, the Bristol Band as well as many other area musicians.

Encouraged by generous donations to the collection plate and gifts from individuals and businesses, enough money was raised to give hope that major repairs could be started. In 1990 the "Mills Church" was awarded a \$10,000 matching grant from the Vermont Division for Historic Preservation, as well as a \$2,500 grant from the Fund for Vermont's Third Century. The Union Church was placed on the Vermont State Register of Historic Places 1989. In 1997, the church was added to the National Register of Historic Places, thanks to the work of University of Vermont graduate student, Lee Moffitt.

Restoration began in earnest in 1992, when a new foundation was laid at the expense of \$45,000. One corner of the building was raised 18 inches! An archeological dig was conducted on site, revealing artifacts from olden days. With the building now on a firm footing, exterior painting, repairs to the tower, a new metal roof and window repair were done 1995. Today the building is in need of painting once again and the interior plaster walls and tin ceiling are in need of major restoration. The beautiful 20 over 20 windows are our highest priority.

Presently the New Haven Congregational Church holds two services at the "Mills Church" during the summer. During the 2010 season, the church hosted a lecture by Jason Bacon on Sir Curtis Lampson and his family's ties to the area (he built the historic Victorian

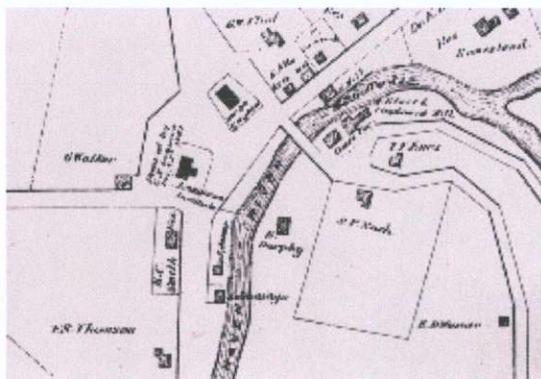
schoolhouse across East Street and was a backer of the laying of the Atlantic cable) as well as concerts by the Ridge Runners and Maiden Vermont. A community work party to clean the building and landscape took place in May. An application for a 501(c)(3) tax exempt status is in progress.

The newly revived Preservation Society is made up of volunteer area residents, many of whom have deep roots in the area. Future plans are to offer the church to the community for a variety of activities while continuing the long-standing tradition of occasional summer church services. With excellent acoustics, the sanctuary is a fine venue for concerts, plays and lectures. Weddings have been held at the church, which offers a romantic setting atop a knoll overlooking the New Haven River and surrounding valley. With no heat or electricity, the church is limited to warm weather use.

It is our hope that this beloved building, one of the finest examples of Greek Revival architecture in Addison County, to which so many people have given time and money, will be used and valued as a community resource.

For more information please contact:

Susan Barron
1074 North Hollow Road
Rochester VT 05767
802 767.3231



Verbal Boundary Description

New Haven Mills, Vermont

The nominated property is an irregular trapezoidal shaped lot. Starting at point A at the southwest corner of the intersection of East Street and River Road and going clockwise around the property at the inside of the road right of way,

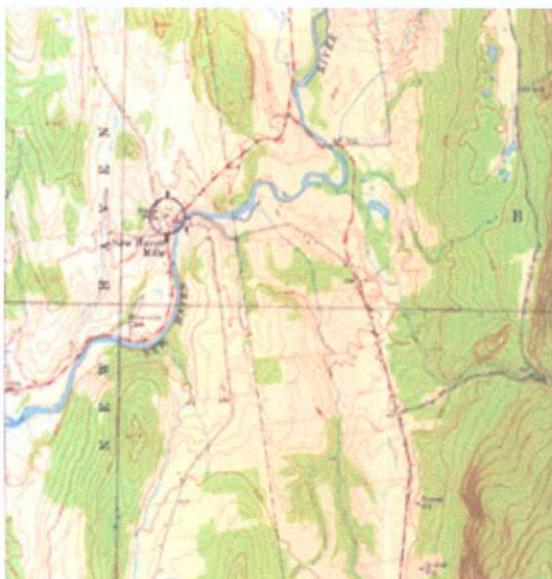
proceed north approximately 348 feet along the west perimeter to point B,

thence proceed east approximately 92 feet along the north perimeter to point C,

thence proceed south approximately 348 feet along the east perimeter to point D,

thence proceed west approximately 210 feet along the south perimeter to point A.

The property is the original lot associated with the building. There is no recorded Deed for the property in the Town of New Haven Land Records.



U.S. Geographical Survey

Scale 1:24 000

Boundary Justification

The nominated property includes the property historically associated with the Union Church.

[Back To Union Church Main Menu](#)

THE UNION CHURCH OF NEW HAVEN MILLS

Significant events from 1797 to the present

1797	Congregation founded
1851	Church built
1912 & 1924	Fires in New Haven Mills
1927	Great flood
1929	Established Articles of Association
	Congregation disbanded
1940's	Burt Rolfe leaves Middlebury College to become a lay preacher at the Union Church
1945	Burt Rolfe killed in World War II
1950's	Neighbors Langdon and Caroleen Smith begin holding services
1985	Widow Caroleen Smith dies
1989	Church placed on Vermont Register of Historic Places
1990	\$10,000 grant awarded for restoration by the Vermont Division of Historic Preservation
1992	Church foundation replaced
2000	Church placed on National Register of Historic Places thanks to research done by Lee Moffitt
2008	Building assessment by architect Thomas Keefe and the Preservation Trust of Vermont
2009	Title work done by Ken Weston and James Foley Jr.
	Church purchased from New Haven School District
2010	"Friends of the Mills Church" formally organize

STEPS IN RESTORING WINDOWS
UNION CHURCH OF NEW HAVEN MILLS
All work done according to Secretary's standards

Remove window sash from frame
Place slate board in openings
Remove paint from surrounds with an infrared paint stripper
Scrape surrounds
Apply two coats of oil based primer
Sand
Use Swedish putty where necessary
Apply two coats marine grade gloss paint
Take sash to shop and clean
Remove glass and clean
Clean rabbets
Replace rotten mullions as necessary and prime
Re-pin corners
Re-insert glass
Put in push points
Glaze
Apply two coats of oil based primer
Apply two coats of paint
Replace stops
Apply linseed oil to unexposed edges



5/11/11

Susan Barton
1074 North Hollow Rd
Rochester, Vt. 05767

This estimate is for the restoration of the windows, and surrounds to the Union Church New Haven Mills Vt.

This includes

- Restoration of the eight 20/20 sash 14,400
- Paint removal to the surrounds, prime and paint - two coats each. 6,800
- Temporary opening block outs. 1,600
- Total = \$22,800.-

If you have any questions feel free to call

KEEFE & WESNER ARCHITECTS, P.C.

ARCHITECTURE & PLANNING

This is a preliminary diagnostic report on conditions available to visual inspection at the time of our site visit; it is not a specification, and should not be used as a basis for contractor bids. Bid Documents contain substantially more information on quantities, standards, schedules, details and conditions of the work, which guide and protect both the Owner and the Contractor. This report has been funded by the Preservation Trust of Vt and by the assessor.

January 7, 2008

Ms. Susan Barron
Vermont Country Properties
1074 North Hollow Road
Rochester VT 05767

Dear Susan:

As requested, we visited the **Union Church of New Haven Mills** on January 4, 2008 to examine and document existing conditions of the building, and to prepare this diagnostic report. Our findings are summarized below; conditions reported are those available to visual inspection at the time of our visit – a day when snow covered much of the roof and the site and lower foundation. Please note that while this report contains recommendations for repairs, it is not a specification for bidding; specifications contain substantially more information on quantity, quality and materials that both assist and protect you and potential bidders in carrying out repairs to your historic building.

EXTERIOR

Tower

The two-stage timber framed tower has a metal weather vane with antique glass ball finial and consists of an open belfry above a square fully enclosed base. The hipped roof has flat seam galvanized roofing that is rusting and needs preparation, rust inhibiting primer and finish paint. The bell stage has a crown cornice; an 8' section on the north is loose and displaced, and needs to be reattached. A flat broad frieze runs across the top of paired arched openings on each face with sawn curving panels and a low paneled railing with three panels under each of the openings. The ceiling is covered in beaded boards, several of which need re-securing. Woodwork at this stage is in generally good condition with minor repairs needed at outside corners where joints have opened up. Paint is beginning to peel and flake off, especially on the inner face of the railing, and rusted fasteners are bleeding through; prep and re-painting should include application of a rust-inhibiting primer on all rusting ferrous fasteners prior to top-coating. The bell deck is covered with flat seam metal that extends out to a skirt roof above the slightly larger square base. The bell cradle is attached to the roof deck, which is supported by timber beams below and appears to be in sound condition, supporting the 42" bell. A wooden rope wheel is in good condition and in active use with the bell rope extending down to the main lobby.

The tower base has a crown cornice and broad, flat frieze with shadow moldings. Corner pilasters with molded caps are missing their matching bases that appear to have been left off when re-roofing was done in the recent past. The tower base is covered with matched boarding that appears to be in sound condition and needs minor paint repairs. Flashing at the base of the tower appears secure; we noted small amounts of blown-in snow on the interior but this amount of leakage is customary in buildings of this age and does not appear to be causing any problems.

Roof

The roof was largely snow-covered but appears to have been re-covered in the last ten years or so with standing-seam Galvalume roofing and flashing, and appears to be in sound condition.

Woodwork

The timber framed building has a crown cornice and flat fascia; outside corners have minor open joints that should be sealed to prevent progressive deterioration. A broad 3' tall two step flat frieze with substantial shadow molding at the division encircles the building on three sides and terminates in short returns on the north. 24" wide paneled pilasters with molded caps frame the corners. A narrow water table with pitched cap is stopped against the pilasters. The building is sided in clapboards with 4.5" exposure showing rusty fasteners in spots. Flat plain woodwork trim occurs at the windows which have small projecting caps directly under the main frieze. Short cornice returns on the north do not appear to be flashed; a continuous full return across the south was snow-covered but did not appear to be flashed.

The tympanum (triangle framed by the cornices) on the south gable is covered in matched boarding. The south entry consisting of a pair of four panel doors with two fixed panels above each has a trabeated paneled entablature with a two-step frieze and a crown cornice. A prominently painted inscription "1797" located here indicates not the date of the building but the date when the congregation was first gathered. The entablature has molded bases at the sides of the opening aligned with the water table and a marble threshold beneath the doors. Makeshift wooden steps and railings provide access to this single entrance. Interior doors have flared side casings and projecting top casings, giving them a distinct somewhat Egyptian Revival appearance. We noted an area of rot in the pilaster base on the NW corner, and minor open joints in tower cornices and trim, but in general woodwork on the exterior is in good condition.

Doors and Windows

On the west are four 20/20 wood double-hung windows with no storms in need of substantial sash conservation. Two screened vents in the reconstructed masonry-faced foundation are constructed of pressure-treated wood and appear to be in sound condition.

The east face is identically configured and in the same condition.

On the north there are no windows or doors.

On the south a pair of four panel doors with fixed panels above appears to be in sound condition.

Sash conservation 9 The process of conserving and repairing historic wooden windows) is well-covered in *Preservation Brief #9: The Repair of Historic Wooden Windows*, published by the National Parks Service. Dept. of the Interior and available on-line or from the Div. for Historic

Preservation, or a professional preservation consultant. This relatively short, concise and well-illustrated document details the correct approach to window preservation work, and is often included in specifications for this type of work. Sash conservation requires specialized skills and knowledge of historic materials, and contractors for this kind of work need to be pre-qualified to ensure that work will not harm the fragile historic fabric.

Paint

The building is in need of a major paint restoration, including removal of the heavily alligatored paint from all exterior surfaces, preparation of surfaces, including spot repairs to deteriorated woodwork, filling of holes and cracks, tightening of joints, particularly at outside corners, and sanding of any rough areas. Paint has cracked and alligatored extensively, particularly behind former shutters (no longer present) and remediation of this condition (see *Preservation Brief #10*) will entail removal of virtually all existing paint, down to bare wood. This provides the opportunity to refinish the exterior with a heavy-bodied pigmented stain (white) that contains preservatives, helps to protect the wood, and penetrates the wood rather than sitting on the surface, resulting in a longer cycle between re-coating. Done properly it is virtually indistinguishable from paint. This option should be explored but at a minimum new primer and two top coats of good quality paint should be applied.

Getting painters who are capable of the kind of careful and thorough preparation necessary to ensure good paint performance is difficult; *Preservation Brief #10: Exterior Paint Problems on Historic Woodwork* should be used as a guideline, and painters pre-qualified by their familiarity with these guidelines and a willingness to follow them. Painting and paint preparation (which is most of the work of painting) are definitely not a job for inexperienced volunteers; significant damage to historic materials, and premature failures that allow deterioration of vulnerable substrates are often the result of this well-meaning but misguided approach. Many professional painters do not know how to properly prepare a building to ensure good performance from the paint; the science of paint adhesion (and failure) is detailed and unforgiving to those who chose to ignore it.

Paint failure, especially with newer paints lacking the VOCs that older paints had, is a common problem, underscoring the need for careful preparation and use of the best possible materials, including caulks, primers and finish coats. The stages, causes and responses to paint failure are well-described in *Preservation Brief #10: Exterior Paint Problems on Historic Woodwork*, which should be used as a guideline in addressing paint repairs.

Prep work is 90% of the success of a paint job, and is skilled work that should not be left to amateurs; there are also new paints on the market which extend the cycle of repainting by several years. Although the materials are more expensive, most of the cost of painting is in labor, so that extending the cycle quickly becomes a substantial net gain.

Foundation

In the 1990's a new concrete foundation with a stone facing was installed under the church. The exposed stone, consisting of limestone in a coursed ashlar pattern appears to be in sound condition. There was no access to the crawl space and we did not observe any signs of problems

with the concrete foundation or internal foundations or piers. Consideration should be given to providing an access opening, and possibly to installing a vapor barrier on the dirt floor of the crawl space.

Site

The site slopes to the south fairly steeply and also to the east and west. Although covered with deep snow, the site appears to be open lawn on all sides except the north where a gravel drive runs close to the building. We could not determine whether there are any erosion issues caused by water falling from the eaves or any resulting negative drainage. If it is not already present, a gravel drip should be provided under both eaves, consisting of 2-3" diameter crushed stone, 3 or 4" deep by 12" wide, pitched away from the building and centered on the drip line. This will ensure water falling off the roof is broken up into smaller drops and deflected away from the foundation and woodwork, both of which are susceptible to splash damage.

INTERIOR

Interior repairs are generally of a lower priority than exterior ones, since they have less impact on the building's condition and are not as vulnerable to weather-related accelerated deterioration. We note conditions here for the record, and urge the owners to prepare a comprehensive preservation and maintenance plan that will address ongoing cyclical maintenance of all interior and exterior elements.

The sanctuary has a painted plank floor, vertical beaded board wainscoting with a chair rail at windowsill height and plaster on split lathe above. During renovations in the 90's approximately 400 square feet of plaster detached and fell off the walls and there are many cracks in remaining plaster. Approximately 50% (including the 400 square feet) will need replacement but the lathe appears to be in sound condition. There is a shallow rectangular plastered niche in the center of the north wall. The painted tin cove and ceiling have substantial rust from previous roof leaks and condensation and it appears that about 30% will need replacement. This material is still available commercially and molds can also be made to create reproduction pieces if this pattern is not available. Elegant paired 19th century oil lamps are mounted on the walls between windows and an old clock remains on the north wall. Two old woodstoves with stovepipe remain but the chimneys to which they were attached have been removed. An old organ and piano remain on the raised platform at the north. Simple wood box pews are fixed and appear to be in sound condition; we found a piece of one curved end panel in the attic.

The shallow lobby on the south end has similar details and finishes and contains a pair of built-in simple wooden firewood boxes on either side.

A trap door in the ceiling of the lobby leads to the attic. A lower section of the attic above the lobby is unfinished with exposed framing consisting of 8 x 8 top plates, a 10 x 10 top girt at the south gable, 6 x 11 posts with 4 x 4 wind bracing and 3 x 4 rafters at 28" on center. The south gable wall has 2 x 6 framing at 13-18" on center between principal timber framing members. A wooden ladder leads up to the main attic above the sanctuary.

The main attic is similarly framed and has three king post trusses consisting of 10 x 10 bottom chords, 8 x 8 top chords, and an 11 x 6 king post cut down to 6 x 6 above the haunches that support 3 x 5 struts that join the top chords at mid-span. 6 x 8 purlins frame into the sides of the top chords at mid-span with wind bracing in the plane of the roof. There is no ridge and paired rafters are joined at the top. In general timber framing is hewn and smaller members, including wind bracing, studs and joists, are vertically sawn. The tower has 8 x 9 corner posts. Three new 9 x 10 circular sawn transfer beams have been installed in the stage below the bell deck as part of earlier repairs. A ladder leads up through this lower stage and through a trap door to the bell stage.

The bell stage has a flat seam painted metal deck, painted sawn woodwork and is in generally good condition (see *tower*, above).

PRESERVATION STRATEGIES AND COSTS

Repairs are ranked below in order of priority. It is also strongly recommended that you carry at least a 20% contingency for conditions that cannot be seen in a non-destructive investigation such as this one. Use of contractors skilled and experienced in preservation work will help to manage discovered conditions and insure that proper consideration is given to materials, practices and preservation concerns; this is usually the most cost-effective approach and protects the integrity of the building, including its eligibility for funding

This opinion of probable cost addresses historic preservation issues; it is not based on full research, specifications or details, and should be considered advisory only. Our estimates are explicitly "Order of Magnitude" preliminary opinions of probable cost, exclusive of any Div.1 (General Conditions) costs, any specific costs associated with choice of materials and methods, any scale of work issues (small projects are more expensive per unit than larger ones), any project-specific conditions, any discovered conditions or additional information that a bidding contractor may well uncover, and that a specification can address but this brief report does not.

Costs are based on hired labor and new materials, both at market rates in a volatile economy, taking into account special contractor expertise as required.

High Priority

Sash conservation (8) large windows	Allow	\$15,000.
Exterior paint – all woodwork	“	<u>25,000-30,000.</u>
Subtotal:		40,000-45,000.

Medium Priority

Prep/consolidate/paint tower roof (w/lift)	“	3,500.
Woodwork repairs (share lift w/tower roof)	Allow	<u>1,000.</u>
Subtotal:		4,500.

Lower Priority

Plaster repairs/ replacement	“	20,000-30,000.
Restore tin ceiling	“	<u>15,000-20,000.</u>
Subtotal:		35,000-50,000.

Total: **79,500 -99,500.**

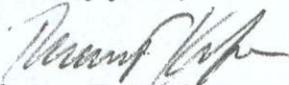
CONCLUSION

This building is in remarkably good condition, and has had substantial repairs in the not-too-distant past addressing major (and expensive) areas that commonly need work, including roofing and foundation. Additional maintenance repairs now will return a number of deferred maintenance details to a condition requiring only routine maintenance; conversely, these problems, particularly the windows, will accelerate shortly if not addressed. Employment of tradesmen with demonstrated expertise in historic building repairs - even though they appear more expensive than others - will avoid most maintenance problems created by unskilled repairs

A comprehensive plan for the management, use and periodic maintenance of the building should be developed to organize records, avoid costly repairs, anticipate cyclical replacement of materials, and utilize the best methods and materials from a growing body of research and experience with historic building maintenance, which often differs significantly from maintenance of newer buildings.

We are pleased to have had this opportunity to assist you in the on-going stewardship of this significant historic resource. Please don't hesitate to call if you have questions on any of the above, or need additional information or assistance in continuing restoration work on the building.

Sincerely yours,

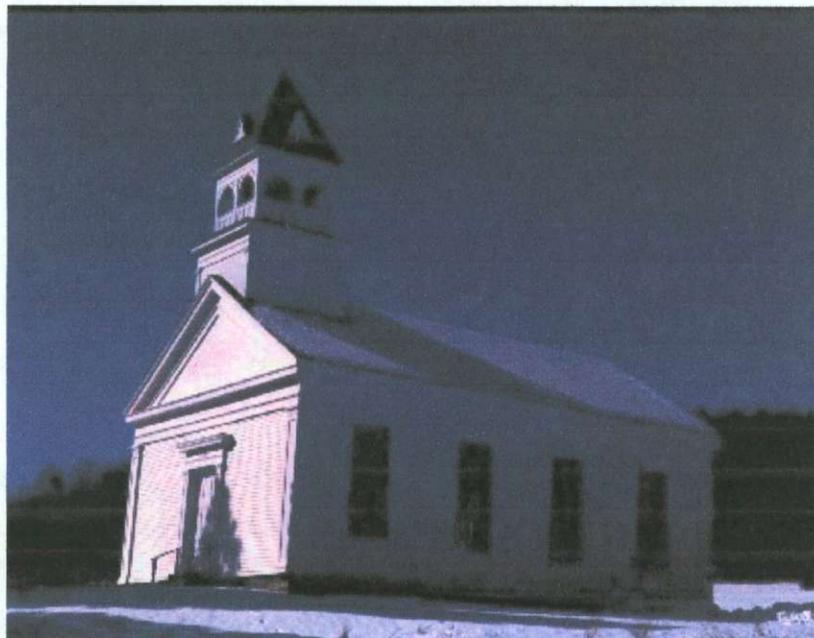


Thomas F. Keefe, Architect
Keefe & Wesner, Architects, PC
TFK/hos
Encl./

Building Description

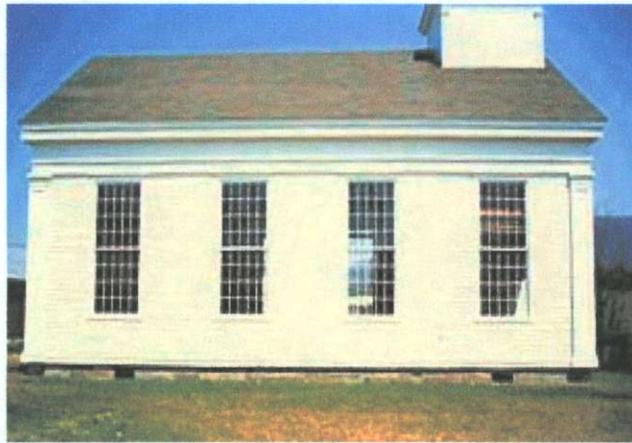
Union Church

New Haven Mills, Vermont



The 1851 Union Church of New Haven Mills, Addison County, Vermont, is located at the center of a once thriving mill village. Positioned high on a grassy knoll at the crossroads of East Street and River Road, the Union Church overlooks the New Haven River and is adjacent to the historic Lampson School. The church remains a well-preserved example of Greek Revival style architecture built by local builder Eastman Case. The church is a rectangular, wood clapboard structure, with front-facing gable roof, and heavy classical details.

Distinctive features are the 20/20 windows, full entablature at the eaves and over the entry door, corner pilasters, gable pediment, and many interior details such as a pressed metal cornice and ceiling, wrought iron kerosene lamps, wood stoves, and classic moldings and details. The property is well preserved and retains its integrity of design, setting, materials, workmanship, feeling and association.



Exterior

The rectangular-massed Union Church is a one story, four bay deep, Greek Revival style structure with 20/20 double hung windows. Built in 1851, the post and beam structure with white clapboard siding and front gable pediment conveys a pure classical esthetic.

The square Doric corner pilasters provide a bold frame for each facade. The pediment has a tympanum of horizontal flush board siding and is closed by a full entablature with a raking cornice of similar detail rising to the center ridge.

Two brick chimneys, one on each side of the center gable ridge, located at the (north) rear roof line, were removed when the current asphalt shingle roof replaced the original slate tile roof.

A double door centered on the front facade is the single commanding element to this elevation. Two wood steps lead up to the entry door, which is capped with a full entablature and flanked by Doric pilasters similar to those on the building corners. Each entry door has four vertical wood panels. There are two identical fixed vertical panels over each door creating a heightened appearance to the entrance and facade. The foundation is constructed of cut slabs of marble, dolomite and limestone.

The symmetrical sides, (east and west) have four bays, each containing seven foot high, 20/20 double hung, wood sash windows. The simple wood trim surrounds provides focus and emphasis on the window. The top of each window meets the entablature at the eave. The windows are large and give the appearance of there being more window than wall. The wood louvered shutters have been removed to storage.

The (north) rear facade is a solid wall of clapboard siding. The returns of the open gable meet the tops of the corner pilasters and follow a raking cornice to the gable peak. The trim detail of the raking cornice repeats the front facade pediment.

The belfry, centered over the entrance door, extends above the front gable peak in plane with the front facade and consists of two tiers. First, a square block of horizontal flush board siding and plain corner Doric pilasters, serves as the base for the second tier open belfry. The second tier, stepped back from the square base, is a Queen Anne style belfry added in 1880. The upper belfry has two open, half-round wood arches per side with round wood cut-out details at the corners of each arch. A vertical wood panel perimeter rail, with three panels at the base of each arch matches the panels of the entrance doors. The green metal pyramid roof of the tower contains a

POOR QUALITY
ORIGINAL c/o

decorative triangular wood dormer on each of the four planes. The insert of the triangular dormer is white painted vertical flush siding. There is a weather vane at the peak of the belfry roof.

Interior



The double wooden front doors lead into an entryway. A single window cut in half by the ceiling, illuminates the entry space on the east and west walls. The upper sash of both windows appears in the overhead crawl space, which provides access to the belfry. The interior wall, separating the entry from the sanctuary, has three six-panel wood doors. The two end doors open to aisles extending the length of the sanctuary to the chancel. The center door opens into an aisle space behind the last row of pews in the sanctuary.

Inside the sanctuary the full height of the space is accentuated by the three, seven foot tall windows on both side walls. Between the windows are mounted, cast iron kerosene lamps that still serve as the only source of artificial light. Two aisles extend the length of the church and divide ten rows of pews on either side. The arrangement of pews is specified in the original church charter to match those of the Congregational Church of Shoreham, Vermont, built in 1846. The pews' end panels and scrolled arm caps also match those of the Shoreham Congregational Church. The pews are painted white with the arm caps at the ends of the pews painted brown. Also painted brown is the trim cap of the pew back, along with the top trim board of the wainscot surrounding the perimeter of the sanctuary interior.

A coffered pressed metal ceiling and cornice added in the late 19th century extends throughout the sanctuary and entryway. A brown painted cornice of bows and swags serves as the border to a ceiling of square panels painted white. A large square panel, centered in the sanctuary ceiling once served as the frame for a kerosene chandelier no longer present. Random plank wood flooring is painted brown and extends throughout the church.

In the east and west rear corners of the sanctuary are two wood burning stoves. Overhead stove pipes follow each aisle the full length of the sanctuary and exit the north wall over the chancel.



One stove manufacturer is Wagner, Richmond & Smith of Troy, New York, dated 1852, and the second stove is from Champion Pennisular Stove Company of Detroit, Chicago and Buffalo, dated 1886. At the north end of the sanctuary is the chancel, which is raised two steps above the main floor. Cane chairs and a Victorian settee occupy the chancel along with an upright piano and a parlor organ. The organ was manufactured by Carpenter Organ Company of Brattleboro, Vermont, and the piano was

manufactured by Baus Piano of New York. Centered on the wall over the chancel is an old black and white print of the Virgin Mary. To the west of the chancel, mounted on the wall, is a night and one day brass clock with wood casing by Chauncey Jerome of New Haven, Connecticut.



Four choir pews to the west side of the chancel are arranged

perpendicular to the main pews of the sanctuary. A symmetrical set of pews on the east side no longer exist, but appear on the original church plan by Eastman Case. The raised platform of the chancel extends over this space and is now the area occupied by the organ and piano. Interior walls throughout the church are original plaster and painted green. There are voids where the plaster has failed, exposing the subsurface accordion lathe. This failure was due to the settling of the foundation, a problem which has since been repaired.

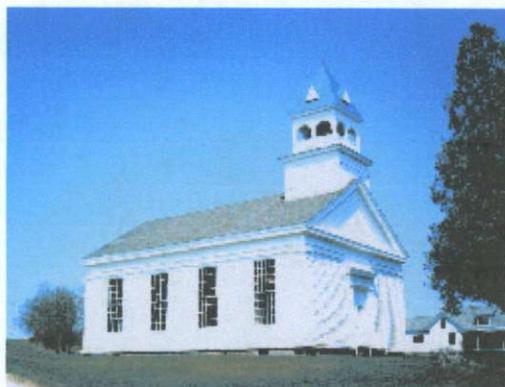
The site is a triangular wedge of land that at one time was bordered by roads on all sides. Currently the south and west boundaries are River Road and East Street respectively. A dirt swale along the east perimeter of the property indicates the path of an old road that once led to a covered bridge crossing the New Haven River to Munger Street. The Union Church serves as the focal point for the village of New Haven Mills and is one of the few remaining buildings of a flourishing mill community.

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Statement of Significance

Union Church

New Haven Mills, Vermont



The Union Church of New Haven Mills, Vermont, built in 1851, is significant as a well-preserved example of a wood frame Greek Revival style church. Outstanding features of the Union Church are the temple-front gable entrance, bold classical detailing of corner pilasters, full entablature and pediments, and stylistic emphasis on the paneled front door and the oversized windows. Local builder Eastman Case successfully employed in the construction of the Union Church Grecian architectural influences popularized by master builder Asher Benjamin. Another unique element of the Union Church design is a later addition of a Queen Anne style belfry, circa 1880. The Union Church also reflects the prosperity of mid 19th century New Haven Mills. The Union Church represents the growth of New Haven Mills village. It served as a community focus, surrounded by numerous mills and industries. A substantial number of buildings within the village have been destroyed over time due to fire and floods. As one of the few remaining structures of New Haven Mills the architectural merit and long standing civic association of the Union Church ensures eligibility under criteria consideration A. The church is being nominated under the multiple property submission, "Religious Buildings, Sites and Structures in Vermont" and clearly meets the registration requirements for the property type churches.

Historic Background and Significance

About 1780 New Haven grew around separate centers of industry and agricultural establishing a geographic division of settlement, and a division between its religious communities. The village of New Haven Mills organized a congregation on November 15, 1797, six months after the neighboring New Haven village. Religious meetings were held in the New Haven district schoolhouse with services for the two communities conducted on an alternating schedule. The congregational societies from the village of New Haven Mills and the adjacent New Haven village merged on September 29, 1800. New Haven Mills had excellent water power, so many grist and saw mills, a tannery, triphammer shop, and wagon shop developed here early on. By the 1840's a congregation exceeding 200 prompted the village of New Haven Mills to consider erecting a permanent building for their own religious services. Paralleling the growth of the community, the industrial and agricultural prosperity of New Haven Mills' economy encouraged the building of the Union Church.

On March 22, 1851, the Society of New Haven Mills commenced with monthly meetings to locate a

meeting house, define conditions for subscriptions, and to select a plan for the building. Thirty-nine subscribers pledged \$1,465 for the construction of the meeting house. The original articles of the Society required that subscribers demonstrate their religious affiliation. At the time of establishing the Union Church, different denominations were granted occupancy for the purpose of worship in proportion to the amount of their subscription. It is believed that the Union Church is one of the first ecumenical churches in Vermont for formally recognizing various denominations present within the community.

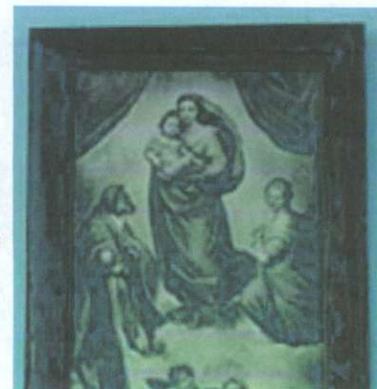


The Union Church is an excellent example of the Greek Revival style, popular in New Haven Mills and the state of Vermont during the mid 19th century. The 1851 charter of the Union Church directed the design to be, "a plan for a church 36 feet by 51 feet with 46 slips, a dome in place of a steeple, and interior walls of plaster Paris." The Society instructed a meeting house to be built of wood, following the plan of the Congregational Church of Shoreham, Vermont. The Shoreham Congregational Church is located in Addison County, several towns to the south of New Haven Mills. Built by James Lamb in 1846, the design of the Shoreham Congregational Church was inspired by designs in the pattern books of master builder Asher Benjamin, and served as a model for the classical detail elements and arrangement of the plan for the Union Church. The plan of the Union Church is recorded in the original charter and indeed does follow the plan of the Shoreham Congregational Church.

The Society of New Haven Mills commissioned local builder Eastman Case for the construction of the Union Church. Case's artistic sense of Greek Revival architecture is well demonstrated in surrounding homes that he built prior to the Union Church. A fine example of Case's work is the 1841 Amos Eddy house on VT Route 116 in Bristol Flats. The Eddy house is a simple rectangular massing with a monumental Doric portico. The grand scale of elements and Greek Revival styling is present in the Eddy design and also employed by Case in the design of the Union Church.

The design and details of the Union Church can be traced to Case's study of local buildings as well as style plates and examples found in architectural workbooks. The characteristics and philosophy of Greek Revival style architecture was conveyed to carpenters through handbooks popularized by master builders such as Asher Benjamin. The pew ends of the Union Church match the Shoreham Congregational Church and are patterned from a trim detail found in *The Builder's Guide* (1839, Plate LXI) by Asher Benjamin. Details for impost moldings over the interior windows and doors of the Union Church can be found in Benjamin's book, *The Rudiments of Architecture* (1814, Plate XXV). The full entablature and classic details of the Union Church were an essential design element used by local builders and leaders of Grecian influenced architecture. The temple-like, gable-front pediment, along with the oversized main entrance and windows captures the essence of Case's work and the architectural fashion of the period. The truss system that allows for spanning large spaces is detailed in Benjamin's *The Country Builder's Assistant* (1797, Plate XXIX, Figure C). Case's application of Benjamin's examples from pattern books uses styles and construction techniques in a composition of symmetry, balance and order that represents Greek Revival style architecture embodied by the Union Church.

In the early part of the 20th century fire and flood destroyed many of the commercial buildings in the village of New Haven Mills. In 1912 a fire destroyed two mills and the covered bridge spanning the New Haven River. The "Great Flood" of 1927 removed many of the remaining mills and businesses located along the New Haven River. With the loss of industry and the "Great Depression" a decline of the local economy reduced the village to a crossroads of substantially fewer structures remaining from the mid to late 19th century. In 1929 the local community incorporated as the Union Church of New Haven to preserve the building that now stood empty and unused after nearly a century of community service. In 1943 Middlebury



Collegé student Burt Rolfe worked for two summers with a group of students repairing the structure. Prior to World War II Rolfe also conducted occasional services promising "Someday I will fill this church," following his wartime duty. Rolfe was killed on a European battlefield a month later and the church was filled for his memorial service in honor of his dedication to the Union Church.

Current efforts to preserve the Union Church have been the focus of the community while maintaining occasional Sunday services and social functions. A preservation grant awarded by the Vermont Division for Historic Preservation for the repair of the foundation in 1990, combined with an archeological dig to assess the sensitivity of the surrounding area, has been one of the many ongoing efforts to preserve the structure. The Union Church serves as a reminder of a period of prosperity and the Greek Revival style architecture that flourished in New Haven Mills.

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The Union Church
of
New Haven Mills

Photos



UNION CHURCH NEW HAVEN MILLS
VIEW FROM EAST STREET
WEST AND SOUTH SIDES



UNION CHURCH New Haven Mills

GAP BETWEEN WINDOW SASH AND FRAME

WEST SIDE



UNION CHURCH NEW HAVEN MILLS
LOOKING NORTH TOWARD EAST STREET
SOUTH AND EAST SIDES



UNION CHURCH NEW HAVEN MILLS

NEIGHBORING FARMHOUSE AND PORTOLEY

SOUTH SIDE



1868

BUMP

UNION CHURCH NEW HAVEN MILLS

LOOKING ACROSS EAST STREET TOWARD
LAMPSON SCHOOL (NOW PRIVATE HOME)

NORTHWEST CORNER



AMPSON
SCHOOL

1869

The
Union Church
of
New Market, MD.
1862

UNION CHURCH New Haven Mills
LOOKING NORTH WEST TOWARD LAMPSON
SCHOOL WITH NEWLY INSTALLED SIGN
AT LEFT



The
Union Church
of
New Haven Mills
— 1851 —

UNION CHURCH NEW HAVEN MILLS

VIEW FROM INTERSECTION OF RIVER ROAD

AND EAST STREET

WEST SIDE



UNION CHURCH New HAVEN MILLS
View FROM UP EAST STREET
NORTH SIDE



UNION CHURCH New Haven Mills
View FROM UPPER EAST STREET
SHOWING CHURCH AND LAMPSON
SCHOOL
NORTH SIDE



UNION CHURCH NEW HAVEN MILLS
VIEW OF TOWER FROM RIVER ROAD
SOUTH SIDE



UNION CHURCH NEW HAVEN MILLS

VIEW OF CHURCH FROM MUNGER STREET

BRIDGE

SOUTH SIDE



UNION CHURCH NEW HAVEN MILLS
WINDOW SASH DETERIORATION
EAST SIDE



UNION CHURCH NEW HAVEN MILLS
WINDOW SASH DETERIORATION
EAST SIDE



UNION CHURCH New Haven Mills

WINDOW SHUTTERS IN NARTHEX

AWAITING REPAIR AND PAINTING

CHURCH NARTHEX



UNION CHURCH New Haven Mills

TRIM DETERIORATION

NORTHWEST CORNER



UNION CHURCH New Haven Mills

STONE FOUNDATION REPLACED AFTER

A CONCRETE WALL WAS POURED - 1992

SOUTHEAST CORNER



UNION CHURCH NEW HAVEN MILLS
MISSING PLASTER AND RUSTED TIN
CEILING IN NAVE
LOOKING SOUTH



UNION CHURCH NEW HAVEN MILLS

MISSING PLASTER, WOOD STOVE AND
WALL SCANDLES IN NAVE

LOOKING SOUTHWEST



UNION CHURCH New Haven Mills
ANTIQUE HARMONIUM AND MOUNTAINS
LOOKING EAST



UNION CHURCH NEW HAVEN MILLS

LOOKING NORTH TOWARD EAST STREET

EAST SIDE