**CPC Addendum for 2024 LHS Grant Application January 24, 2024**

**Maintenance Program for Moores Corner Schoolhouse/Museum**, a LHS owned building at 230 North Leverett Road, Leverett, MA MCSH is in the historic district of the village of Moores Corner.

The System Replacement Plan (SRP) that is underway by grants from Mass Cultural Council and matching grantor, Leverett’s CPC, provides an assessment of the Moores Corner Schoolhouse giving documentation of its needs and **a maintenance schedule plan** for the implemented rehabilitations.

As stated in the “Description of Matching Funding and Mass Cultural Council Certification”:

**Non-profit Financial Fund (NFF) will condust a 1-hour meeting by phone or in person to discuss the SRP findings and follow-up terms for LHS. The basis of the discussion will be a report of SRP and the interactive tool (the “SRP Planning Tool”) which can be used for planning repair and replacement scenarios.**

In anticipation of the SRP report, it is obvious that the envelope of the building needs attention. Eric Gradoia, a building conservator and architectural historian with thirty years of experience studying and assessing historic buildings and recently been the Director of Historic Preservation at Historic Deerfield, visited the Moores Corner Schoolhouse and stated that the clapboard siding be resecured to sheathing as needed, caulked, scraped, primed, and painted with a high-quality paint as soon as possible. That observation was in October 2023.

Therefore, we are seeking **funds for the rehabilitation of the Schoolhouse’s envelope**. Eric mentioned that a building should be repainted about every 10 years. Moores Corner Schoolhouse is long overdue.

The maintenance program will follow the recommendations of the SRP that is forthcoming. (See quote of agreement above.)

For the CPC’s request of a maintenance program, so that they are assured that the building stays in good condition, LHS provides the following:

Grounds care: Overseen by volunteer William Stratford

Checking on building and making necessary small repairs: Dennis Lombardi, accomplished carpenter (in-kind)

Yearly volunteer work day for deep cleaning and light repairs

Regular inspections: Leverett Historical Commission makes a yearly review because of historical restrictions put in place because of a CPC grant. LHC reports its findings to the CPC board. CPC funds in the amount of $1500 in 2006 and in the amount of $4626 in 2007 were awarded to the Moores Corner Schoolhouse.

Knowing the approximate lifespan of roofs and other building components (SRP Plan) and anticipating repairs before water leaks in or paint starts to peel, funds will be set aside for anticipated large repairs.

However, even with the best maintenance plan, the unexpected happens. The insurance is up-to-date and money funds will be set aside for such occurrences.

LHS is in the process of obtaining funds through a town wide fund-raising campaign, grants, sale of books, bank donations, family trusts, private donations, events, and increased membership base.

Volunteers are and have been a sustaining attribute for aiding the Moores Corner Schoolhouse/Museum.

Once rehabilitation is completed, anticipated maintenance costs are low, so funds can be sought and set aside for a few years. Then as repairs come due, funds are available and additional funds can be sought to meet the increase in costs of maintenance and repair as the years advance.

The chart below reflects the projected annual maintenance net fund balance after fund raising efforts and anticipated expenditures.

The Moores Corner Schoolhouse/Museum is a valued and historic building in Leverett. It is the only one of ten one-room schoolhouses that remains as a schoolhouse structure. Since Covid many well attended programs have been presented (seasonally). A mock-classroom is set up for visitors to experience the educational setting prior to the consolidated school in 1950. The building houses and displays Leverett’s artifacts, photographs, and documents that are important to knowing the Town’s history, education, culture, and socialization. Rehabilitation and maintenance of the building is vital for an inviting, safe, and historical Town building.