



**TOWN OF LEVERETT
COMMUNITY PRESERVATION COMMITTEE**

(Short Form)

**Project Application for Community Preservation Funding
(For \$25,000 and Under Only)**

Project Name: Moore's Corner Schoolhouse/Museum Systems Replacement Plan (SRP)

Project Location/Address: 230 North Leverett Road, Leverett, MA 01054

Applicant/Project Sponsor or Organization: Leverett Historical Society (LHS)

Address: PO Box 57

City: Leverett State: MA Zip: 01054

CPA Category/Purpose: (Please check all that apply)

☐ Open Space

☐ Community Housing

☒ Historic Preservation

☐ Recreation

Project Budget:

Amount of CPA Funds Requested: \$ 8,000.

Amount from Other Funding Sources: \$ 8,000.

Project Budget: \$16,000.

Please check which of the following is included with this application:

☒ One Paragraph Project Description*

☒ Detailed Project Budget*

☐ Map/Site plans, Architectural plans

☒ Timeline/Project Schedule*

☒ Photographs

☒ Letters of Support

*Required Documentation

Contact Person/Authorized Representative for this Project: Sara Robinson, President LHS

Address: 77 Jackson Hill Road

City: Leverett State: MA Zip: 01054

E-mail: sarar@umass.edu

Phone: 413-367-2039 (h) 413-800-2739 (mobile)

Signature of Applicant: Sara Robinson Date: July 13, 2023

Project Description:

This project will plan for the rehabilitation of the Moores Corner Schoolhouse/Museum built in 1810. The building was first used as a meeting house for the Universalist Society then later by the Congregational Society. Its use as a schoolhouse date from 1815 educating grades 1-8 until 1937 when it housed the upper grades 5-8. It closed as a school in 1950 with the construction of the Consolidated Elementary School. In 1964 the Leverett Historical Society acquired it from the Town of Leverett as a meeting place and museum. It has a historical restriction by the CPC (2014) held by the Leverett Historical Commission. CPA and LHC deemed the building worthy of saving and mandated that it be saved. This is a two-story Greek Revival style building which is three bays wide and one deep. It is residential in scale and design with a side entry on the three bay façade indicating its original use. +The style of the paneled corner pilasters is Greek Revival. They have a tabernacle motif beneath the capitals and the wide frieze at the cornice. The eaves make a full return to form a pediment in the gable end. The door surround is composed of paneled pilasters beneath an entablature. A new portico with wrought iron supports serves as an entry. The building has a belfry funded by CPC in 2006.

The Moores Corner Schoolhouse/Museum is in a rural setting and located in the Registered Moores Corner Historic District. It is a historic building worthy of saving. The intent of future uses of the building is to provide educational opportunities with exhibits of housed artifacts and documents, programs to tell the story of the life in the rural village and provide a setting for one-room classroom mock participation. With funding from

Cultural Grants, the plan is to have part-time curators and guides offering scheduled open times and by special arrangements for visitation with funding from cultural grants. Beyond schoolhouse and museum uses, we will pursue new adaptive uses through a process of listening to the needs of residents and their ideas. We aim to be a center of community life. Future generations will benefit and be thankful for saving Leverett's rich history.

Project Budget:

With a Systems Replacement Plan Grant (SRP), and the match we are requesting from CPC, the State will provide a third-party consultant who will survey the building envelope (roof, wall, and entry systems) and the mechanical systems (heating, cooling, ventilation, plumbing). The survey will provide the estimated usable-life expectancy and the approximate replacement costs of the building systems. LHS will receive a 20-year SRP which forecasts the necessary replacement schedule of specific system and equipment.

The granted \$8,000. from Mass Cultural Grant awarded to LHS in May 2023 plus the \$8,000. requested from CPC will fund the Systems Replacement Plan. The total of \$16,000. will provide for a third-party consultant group from Mass Development. Mass Development provides qualified engineers to survey the building and systems. The survey will provide the estimated usable-life expectancy and the approximate replacement costs of the building systems. We will receive a plan and replacement schedule of specific systems and equipment.

The SRP will include a review of the building envelope, HVAC and electrical systems, among other infrastructure systems. As for installation of new services and an ADA/foundation review, our engineering consultant can definitely incorporate these recommendations into your assessment as well. As part of the SRP process, we will pass along any building drawings, recent renovation history, and other relevant information you can share to our engineering consultant. Additionally, before the engineer performs a site visit, they will host an intro call to align on your priorities and expectations for the visit. At that time, we'll be able to elaborate on these priorities.

Timeline:

Mass Cultural will send a matching certification to Mass Development and LHS is obligated to pay the matching amount of \$8,000. The deadline for entering into the Grant Agreement with Mass Development is November 30, 2024. We aim to expedite the process and enter into the Agreement by November 15, 2023.

Grantee (LHS) will enter into an agreement with Nonprofit Finance Fund (NFF) for provision of the Systems Replacement Plan substantially in the form of **Exhibit B** hereto (the "Engagement Letter") and pre-pay NFF for 50% of the cost of the SRP or Eight Thousand and 00/100 Dollars (\$8,000.00). Time schedules for performance in the Engagement Letter will be determined by NFF and the Grantee. MCC on behalf of NFF will then provide the Cultural Facilities Portfolio Manager at MassDevelopment with acceptable evidence of the pre-payment. Upon receipt of these materials and a copy of the fully executed Engagement Letter in acceptable form, MassDevelopment will provide NFF with a notice to proceed with the SRP. Grantee will cooperate with NFF to complete the SRP by complying with the terms of the Engagement Letter, (including, without limitation, the time schedules) no later than _____(yet to hear from NFF).



To Whom It May Concern:

We are writing on behalf of the Leverett Education Foundation to lend our support to the Leverett Historical Society's application for funding to help restore the Moore's Corner Schoolhouse.

The Leverett Education Foundation is a non-profit, community organization that raises money from local residents and area businesses to support curriculum and innovation at the Leverett Elementary School. We also sponsor community forums on educational topics and provide information to people in Leverett about issues related to education in Massachusetts. We are offering our support to the Leverett Historical Society's grant application for three reasons.

First, Leverett has had a long and vigorous tradition of public education that at one time or another embraced ten different one-room schoolhouses built all around our town. The Moore's Corner Schoolhouse is a particularly notable example of this rich tradition, first welcoming students in 1815 and thereafter providing educational services to Leverett children for over 130 years before the town consolidated all of the remaining one-room schoolhouses into a single elementary school in the 1950s. The Schoolhouse remains a viable structure and – with the carefully design restoration plans the Historical Society has advanced -- offers the opportunity to help both Leverett's youngsters and older citizens understand the material context and historical legacy of education in Leverett stretching back into the eighteenth century.

Second, even after the Schoolhouse lost its original educational mission, it has – thanks to broad-based support from people in Leverett – continued to function as a town-wide resource, housing artifacts from Leverett's past and providing space for community meetings and events.

Finally, our endorsement of this project is greatly informed by the continuing work of multiple organizations in our small town, including the Leverett Historical Society, the Leverett Historical Commission, and the Rattlesnake Gutter Trust, a local land conservation group, on projects that have engaged students at our elementary school in research and exploration of Leverett's past, including a remarkable oral history endeavor that collected, documented, and published the memories and observations of former one-room schoolhouse students in our town.

We believe that restoring the Moore's Corner Schoolhouse is a highly worthwhile endeavor that would further strengthen the commitment that our fellow townspeople – of all ages – have amply demonstrated to preserving the story of Leverett and continuing to make Leverett's history come alive for our children, and for generations to come.

Very truly yours,

Stephen Weiss
President

Hannah Blunt
Secretary

Craig Cohen
Trustee

Jon Camadeco
Trustee

August 26th, 2022

Leverett Historical Society,

Hello, my name is Michael Grant, and I am the pastor of Moore's Corner Church. The reason I am writing is to express my support for the work being done at the Moore's Corner school house. It is an important historical site that means a lot to the people of the community.

I hope the application for the grant will be approved for the following reasons: Not only will it improve the looks of community it will be a valuable tool to help people learn about the past and the tours and programs that will come as the result will also prove to enrich the lives of those who participate.

I know for our church; we are excited since the building has fallen somewhat into a state of disrepair so even the work done so far is very nice to see. If you have any questions please feel free to email or call us at moorecornerchurch@yahoo.com / 413.367.9361

Respectfully,

A handwritten signature in blue ink that reads "Michael Grant". The signature is written in a cursive style with a small "2022" written below the name.

Pastor Michael Grant
Moore's Corner Church

Support Letter for CPC Application for Restoration of the Moores Corner Schoolhouse

Charlotte Abbott



WYOMING METHODIST CHURCH
1840
100 YEARS OF SERVICE
1940

HISTORICAL SOCIETY
MUSEUM





