District No. 5 Schoolhouse Task Force Summary Report

Final report of the Task Force as presented to the Selectboard of the Town of Underhill, November 10th, 2014

Members of the Task Force: Pete Czaja, Roger Frey, Carla Hochschild and Susan Thomas.

A note of appreciation to the Selectboard for taking the initiative to create this Task Force to explore the future of "The Old Schoolhouse."

"IT TAKES A VILLAGE TO PRESERVE ITS HISTORY"

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PART ONE:

SUMMARY OF TASK FORCE WORK OVER THE PAST TWELVE MONTHS

The Underhill Selectboard charged the Old Schoolhouse Task Force to:

1. Investigate and study the future of the District 5 Schoolhouse located in the Center at 32 Pleasant Valley Road.

2. Create a report, to be presented to the Selectboard, which explores and identifies all possible avenues of the use, improvements, costs, etc., of this historic Town Asset.

The Task Force has been meeting very regularly every other week on Wednesday evenings at both Town Hall and The Old Schoolhouse. All meetings were open to the public, properly warned, with both agendas and meeting minutes posted. The meetings were well attended by the core group.

Some of the topics discussed and investigated by the Task Force include:

1. Rehabilitation of the building exterior.
2. Potential use of the second floor.
3. Relocation of the building.
4. Potential for placing and installing adequate water supply and septic.
5. Potential uses of the building by the community.
6. Funding and grant acquisition for repairs and improvements.
7. Insurance and code/occupancy requirements.
8. Historic preservation issues.
9. Sale and/or private use of the Old Schoolhouse.
10. Promotion, public awareness and community input regarding the potential future of the Old Schoolhouse.

Insights were also provided by guests at our meetings. Charlie Van Winkle, Brad Holden, and Mike Weisel helped to clarify the site characteristics and restrictions. Lack of water and septic are major limitations to use of the building, but an alternative septic system might be possible at the site.

Ann Cousins from the Preservation Trust of Vermont raised our awareness of the opportunities and challenges of historic preservation and shared recent case studies and success stories of similar buildings. She outlined available grants and the application and fund-raising process.

Part Two:

A brief history of the Old Schoolhouse

The District 5 Schoolhouse was once one of fifteen such district schools in Underhill. It is the only one remaining in public hands. It is listed on the Vermont Historic Sites and Structures Survey and is eligible to be listed on the National Register of Historic Places. District 5 was established in 1811 and was the oldest school district in Underhill Center.

The current building is the third schoolhouse on this site, one of the earliest occupied in the village. The first was a log structure built in 1820, the first known community building in Underhill. It was sold when the second school was built in 1835. That building was destroyed in 1861 after being used as a "pest house" (there are records of a diphtheria epidemic at the time), and the same year the current building was constructed as a one-room, single-story school. In 1915 the second story was added, and the front section of the building was extended to accommodate an interior stairway.

Although it lacked indoor plumbing, the building continued to educate the children of Underhill Center for 90 years until 1951, when a fire caused by an over-stoked woodstove destroyed a portion of the interior. This event led to the construction of the Underhill Central School and the abandonment of the building. It was converted to a garage for the school bus in 1952 and later stored town road equipment. It suffered disfiguring alterations to its façade which destabilized the structure. Much of the interior first floor was destroyed, and most of the signature window sash was lost.

Over the next 30 years the schoolhouse received no maintenance, degenerating into a landmark eyesore and threatened with collapse. Hoping to ward off demolition, in 1983 the Historical Society received permission from the Town to restore the exterior of the building to its 1915 appearance. Some of the work of this extensive five-year effort included removing the rotted woodshed, arresting shoreline erosion of the nearby river, and repair or replacement of deteriorated sills, corner posts, foundation, framing, roof, chimney, windows, siding, floors, and doors.

For this work, The Underhill Historical Society received a preservation award from the Vermont Historical Society in 1989. Unfortunately, the next 25 years would mark another period of neglect and lack of maintenance.

PART THREE:

RECENT HIGHLIGHTS AND EVENTS

Several events have taken place at the Old Schoolhouse over the past year.

In preparation for The Town's 250th celebration, a container was provided by the town, and many members of the community spent a day emptying debris from both the first and second floors. Over the past few decades the building was used for storage of a variety of items ranging from historic documents and items to lumber and rummage sale leftovers.

During the Underhill 250 Celebration, the first floor was open for public use for the first time in many years. A Certificate of Occupancy was achieved by the installation of new steps, an accessibility ramp, portable toilet platform and numerous electrical upgrades including GFCI receptacles and lighted exit signage. Occupancy for this structure is limited to 49 persons.

There have also been two 'annual' events known as The Old School Café. Dozens of members of the community shared pot-luck meals and desserts while socializing indoors and outside on the adjacent grounds. Children were enjoying the nearby woods and Browns River which flows just behind the building.

The Underhill Historical Society has been using the Old Schoolhouse to continue their efforts to organize, assess, and protect historic artifacts, documents, and photographs collected over many years. The Town of Underhill has created a lease agreement with the Historical Society to facilitate the Society's ongoing mission to preserve and present its collection. In addition, The Historical Society held a Blueberry and Ice Cream Social which was considered a grand success, serving treats to almost two hundred people.

The Old Schoolhouse Task Force has been meeting in the building during the summer months when the temperatures were comfortable enough to do so. On a few occasions other town committees have had the need to use the Schoolhouse for meeting space due to scheduling conflicts or lack of meeting space at Town Hall.

A requirement for usage of the first floor, as stated within the Certificate of Occupancy, is sanitary facilities. Since the building has no water supply or toilets, portable toilets must be placed on the rear 'deck' when used by the public. This past July, August, and September, the funding for the cost of a single accessible portable toilet was shared between the town and the Historical Society. The town contributed 2/3 and the Historical Society 1/3 of the total cost of approximately $500 for these three months.

The Town of Underhill provided $250.00 to the Task Force as a 50% match for a Preservation Trust of Vermont grant for a condition assessment of the Schoolhouse. This assessment was completed by Eliot Lothrop of Building Heritage.

DISTRICT No 5 SCHOOL
BLUEBERRY
ICE CREAM
SOCIAL

Part Four:

Summary recommendations of the Task Force

The Old Schoolhouse is in dire need of repair. The second floor, while tidy, is in no condition for public use. Several floorboards are missing, wiring is in need of repair, accessibility and security are limited, even charred remnants of the fire which closed the building in the 1950's still exist.

The main floor is in good repair. While there is no existing indoor plumbing, the interior is in very good condition with painted drywall and hardwood floors. A propane space heater can be used, if necessary, during cooler weather. Winter use is likely impossible at this time due to the lack of adequate insulation, thermal glazing, and fuel costs.

The exterior of the building is in very poor repair: peeling paint, deterioration of most of the window sashes and sills, many rotten trim pieces, and failing masonry of the chimney above the roofline. A primary recommendation of the Task Force would be to address the building exterior prior to exploring other ideas related to water and septic and second floor usability.

Relocation of the building is a highly unlikely endeavor due to the inherent expense in physically moving a building of this size, land acquisition for relocation, overhead cables and wires, etc. Relocation would also probably negate the possibility of acquiring historic preservation grants for any rehabilitation work.

The use of the second floor is limited. In addition to the repair work needed for the interior space, current access is not safe or code-compliant. The existing metal stair would be considered inadequate for this purpose at this time.

The use and public enjoyment of the building has certainly increased during the past year. Several individuals have inquired about its use for functions such as yoga classes, after school programs for children, participation in conjunction with the local farmer's market, birthday parties, etc.

One limitation that has been common to all of these requests has been the fact that the town's insurance policy will not cover private events. Only "town business" can be considered protected by the insurance underwriter. Hence individuals seeking to use the building for personal use must provide private event coverage. This expense has shown to be cost prohibitive.

It is certain that there will be a continued increase in the use of the Old Schoolhouse by the Historical Society and for certain town functions.

The Schoolhouse is a valuable town asset with a rich history, prominent location, and iconic esthetics as a historic school building.

An estimate for the repairs to the building's exterior suggests costs of approximately $60,000 - $70,000. This estimate is included as Part Five of this report.

At present, the current operating expenses are low and are likely to remain so for years to come. The current usage suggests operating the space from May-October while addressing the costs of portable toilets and insurance. Maintenance of the building within the town budget has been limited to snow removal and lawn mowing.

Conversion of this building to year round use is plausible in the future; however this should not be prioritized due to the dramatic exterior deterioration. We recommend that the estimated repairs necessary to 'rescue' the building be addressed immediately within the town's 2015 budget. We also suggest that the $60,000 - $70,000 required be spent over the course of the next three years.

In addition, we recommend that the selectboard solicit and sanction a new group that could possibly be called *The Friends of The Old Schoolhouse*. This group's mission should include promotion and management of the building's use, grant acquisitions, additional fundraising, and cohesive plans for building maintenance. Perhaps this *Friends* group could emerge from, or as part of, the Historical Society.

Repair work should be done in such a way as not to jeopardize possible future grant funding. Historic preservation grants usually specify the preservation of historic materials and usually require a 50% match. There are other grants available for making community buildings more accessible by installing bathrooms, lifts, etc. Applying for such grants is something a *Friends* group could pursue.

The sale or transfer of the building to a group such as the Historical Society might also be addressed; however repair costs and maintenance might prove too costly for this group at this time. Selling the building on the open market is not recommended. It is likely there would be public resistance to this option. The Schoolhouse is a local iconic feature here in our town. The sale to a private entity may relieve the town of this asset and responsibility, yet might allow alterations and uses not consistent with the character of the village setting.

We believe that it would be prudent for the Town to consider placing costs for repairs of the Old Schoolhouse within the Capital Plan and establish a regular maintenance budget and schedule for the building.

"It Takes a Village to Preserve Its History "

Peter Czaja
CARPENTRY WITH INTEGRITY

Town of Underhill
PO Box 32
Underhill Center, VT 05490

7 October 2014

Re: Old School House Exterior Repairs; Preliminary Estimate

Select board,
In response to the recent request from the Town of Underhill's Old School House Task Force, I have prepared this preliminary estimate for the exterior repair work for the District No. 5 School, known as 'The Old School House'.
This estimate is based upon recent site visits, personal inspections, and a meeting with a local professional painting contractor.

Old School House Exterior Repairs
The current state of this building's exterior is in poor repair. There are several areas of deterioration of the painted, wooden, siding and trim work. The most severe of which is along lower portion of both the east and west facades affected by the eaves' drip lines. The north and south facades show significantly less deterioration as they comprise the less susceptible gable ends of the structure. In addition to the deteriorated trim and clapboard, there are several window sills and window jambs in need of repair.
The windows are traditional 'six-over-six', true-divided lite double hungs. These windows are not original to the structure, they were installed as part of a major re-hab effort undertaken 30 or so years ago. Several of these sashes show deterioration of both the exterior painted surfaces and glazing moldings.
The rear entry door is of modern, steel construction and shows average wear for its vintage. The front entry door, which is an oversized, wooden, panel-and-molding style door is in poor condition as well.
The second story of the building is accessed via an exterior steel stair and landing. The entry door at this landing is difficult to operate and is need of replacement. The painted metal roof, while faded, shows no significant areas of failure. There are no signs of water intrusion from roof failure. The existing masonry chimney beyond the roof plane shows signs of significant deterioration and loose and/or missing masonry and mortar. While the existing chimney and flue have not been inspected for use as a part of a functioning heating system, the failure of the above-roof portion of masonry, while unsightly, could cause injury or further damage to the building if not addressed. The rear entry ramp and landing and the front step are recent additions. Constructed of pressure-treated materials, they are in new condition.

P.O. BOX 18
UNDERHILL CENTER, VT 05490

Approach Summary:
In order to address the deteriorated windows sills, jambs, and exterior casing, the affected window units would be removed entirely. This would allow for the removal and replacement of the wooden sills and jambs. This undertaking would labor intensive. Replacing the units entirely would be more pragmatic, perhaps, because a maintenance free, fiberglass exterior would be used to avoid constant maintenance.
Esthetically, the integrity and efforts of the previous re-hab efforts could remain intact.
The cost of repairing the windows versus replacing them is similar. There are twenty three windows in total. The window repair versus replacement considerations should be debated.
It is likely that several areas of clapboard siding adjacent to these windows would not remain intact while extracting the windows and trim. Other portions of the siding can be maintained by being scraped, primed, and repainted. The portions of the siding affected at the drip lines should be replaced as it would likely be more cost-effective than the required amount of preparation and repair work that would be undertaken by a painting contractor.
The amount of siding to be replaced would account for approximately 25% (575 sq. ft.) of the building's exterior. It should also be expected that some deterioration of the sheathing will be encountered. Remove and replace several sections of deteriorated corner boards. Scrape, prime and paint the metal stair and landing along the east façade. Proper coatings suitable for metal would prevent decay and further staining of the adjacent siding. Replace loose and missing masonry and repoint the exterior portion of the chimney. The front door is not salvageable and should be replaced. There is significant deterioration in the stiles and rails of the door, in addition to rotting panels and moldings

Given the simplicity of the building floor plan and elevations it would be possible to complete this work in phases, prioritizing one façade at a time, perhaps over the course of 2-3 years.

Estimated Cost of Exterior Repairs to Old School House . . . . . $ 65,760.00

Note: Several contingencies have been accounted for in this estimate, however, due to the long-term neglect it is recommended that an additional 10%-15% in funds be considered in the event of significant unforeseen conditions.

Respectfully submitted,

Peter Czaja

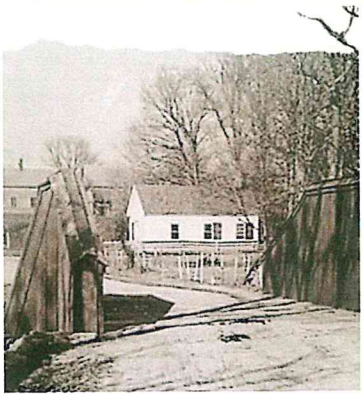
District No. 5 Schoolhouse

Underhill, VT

Prepared by Eliot Lothrop
Building Heritage, LLC

Funded in part by the Preservation Trust of Vermont

The District No. 5 Schoolhouse in Underhill is a picturesque structure. The backdrop for the building is Mount Mansfield, and the tall narrow shape of the schoolhouse compliments the Mountain nicely. At first glance, the building is a fair amount taller in proportion to its footprint than is typical for a 19th century structure. That is because it was originally built as a single story timber frame c. 1820 with the second story walls added on top of the original building in 1915. Although almost all of the original structure on the first floor is covered up, it is possible to find the critical timbers in the design which suggest that it was built as a four bent frame measuring 24'6'x36'6'. It has undergone many updates throughout the years, most notably being the addition of the second story at which time they appear to have completely re-sided the building as well.



The schoolhouse in its original 19th century shape

On the East side of the building, there had been a woodshed attached to the eave wall which was removed in the 1980s restoration. It appears that much of the framing was re-built along this wall when the shed was removed and about three quarters of the siding was replaced. On the front gable there had been a large door, just to the West of center. During the most recent restoration work that was removed and the central door re-instated along with a first floor window, to the West of the door.

On February 2nd, 1951 there was a fire that damaged much of the interior of the building and charred many of the framing members. It was decommissioned as a school after the fire and a new school built. A large hole was cut in the front of the building and the first floor removed so that the town could park the school bus inside. Later, it was used to store a steamroller, salt, and recreation equipment. Restoration of the building was carried out from 1984-1989. During that time period the roof was replaced, a new first floor installed, new windows built, and the exterior repaired. More recently, in 1995, the building was finished off on the first floor in order for the town office employees to move into while the town hall was being renovated.

It appears as though there was some heavy damage to the original timber frame along the East wall at the second floor level. Other areas of the timber frame are impossible to inspect because of the finished space below. If the second floor is going to be used for public assemblies in the future, the condition of the frame will need to be inspected throughout and potentially restored or at least reinforced. There is some sheetrock cracking occurring on the East wall and it may be wise to remove the sheetrock there not only to remedy the structural issue that is causing the cracking but also to inspect the timber frame for soundness.

Interior

The stairs from the first floor to the second floor had been in the Northwest corner. The newel post at the West end of the stairs against the outside wall is still intact as is the half newel post that is on the North wall which would have been across the top of the stairs from the main newel post which is now missing. All of the railings and balusters have been removed as well and the staircase opening boarded over. Coming up the stairs to the second floor would have brought you into a front foyer approximately 9' deep with hooks on the back wall and a door in the center. To the East of the door is a large 20"x40" chimney set just in front of the wall. Through the doorway there is just one large open room, the chimney with a hole through the wall and many windows along the West and South sides. The interior of the upstairs is sided with tongue and groove boards on the inside of the studs that have been covered up with sheets of Masonite and little strips of wood over the vertical joints.

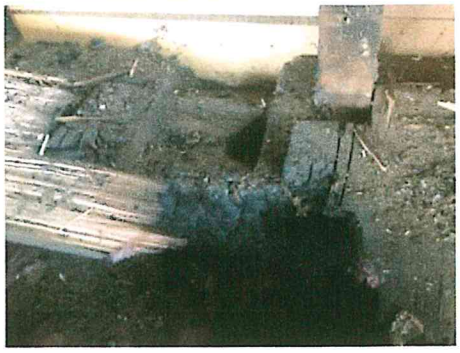
Half newel post on the West wall at the top of the stair opening (stairs to the right)

Frame

The original frame for the schoolhouse appears to be a four bent structure framed out of hand hewn spruce 8x8s mainly. The bents are evenly spaced so that there are three equal 12' bays. The tie beams appear to tenon horizontally into the side of the top plates instead of being dropped

down and tenoned into the posts as is typical. Into the 8x8 tie beams, reciprocally sawn, true 2x8" floor joists have been notched into

the side of the beam with the lap 2" deep into the beam and 4" tall. On top of the East top plate just to the North of the second floor door, a step lap pocket for a rafter was uncovered. This is an angled notch in the top and back side of the plate so that the rafter is locked into place without any real mechanical connection. The uncovered rafter pocket is directly below one of the existing rafters, which happen to be half round spruce poles (the typical rafter material for a 19th century building in this area). The rafters, unpeeled and spaced 3' on center, now sit on top of 9'6" tall 2"x4" stud framed walls. At the peak, the rafters are butted with a vertical plumb cut, most likely nailed together with large square cut nails. All of the rafters appear to be of the same vintage and with a detail at the foot where it now sits on a stud framed wall which looks like it is part of an earlier roof frame.



The charred horizontal timber is the original top plate to the building, now at the second floor level. The notch in the center of the beam is a step lap pocket, in which, the rafter once sat

My guess is that the original rafters are still intact and in their original locations, just set on top of the new stud framed walls. Typically, by the time the second floor was added there would have been a bad rafter or two and the rafter spacing may have been changed when the roof framing was put back together. Having the existing location of the rafter be directly above the original location may have been intentional but it is worth pointing out. Another peculiarity of the roof frame is that it is sheathed with what appears to be the original roof sheathing, still in its original location. One would think that if the roof was stripped, the rafters taken down, and the second floor walls built and roof put back on that there would be larger patches of newer sheathing and that they would be more random. It would not have been unheard of to jack up the entire roof the 10' and build the stick framed walls underneath the elevated roof system.

Because the building is now a platform framed structure, it requires a strong diaphragm at the second floor level in order to keep things from shifting and distorting. In order to accomplish this, the existing 1x4 maple strip flooring that is currently the top layer should be removed carefully for potential re-use. The reciprocally sawn 1" subfloor boards should also be removed as many of them are fire damaged. Once the floor joists have been inspected and repaired or reinforced as needed, a new plywood subfloor should be installed or diagonal boards on top of the joists.

At the new plate level, the tops of the studs are held together by ceiling joists nailed to the side of the studs just below the plate. The joists and studs are set at 18" on center. The joists are sistered together in the middle where they rest on a box beam supported on a lally column and the interior wall which in turn rests on the same support in the first floor. Downstairs, the interior has been completely redone with insulation and sheetrock throughout. There is no real historical significance to anything on the first floor at this point other that the 10' tall ceilings and long bank of six windows on the West side which give the obvious appearance of a schoolhouse. There is updated electrical and flooring throughout the first floor. The floor framing was redone during the most recent restoration and it appears as though whatever there was for a crawlspace under the floor system was closed off completely. The floorboards are all slightly cupped, which is evidence that there is moisture trapped underneath the floor. It would be beneficial to open up several holes on either side of the foundation with vents so that there is some air flow moving through under the floor. Outside, the foundation visible behind the snow banks appeared to all be dry laid stone that had been pointed later with Portland cement.

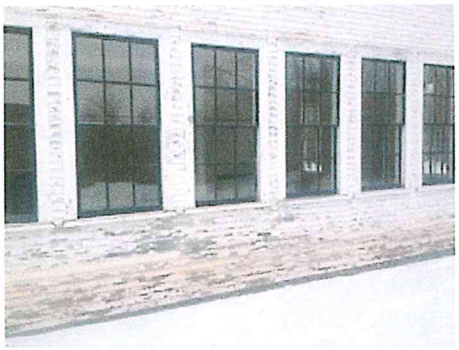
Exterior

The East side of the building at one point had an annex attached to it. Currently, there are no penetrations through the wall except for the second floor door that is accessed by the long metal staircase that leads up the side of the building. Most of the clapboards on the wall have been replaced with pre-primed spruce which has not been painted since its installation. There is also a smaller amount of slightly earlier spruce replacement clapboard that was not pre-primed but was painted in place. There are a couple areas throughout the wall that should be addressed at some point in order to make sure that things are watertight. For instance, there is a large section in the middle of the wall where there is a common vertical butt joint. The lower sections of the corner trim has been replaced with new pre-primed pine but the cuts made to the original trim boards are a square 90 degree cut instead of a 30 degree bevel as is typical in order to shed water that gets into the joint away from the building. Also troubling is the fact that there is a large amount of charring on the interior of this wall, visible from the second floor inside. This may or may not relate to the cracks in the sheetrock that are visible downstairs. It would be wise to strip a fair amount of the clapboarding and sheathing from the outside in order to thoroughly inspect the framing. It is possible that the sill has moved slightly and is causing the cracking but it would be good to make sure that it isn't a result of insufficient framing in the first floor walls due to the fire that is causing the movement. Any new clapboards should be pre-primed quartersawn spruce or clear vertical grain hemlock with the eased edge ripped off on the table saw. Clapboards should be installed on top of 30 pound felt paper. All end cuts should be re-primed, joints staggered and the primed product painted with at least on coat of latex within 180 days of installation.

The long continuous vertical butt joint on the East side should be fixed in order to make things water-tight

The North side of the building retains more of the earlier siding. It is sided mostly with quartersawn spruce clapboards fastened with wire nails and set at a 2 ¾" reveal on average. The wire nails indicate that this is a second generation of siding as the first would have been hung with square cut nails. The entrance on the North wall had been widened and shifted to the West from its original position. The most recent restoration brought back the North façade to its earlier appearance with a wide hung door at the center of the first floor flanked by a double hung window on either side. The front door and trim have been replaced but are appropriate; however there is some rot present in the door. At the peak of the roof, a tall flagpole is held out off the face of the building with iron brackets. The cornice returns on either side of the roof are in fair condition despite only having wooden drip caps covering them. The caps should be covered with metal at some point in order to better keep out the elements.

The West side of the building appears to be almost completely intact from the original reconfiguration of the schoolhouse. There are twelve windows total, six on each floor. They are the same six over six large double hungs, 42"x70", seen elsewhere around the building. The paint on the West façade is in very poor condition but most or the clapboards with the exception of the lowest four or five courses still appear to be okay. There will likely be some corner trim repairs needed as well as the clapboards in the lower courses. A thorough scraping and painting of the West side would make a large visual improvement to the barn and will add to the longevity of the wood. The existing paint on the building likely contains lead paint so it is important that a contractor qualified in this work be enlisted and that the EPA guidelines for paint removal are abided by.



The West side is in desperate need of a thorough scraping and paint

The south side of the building is largely intact from the 20th century remodel with the few changes being the exterior door, window trim and lower clapboards. Like the rest of the windows in the building, these have been replaced with new single pane wooden sash, fitted into the original jambs. The only original sash I discovered was the pair on the South wall in the southeast corner of the second floor. The reproduction sash seems to be in decent condition, however like the rest of the building, they are badly in need of paint on their exterior. In order for them to have any energy efficiency if the building is ever heated again, exterior storm windows should be installed.

The roof on the building is an early standing seam metal. It was largely covered with snow during the site visit but it appears to be in good condition and just in need of a good paint job with a high quality roofing paint. On the East side of the ridge, a little ways north of the middle of the building, the brick chimney extends up through the roof, rising 2-3' above the peak of the building. A foot down from the top of the chimney, the brickwork corbels out over four courses, then back in, with the top three courses being parged in cement.

Rough Cost Estimate

Remove the paneling on the interior of the second floor; take up the flooring and subfloor. Assess the building structurally, repair and supplement the existing floor, wall and roof frame as necessary- $21,500

Remove approximately two thirds of the clapboards and sheathing on the East wall (mainly on the lower half of the building). Assess the framing, reinforce and repair as necessary. Re-sheath and clapboard the wall with new pre-primed quartersawn clapboards- $19,000

Repair the clapboards and trim on the North, West and South sides. Feather in new pre-primed quartersawn spruce clapboards to replace those missing or rotten. Repair and replace trim boards with pre-primed pine boards- $14,000 Rebuild the stairs on the interior to replicate what would have been there originally based on physical evidence still intact- $11,500

Install triple track storm windows throughout- $18,000

Scrape and paint the building with one coat of oil based primer and two coats of latex. Follow EPA guidelines for lead paint removal- $15,000

STAPLETON PAINTING, LLC
477 Pleasant Valley Road
Underhill, VT 05489
E-mail: stapletonpainting@myfairpoint.net
Office: (802) 899-4296 Cell: (802) 363-5028

PROPOSAL

To: Pete Czaja

Date: 9/11/2014

Job Name: Underhill Schoolhouse, PVR Underhill, VT

Delivered by E-mail on 9/11/2014 to: peteczaja@gmail.com

Proposal Information: This is a Proposal for the exterior painting of the Underhill Schoolhouse on Pleasant Valley Road in Underhill Center VT.

I. **Scope:** Exterior painting of schoolhouse siding, doors, and trim per Specifications listed below. Excluded from this Proposal is any work on the roof.

II. **Specifications**: Proposal price is based on the following specifications:

A. Exterior Painting Specifications:

1. Remove all loose and flaking paint from siding and trim:
2. Pressure wash all surfaces:
3. Prime all wood with Mad Dog primer:
4. Apply two top-coats of 100% Acrylic latex paint to siding and trim:
5. Fire Escape: Grind off rust, prime with Stop Rust primer, and apply one top-coat of Rustoleum: and
6. Any work performed outside of the specifications mentioned herein shall be an extra and charged at the time and material rate of $35.00/hour plus materials.

III. Cost: Cost includes all material and labor for project completion per the Specifications listed above.

Total Cost: $9,700.00

If you have any questions about this Proposal, please do not hesitate to call. If this Proposal is accepted, please print name of authorized contracting agent for the town of Underhill, sign and date on the line provided below and return to Stapleton Painting.

Proposal Accepted by town of Underhill, VT:

_____

(Print Authorized Agent Name) (Signature) (Date)

Contracting Agent for Stapleton Painting:

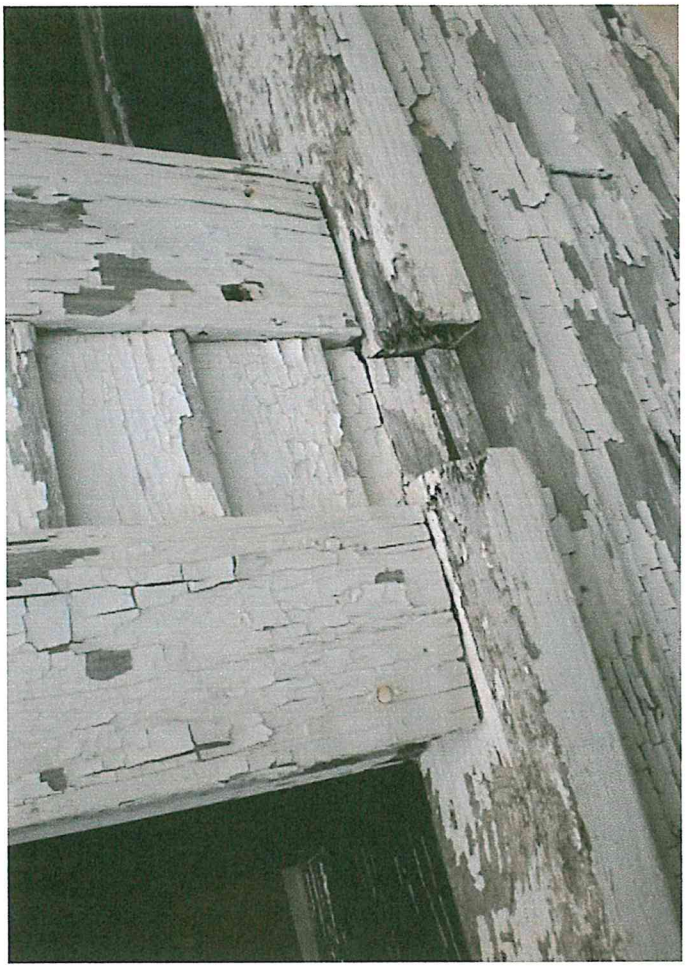
Christine Murphy 9/11/2014

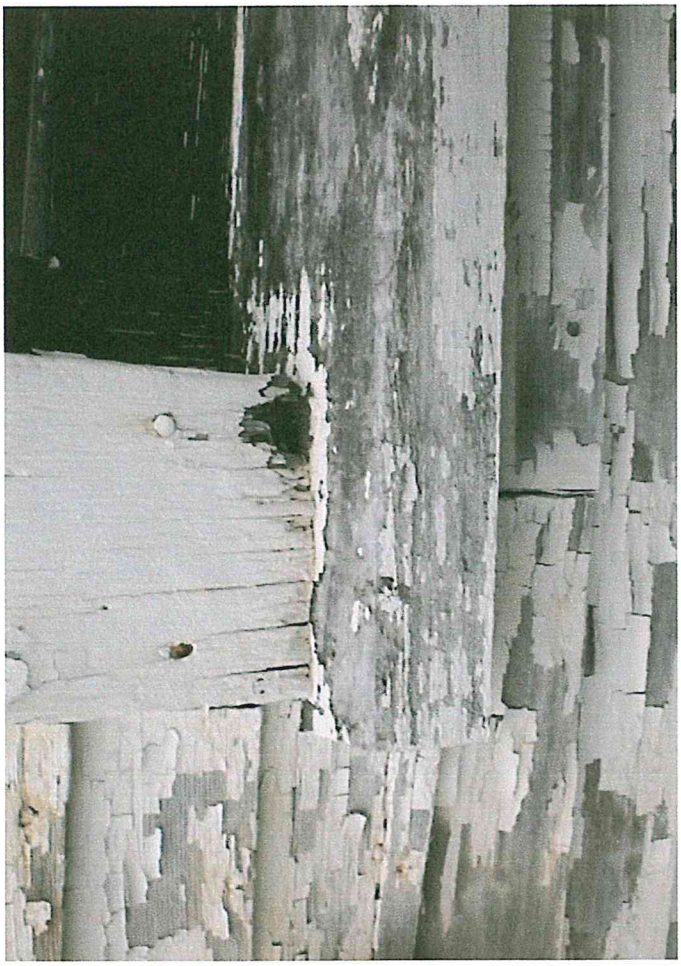
Christine Murphy or Bill Stapleton (Date)

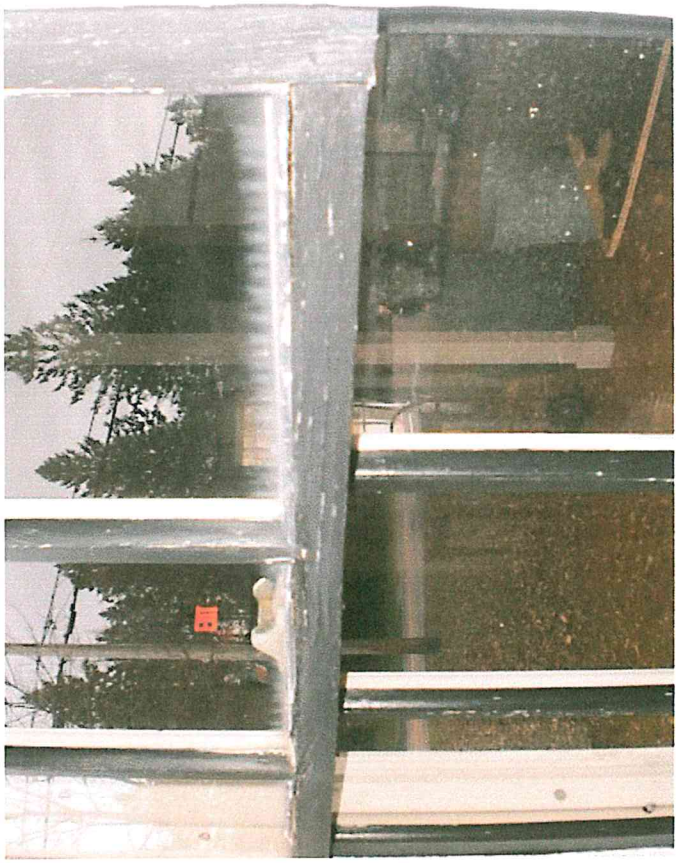
Thank you, we appreciate your business.

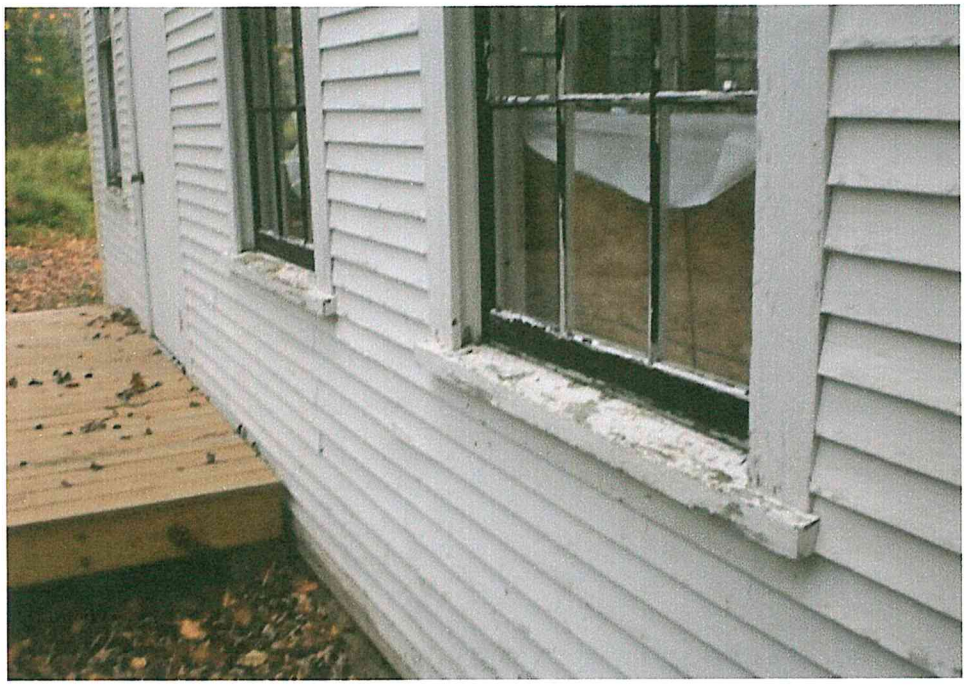
DISTRICT No 5 SCHOOL

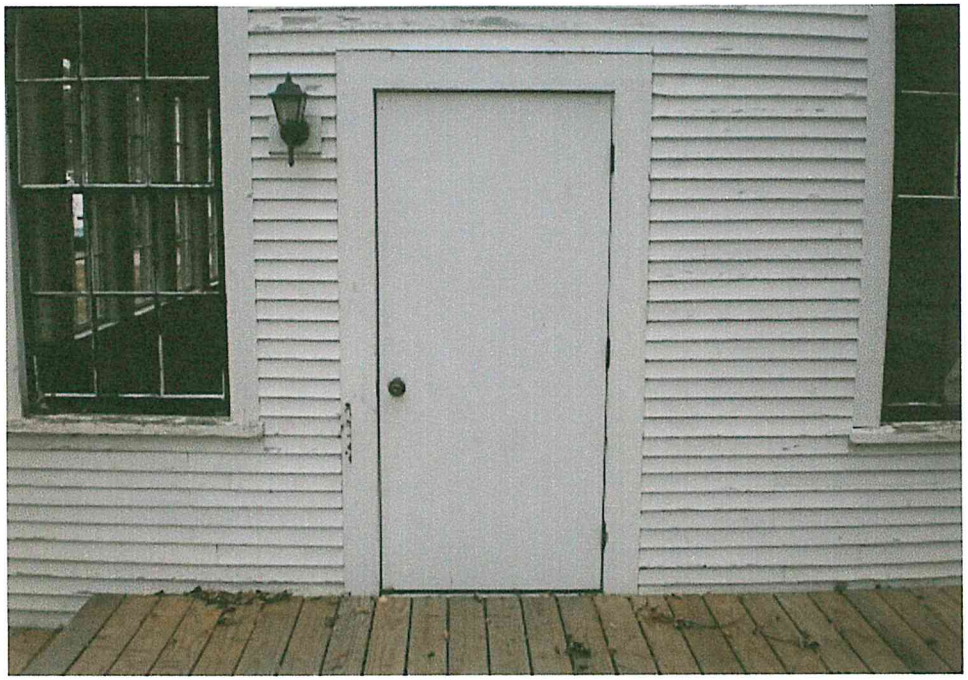
Restoration Project
of
UNDERHILL
HISTORICAL
SOCIETY
32











Susan Thomas Personal Minority Report to the District No. 5 Schoolhouse
Task Force Summary Report
November 13, 2014

It was a privilege to serve on this Task Force with such a committed core group of people. Their wide-ranging expertise was invaluable. Thanks should go to Pete Czaja for initiating the process, to the Selectboard for appointing the Task Force, and to the Underhill Historical Society and many community volunteers for their five years of work rescuing the Schoolhouse from destruction in the 1980s.

Because of the pressures of time and attrition, we were not able to investigate some of the issues as thoroughly as we might have liked. The lack of water and a septic system are problems that remain to be tackled in the future if the building is to be fully used. The windows are a more immediate problem.

It's unclear how many of the Schoolhouse windows are original. The Preservation Trust condition assessor thinks there are one or two in the second story. It's been suggested by someone actively involved with the 1980s restoration that all the second story windows may be original. The rest are a mix of hand-crafted and Marvin windows installed in the 1980s to replicate the 1915 originals.

Historic schoolhouse windows, large and single-paned with true divided lights, are particularly important. They are iconic and are the most significant features of those buildings. The District 5 Schoolhouse windows are in need of attention, and the options for addressing them need to be investigated more thoroughly:

- Repair and paint the existing windows, frames, and sills. The Preservation Trust condition assessor thinks the existing windows are repairable and recommends this method and installing exterior storm windows for energy efficiency and protection. This would be labor-intensive, but would maintain the historic appearance and integrity of the building and preserve the possibility of applying for grants to restore the building.

- Replace the windows with new reproduction windows or salvage windows of the same size, type, and muntin profile. Reproduction windows are expensive, but salvage windows are sometimes available. Double- or triple-paned true divided light windows would no doubt be too costly for this building.

- Replace the windows with new insulated fiberglass-exterior windows with simulated divided lights. This would reduce the need for maintenance but would change the historic appearance and eliminate the possibility of restoration grants. These windows are generally warrantied for 20 years against seal failure and have an effective life of about 30 years. Although low maintenance, they are not repairable.

There are many considerations when restoring or repurposing a historic building. At this point, much more information is needed. A restoration contractor with extensive experience in restoring and replacing historic windows should examine the windows more thoroughly to determine their condition and which are original. More complete estimates should be obtained comparing the cost of repairing the existing windows with replacement with reproduction windows or replacement with new windows. This information is needed before an informed decision can be made about this iconic feature of the District 5 Schoolhouse.