HISTORIC DISTRICT COMMISSION

MEETING AGENDA

500 W. Big Beaver
Troy, MI 48084
(248) 524-3364
www.troymi.gov
planning@troymi.gov

Barb Chambers, Hugh Doyle, Padma Kuppa, Timothy McGee
Anne Partlan, Doris Schuchter, Kent Voigt

November 9, 2012 **9:00 A.M.** **Meeting Room - Historic Village**

1. ROLL CALL

2. APPROVAL OF AGENDA

3. NEW BUSINESS - Notice to Proceed – Demolition of Building Additions – Old Stone School – 3995 South Boulevard

4. OTHER BUSINESS

5. PUBLIC COMMENT

ADJOURN

NOTICE: *People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3316 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.*

November 8, 2012

To: Historic District Commission
From: R. Brent Savidant, Planning Director
Subject: Notice to Proceed – Demolition of Building Additions – Old Stone School – 3995 South Boulevard

The Stone School property at 3995 South Boulevard was donated to the City of Troy in 2008. Chapter 13 Historic Preservation designates the property as a historic resource.

The original Stone School building was built in 1867. Two stone outbuildings (outhouse and well) were constructed around the same time. Two wood frame additions were added to the Stone School structure in the mid-20th century. A detached garage structure was built in the 1980's.

An inspection of the property conducted by SAFEbuilt in 2011 verified that the additions to the original building are in poor shape and constitute a safety issue. The City intends to return the property back to its original form by demolishing the building additions and garage building. This will leave the historic Stone School and two stone outbuildings. This would be consistent with the Recommendation for Treatment included in the Exterior Assessment Conditions Report prepared by Linda Rivetto in 2004.

Chapter 13 lists the responsibilities of the Historic District Commission. One of the responsibilities of the Commission is to review all applications for permits required by City ordinance concerning construction, alteration, repair, moving or demolition of the exterior features of a historic resource.

City Management seeks approval from the Historic District Commission to return the Stone School property back to the original schoolhouse structure and two outbuildings. A resolution granting Notice to Proceed with demolition has been prepared for your consideration.

Attachments:

1. Map
2. Memorandum prepared by SAFEbuilt, dated October 24, 2011
3. Chapter 13 Historic Preservation (excerpt)
4. Building Permit application
5. Report prepared by Linda Rivetto, dated March 8, 2004

PROPOSED RESOLUTION

Proposed Resolution
Moved by:
Seconded by:

RESOLVED, The Historic District Commission hereby grants a Notice to Proceed with demolition of building additions and garage on the historic Old Stone School property, located at 3995 South Boulevard, Section 6. Demolition of these structures will return the Stone School property back to the original stone schoolhouse and two stone outbuildings.

Yes:
No:

MOTION PASSED / FAILED

3995 W. South Boulevard

City of Troy Planning Department

Legend

- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Ponds and Basins
- Streams and Creeks
- Parcels
- Aerial Photos - 2010
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

117 0 58 117 Feet

Scale 1: 700

Printed: **12/1/2011**

Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

SAFEbuilt inc.

MEMORANDUM

Date: 10-24-2011

To: Mark Miller, City of Troy

From: Steve Burns, Building Official SAFEbuilt

Subject: 3995 W. South Blvd

Mr. Miller:

As requested on 9-29-2011 the Building Inspection Department performed a courtesy inspection of the City owned property located at 3995 W. South Blvd.

The Buildings located on the property are a mix of stone masonry construction and conventional framing converted from a one room school house to residential many years ago. There is a detached garage with a small living quarters attached that is referred to as the carriage house. The exact age of the structures were not provided prior to inspection. Neither the home nor the carriage house is occupied and heat, electrical, and the plumbing are not operable at the time of inspection.

Exterior of Structures:

Below are the observations from our inspections:

- The vegetation is overgrown around the perimeter of all the structures. Root systems can compromise the integrity of the foundation. Recommend removal and trimming of some vegetation.
- Exterior wood surfaces show signs of moisture damage and peeling paint. Recommend removal of damaged wood and painting and sealing of the remaining wood surfaces. Care should be taken with regards to lead paint.
- Roof structures over the main house appear to be in ok condition but lack ventilation. Recommend adding vents 1/300 sq ft of attic area.
- Roof structures at the rear of the main house and over the carriage house are in need of repair. Leaks were observed around the fireplace and have caused damage to the interior ceiling and insulation. The roof over the carriage house is in need of complete removal and replacement. All structural members need to be replaced as they are water damaged and full of mold. There are holes thru the entire roof assembly.

SAFEbuilt inc.

Interior

The interior of the home was inspected with the use of flashlights due to the power being disconnected and the windows and doors being boarded over at the time of inspection. Observations were made but are not all inclusive due to conditions. The first room entered was a mud room/ furnace room. The following observations were made.

- Main Furnace in House: Provide combustion air for furnace room.
- Have furnace cleaned and safety check verify integrity of heat exchanger.
- Provide approved venting system for furnace use "B" vent in attic to outside.
- Remove replace single wall flue pipe and asbestos around existing single wall flue pipe in attic.
- Carriage house furnace: in out building.
- Furnace must have proper duct system.
- Have furnace cleaned and safety check verify integrity of heat exchanger
- Provide proper access to furnace.
- Not a complete inspection due to presence of mold in carriage house.
- Electrical panel needs to be serviceable. Currently canceled in cabinet.
- No power to the panel it has been disconnected.

Exiting the mud room entering the hall way peeling paint was observed in several locations.

- Bathroom off the hall is in need of repair to tile and fixtures.
- Shower access panel in bathroom needs repair/ replacement.

Continuing down the hall to rear family room:

- Ceiling in front and around fireplace is in need of repair. Leaking around chimney observed.
- Framing around fireplace chimney may be water damaged.
- Shingles and flashing around chimney needs repairs/ replacement.

Bedroom off hallway:

- Observed peeling paint
- Access scuttle to crawlspace in closet is too small needs to be enlarged.
- Crawlspace is very tight but no evidence of water damage or animal infestation was observed at the time of inspection.

Kitchen/ dining room

- Observed peeling paint.
- Plumbing and outlets over counters need updating.

SAFEbuilt inc.

Family room at front of home:

- Observed small areas of peeling paint.
- Checked attic area it is in need of insulation being added.
- No signs of water damage appear to be structurally sound.

Detached Garage and Carriage house:

- Furnace must have proper duct system.
- Have furnace cleaned and safety check verify integrity of heat exchanger
- Provide proper access to furnace.
- Not a complete inspection due to presence of mold in carriage house.
- Entire living area needs mold evaluation and remediation.
- Garage area is in good to fair condition.

The main structure on the property appears to be relatively sound. There are many property maintenance issues that should be addressed in the near future to keep the buildings from falling into further disrepair.

If you have any questions regarding the inspection or require additional inspections feel free to contact the Building Inspection Department.

Thank you,

Steve Burns,
SAFEbuilt
Building Official

(Rev. 09/25/1978)

7. **PROCEDURES FOR REVIEW OF PLANS**

A. Application for a building permit to construct, alter, move or demolish any resource in a Historic District shall be made to the Building Official. Plans shall be submitted showing the resource in question and also showing its relation to adjacent resources.

(10/03/2011)

B. Upon the filing of such application, the Building Official or his or her representative shall immediately notify the Planning Director of the receipt of such application and shall transmit it together with accompanying plans and other information to the Commission.

(10/03/2011)

C. The Commission shall review the plans according to the duties and powers specified herein. In reviewing the plans, the Commission may confer with the applicant for the building permit, and with the Building Official and/or Planning Director.

(10/03/2011)

D. The Commission shall approve or disapprove such plans, and, if approved, shall issue a certificate of appropriateness or a notice to proceed, which is to be signed by the Chair or Vice- Chair, attached to the application for a building permit and immediately transmitted to the Building Official. The Chair shall also stamp all plans submitted to the Commission signifying its approval or disapproval.

(10/03/2011)

E. If the Commission disapproves of such plans, it shall state its reasons for doing so and shall transmit a record of such action and reasons therefore in writing to the Building Official and to the applicant. The Commission shall advise what it thinks is proper if it disapproves of the plans submitted. The applicant, if he or she so desires, may make modifications to the plans and shall have the right to resubmit the application at any time after so doing.

If the requested permit is denied by the Commission, the Building Official shall disapprove the application.

(10/03/2011)

F. The failure of the Commission to approve, conditionally approve or disapprove of such plans within sixty (60) days from the date of application for the building permit, unless otherwise mutually agreed upon by the applicant and the Commission, shall be deemed

BUILDING PERMIT APPLICATION

RECEIVED
OCT 11 2012
PLANNING

CITY OF TROY
DEPARTMENT OF BUILDING INSPECTIONS
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
248-524-3344

BUILDING

Date: _____

Project Information
Job Address: 3995 W. South Blvd. (Old Stone School) Suite # _____
Lot: _____ Subdivision: _____ Sidwell # _____

Building Type
☐ Industrial ☐ Office ☐ Commercial
☑ Residential ☐ Duplex ☐ Condo ☐ Multiple ☒ Other Historic

Request For Building Permit To:
☐ Construct ☐ Complete ☐ Add to ☒ Alter ☐ Repair ☐ Demolish ☒ Other Demolish Non Historic Additions, Garage
☐ New Building ☒ Existing Structure ☐ Tenant Space
☐ Garage/Accessory Building ☐ Deck ☐ Patio ☐ Pool ☐ Spa ☐ Other Add Carriage House

Additional Information on location of Construction (Floor/area of bldg.) _____

Size of Bldg./Addition/Tenant Space/Garage/Deck/etc.: _____

ZONING: _____ USE GROUP: _____ CONST. TYPE: _____

ESTIMATED COST OF CONSTRUCTION $ _____ By Contractor $ 3,000 – (est.) By Department

Applicant Information
Name: City of Troy (Mitch Grealick) Phone: 248524-3354 Fax: _____
Address: _____ City: _____ State: _____ Zip: _____
License # _____ Federal ID # _____ MESC # _____ Comp. Carrier _____
Email: _____ Preferred Contact # _____

Owner Information
Name: City of Troy Phone: _____ Fax: _____
Address: 500 W. Big Beaver City: Troy State: Mi Zip: 48084

PLOT PLANS SHALL BE Submitted on Separate Sheets and shall show all easements and measurements (must be correct and in detail).
Show all streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines.

I, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT AND THAT I HAVE REVIEWED ALL DEED RESTRICTIONS WHICH MAY APPLY TO THIS CONSTRUCTION AND AM AWARE OF MY RESPONSIBILITY THEREUNDER.

Homeowner Affidavit
I hereby certify that the work described on this permit application shall be installed **by myself in my own home** in which I am living or about to occupy. All work shall be installed in accordance with the State of Michigan Building Code and shall not be enclosed, covered up or occupied until it has been **inspected** and **approved**. I will cooperate with the Building Inspector and assume all responsibility to arrange for necessary inspections.

Section 23a of the state construction code act of 1972, 1972PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

Signature of Applicant: _____ Date: _____
(owner's signature indicates compliance with homeowner's affidavit)

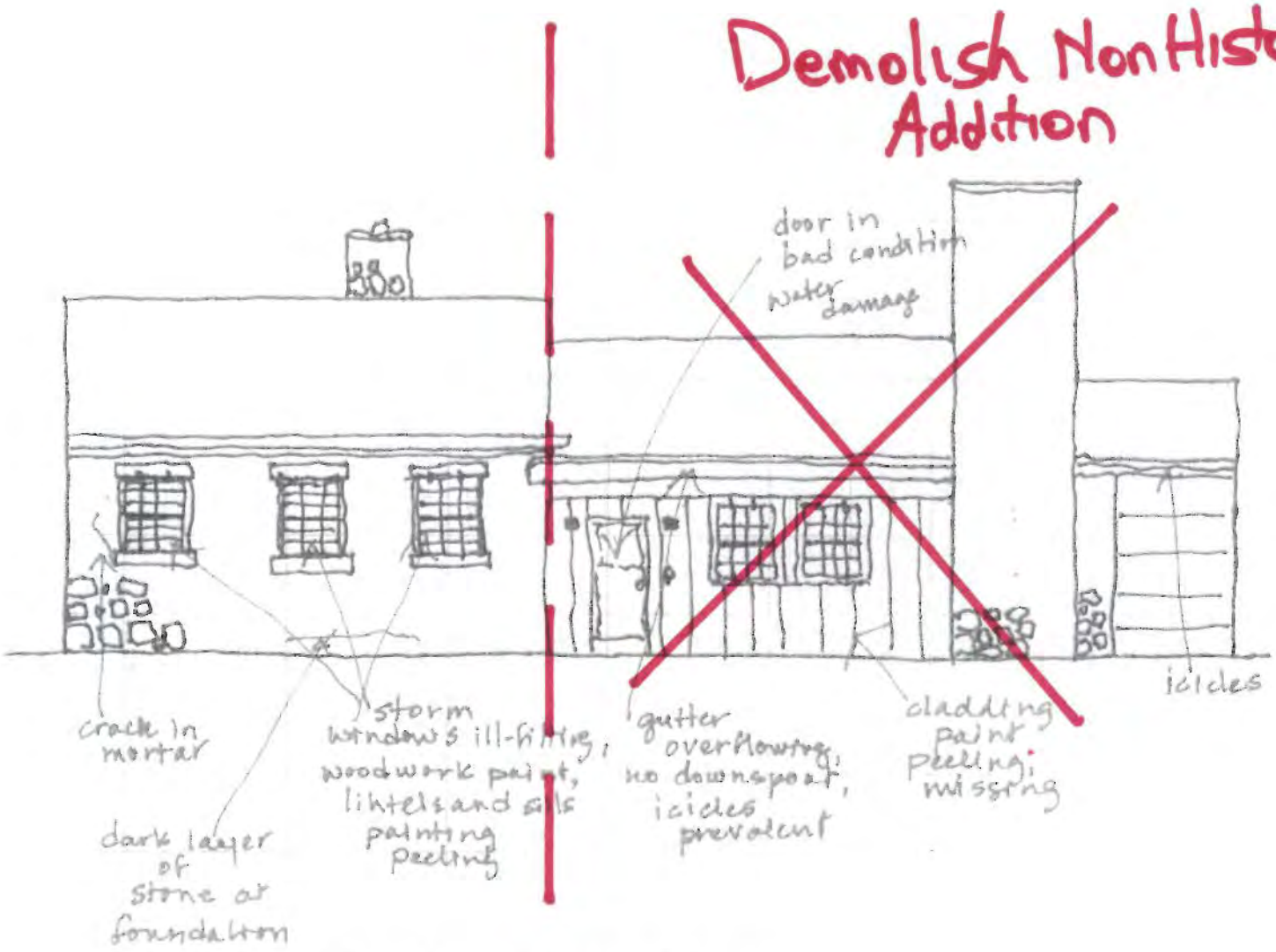
Subscribed and sworn to before me this ____ day of _____ Notary Public, _____ County, Michigan

_____ **My commission expires** _____

A SOIL EROSION PERMIT MAY BE NECESSARY FOR YOUR BUILDING PERMIT TO BE PROCESSED
PLEASE SEE THE ENGINEERING DEPARTMENT
FOR BUILDING DEPARTMENT USE ONLY

Old Stone School

Drawing No. 2



West Elevation

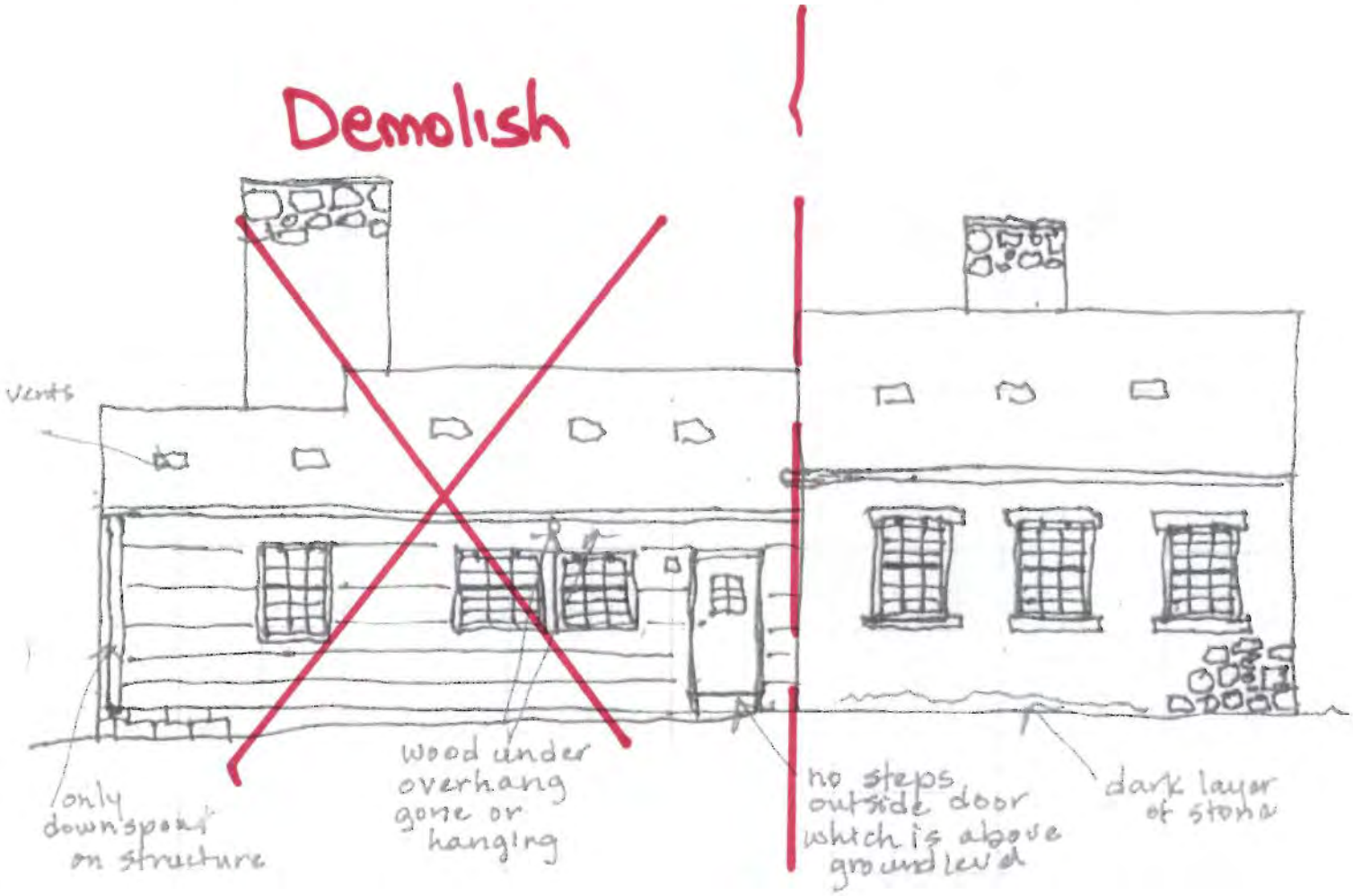
Old Stone School

Drawing no. 1

North Elevation

Old Stone School

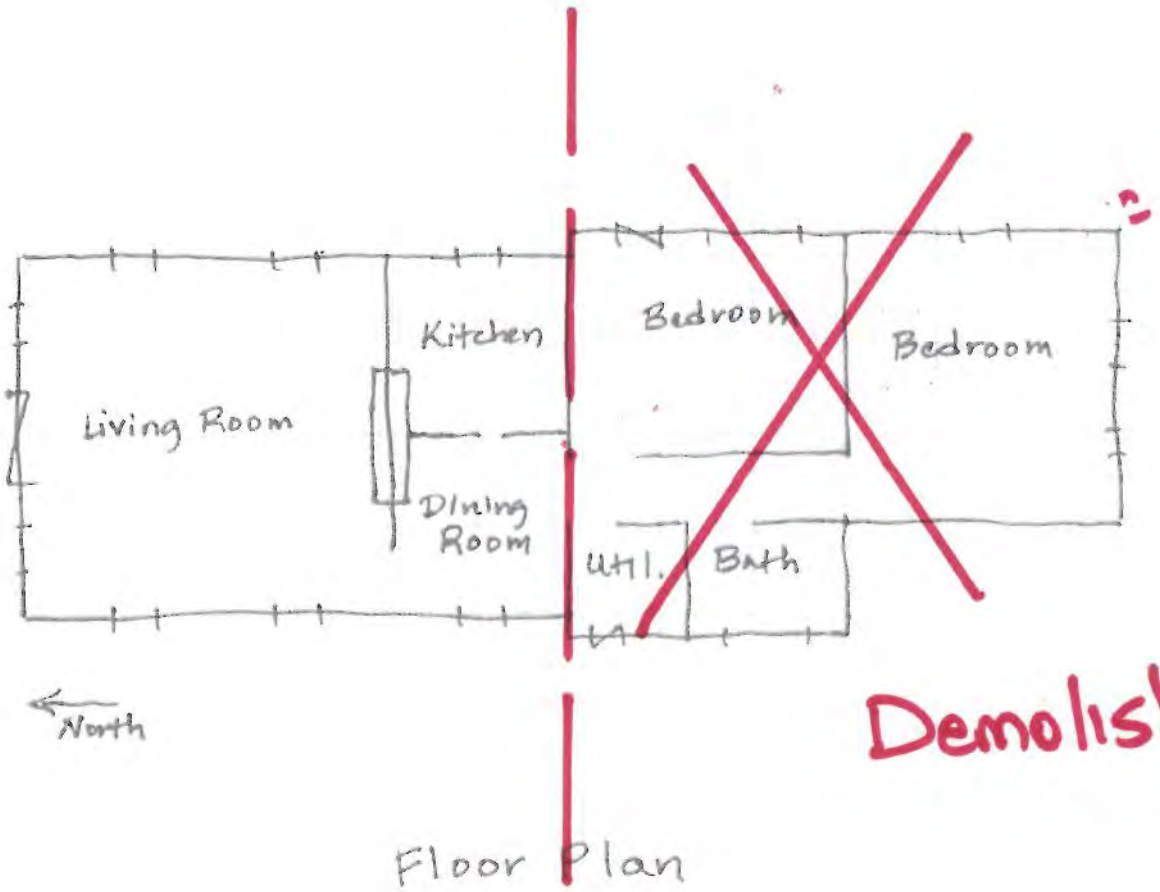
Drawing No. 4



East Elevation

Old Stone School

Drawing No. 5



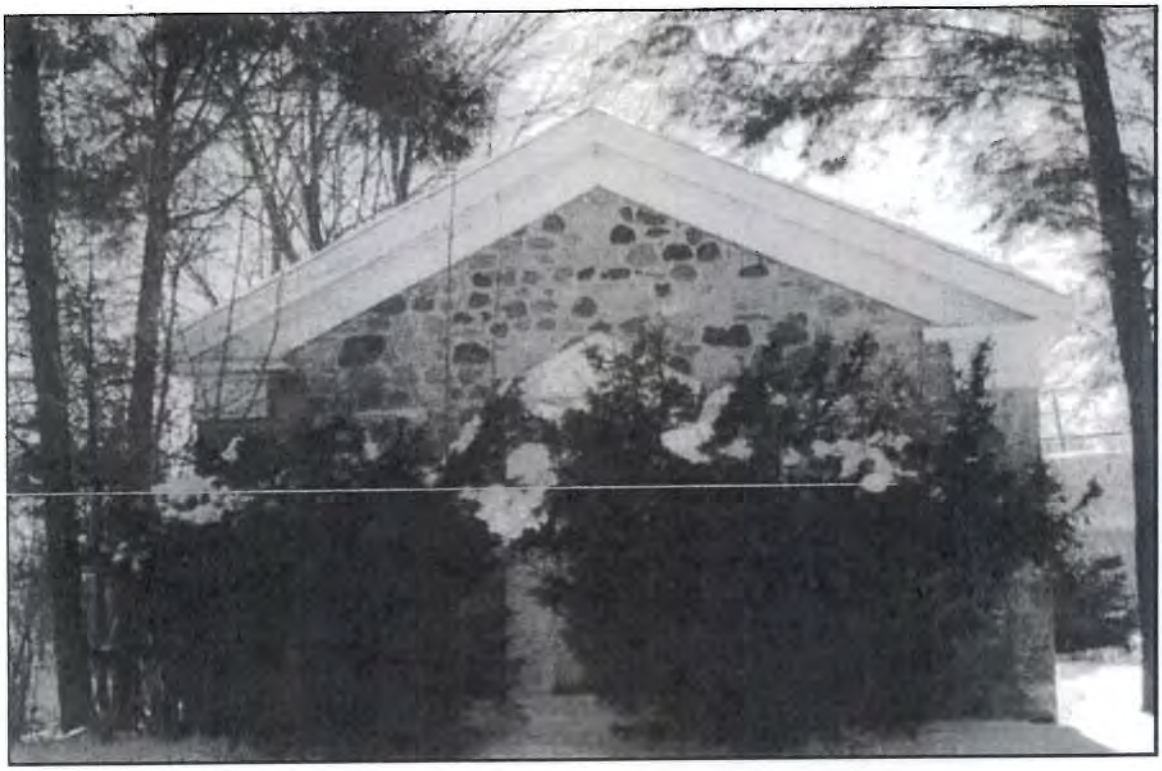
Floor Plan

Old Stone School

Drawing No. 3

Demo South Addition

South Elevation



Old Stone School
Fractional School District
No. 10
Troy, Michigan

Linda Rivetto
Principles of Preservation Technology
GHPR591
Exterior Assessment Conditions Report
8 March 2004

OLD STONE SCHOOL
Troy, Michigan

EXECUTIVE SUMMARY

The Old Stone School is an historic schoolhouse located in the northwest corner of Troy, at the intersection of Adams Road and South Boulevard. The site contains 4 structures, 3 of which are original to the schoolhouse construction. The buildings occupy ¾ of an acre, which was purchased from John R. and Nancy A. Martin, in 1856, for the sum of $15.00 (Scott 3). The stone structures were then built, and the school was used for the next 75 years as an educational building. Wood additions were put on the schoolhouse in mid-twentieth century, to convert it into a residence, which it remains to this day.

The structures on the site are all in satisfactory condition. The most damaged at the moment are the additions to the schoolhouse, though repairs are necessary for every building. However, the choice of repairs to be done is directly related to the eventual use of the location.

The site is historically listed in the state, with its primary use listed as Education (Michigan). As it will eventually be a property of the Troy Historical Society, its handling will be based upon its historical use. As such, though it is a large undertaking, the property will be taken back, or restored, to its original use as a one-room schoolhouse, with outbuildings.

I. DEVELOPMENTAL HISTORY

A. Historical Background and Context

1. Statement of Significance

The Old Stone School was built in 1857 for Fractional School District No. 10, in Troy, Michigan. It was built in the front-gabled Greek Revival style, popular in the United States from 1825-1860 (McAlester 179). The characteristics of that style which are incorporated into this structure are: gabled roof of low pitch, cornice line of roof emphasized with wide band of trim, rectangular line of transom lights above door, and pilasters around door frame (McAlester 179)(cover photo, photo 1). There is a large interior fieldstone fireplace built between the 2nd and 3rd bays of the stone structure.

Two wood frame additions were built onto the schoolhouse during its early life as a residence, adding two bedrooms and a bathroom. The schoolhouse room itself has been divided into a living room, dining room and kitchen.

There are 3 other structures on the site: a well (photo 2), whose top is currently covered with a wood panel; a stone outhouse with two doors which are original (photo 3); and a part stone/part wood garage – the stone part built in the 1950s with the same stone as the schoolhouse, which was found on the site, and the wood part added on about 1980. The stone section of the garage has been turned into a small apartment, with a kitchen and bathroom.

The stone part of the main building was used as a school for the first 75 years of its existence. It has local significance as an example of the early masonry techniques, as an architectural example of the Greek Revival style, and as an example of early educational structures.

2. Comparable Structures or Sites

The building structure is a common one for one-room schoolhouses of the time, having a 2-bay by 3-bay floor plan, with large windows and high ceilings (Maddex 150). Stone schoolhouses were less common, however – usually, these smaller schoolhouses would be of log, wood, or, occasionally, brick construction.

B. Chronology of Development

1. Episode Description

The Old Stone School was used as the local school for Fractional School District No. 10, which included parts of Avon, Troy, Bloomfield, and Pontiac at the time, from 1858 until 1933, when schools in the area were consolidated. The building and land were purchased by Max Hodgdon in 1933, then by Mr. and Mrs. I. D. Stewart in 1949. At that time the building was converted to a residence, and a small frame wing was added to the rear of the structure in 1950. The Lee Keating Co. purchased the structure in 1962, using it as a rental property. In 1977, when Charles and Greta DeGioia purchased the building, it was in bad condition. They repaired the building, and Mrs. DeGioia continues to live in it.

2. Period of Significance for Approach to Treatment

The Stone School has significance as a schoolhouse, not as a residence. It has real value as an example of the construction techniques of the time, and as an example of the school environment used by the children in the past in Troy. Therefore, its period of significance is for the years of 1858 to 1933, when it was actively used as a schoolhouse.

II. EXISTING CONDITIONS ANALYSIS

A. Materials and Construction

Roof: The roof of the Old Stone School is currently made of asphalt shingles. Mr. DeGioia replaced it about 1978, while he and his wife were repairing all the structures on the site. This roof is, therefore, about 26 years old, a long life for this type of roofing. The cornice line is made of wood. There are gutters along the entire addition on the east side of the building, and on part of the addition on the west side. There is only one downspout on the entire structure, at the southeast corner of the addition.

Walls: The walls of the stone school portion of the building, as well as of the outhouse and well, are made of mortared local fieldstone, in coursed rubble construction (McAlester 38-9). These walls are 20 inches thick (photo 4). The addition to the schoolhouse is wood-clad, using both horizontal and vertical boards.

Foundation: The foundation of the schoolhouse itself appears to be of the same material as the walls, local fieldstone. However, the addition was built on a foundation of concrete blocks.

Windows: All of the windows in the structure are double-hung wood, except for a small window at the south end of the addition, which is a 4-paned stationary wood window. The schoolhouse has 3 windows evenly spaced along each side, and one on each side of the front entry door. They are all 9-over-9 paned windows and are the original windows of the building, with original glass. The addition, however, has 8-over-8 panes on the two windows on the west side of the addition, and 6-over-9 panes on the 2 south and 3 east windows. They all have storm windows, which attach with hinges at the top of the window frame. The schoolhouse windows have wood lintels and sills. There are currently no shutters on the structure, though in one photograph of the building from 1977, there were two-color shutters on the front (north) end of the structure (Kirst). Again in 1 July 1980, it was described as having "three board solid shutters" (Scott 2). And in the picture in the state registry online, the front also has shutters (Michigan).

Doors: There are three doors on the main building, the main entry door to the schoolhouse, which is no longer actively used, and one door on the east and on the west side of the addition. The east door is not at ground level and has no steps outside of it, so it presumably is no longer used. The schoolhouse door is the original paneled oak door, with a pedimented gable, pilasters, recessed transom lights, and dentil molding (photo 5). There is a

small front porch in front of the door and a step up to enter the door, onto a stone doorsill (photo 6). The east door is wood panel with 6 windowpanes (photo 7). The west door appears to be an interior lauan door (photo 8). There is a small step up to enter this door. All doors have storm doors, wood on the original front door, metal on the two of the addition.

B. Existing Conditions

Roof: The DeGioias replaced the roofs on all the structures in 1979, after they moved in. The exterior of the roof of the schoolhouse building appears to be basically sound, although the roof is about 26 years old. However, a brief interior inspection of the stone building revealed peeling paint on the ceiling of the dining room section of the house, an indication of potential leakages in that area of the roof (photo 9). The cornice line shows weathering with peeling and absent paint (photo 10). In the winter, after a big snowstorm, there are ice dams and icicles at each roofline (photos 11, 12). The gutter on the east side of the house is pulling away from the roofline. And with only one downspout in evidence, despite the existence of a gutter on the west side of the building, water drainage from the roof is definitely questionable.

Walls: The stone walls of the schoolhouse are in basically very sound condition. There are mortar cracks on all walls (photos 13, 14). However, there is no indication of a problem caused by these cracks on the interior of the structure. The addition has painted wood siding, which is showing much evidence of weathering and peeling (photo 15).

Foundation: The stone foundation of the schoolhouse appears dark along both sides of the building (photos 16, 17). It is probable that this is a sign of rising damp. There was no immediate evidence of a problem in this area on the interior of the building. The concrete block foundation of the addition seemed to be in good condition, showing no specific problems (photos 18, 19).

Windows: All of the windows and storm windows show signs of weathering. The paint is peeling on every window and frame, as well as on the lintels and sills on the stone structure. Also, there has been some warping of the storm windows, especially on the stone building (photos 20-22). There is broken window on the south side of the building (photo 23).

Doors: The original front door is, remarkably, in fairly good condition. The wood is showing weathering, but there is less

damage here than on the windows. The east side door itself is in fair condition, though unusable due to the lack of a set of stairs to get to it. The west door, however, shows major signs of water damage, and is in very bad condition.

C. Causes of Deterioration

The major cause of deterioration on all parts of this building is water. All wood components show signs of weathering due to rain and snow. The rising damp of the foundation is a result of the roofline draining water very close to the foundation and of the foundation touching the ground. The lack of downspouts and poor condition of the existing gutters adds to the ground drainage problem. The interior ceiling damage is a result of some leakage problem in the roof. The cracked mortar is a result of aging and weathering. The ice dams and icicles, though, are a result of poor or no insulation in the attic areas (photos 24, 25).

D. Treatment Options

Two treatments are possible for this building, and its outbuildings. One is to preserve the building as it currently is, doing only those repairs that are necessary to maintain the integrity of the current configuration. The second, and more valid, approach, for a number of reasons, would be to restore the stone building to its original condition as a schoolhouse.

E. Approach to Treatment

This one-room schoolhouse is on the Michigan State Register of Historic Places, listed as of 19 December 1984. And as the period of significance for this site is the time period between 1858 and 1933, when the stone building was used as a schoolhouse, the recommended approach to treatment would be to restore the stone schoolhouse and, eventually, the outhouse and well, to their original conditions.

III. RECOMMENDATIONS FOR TREATMENT

A. Proposed Use and Program

As this site will most probably be donated to the Troy Historical Society in the future, the recommended use for the location, in accordance with the recommended treatment, is as an historical museum and learning place. As such, it should be returned back to its original structure as a schoolhouse, with requisite outbuildings. The current two-part garage could be used as interpretive/office space.

B. Recommendations for Treatment

Roof: The first thing to be concerned with in the restoration of this site is the soundness of the structure. Thus, the roof, which is relatively old for its material, should be replaced, but only on the brick structure. Research should be done as to the material of the original roof before replacement to make it as authentic as possible. It is more likely to have been constructed of wood shingles, since asphalt shingles were not used in America until the 1890s (Sweetser 4), and, also, due to prevalence of wood in Michigan.

The insulation of the roof of the stone structure should also be considered. There is still an opening to the attic, and an original ladder, by the front door, attached to wall leading to the attic, in the living room section of the residence – an examination of this upper area should be done to determine what is required to secure it internally.

Walls: The masonry needs some repointing, which would require a thorough research into the type of mortar used originally on the structure. It is important to match the new mortar to the old so that each individual part of the structure responds to stresses in the same way, and so that the new mortar is "sympathetic, supportive, and, if necessary, sacrificial" to the old mortar (Mack 4). An expert should be called in to do the analysis and to determine the correct mortar.

One big issue, which will have to be resolved eventually, is the historic structure of the south side of the building, prior to the construction of the addition. Again, research will have to be done to determine the appearance of the back of a one-room schoolhouse of this period.

Foundation: Because of the possibility of rising damp on the foundation of the stone structure, there is a need to look closely at the water drainage from the building and on the site in general. This location is at Troy's highest elevation, at 860 feet (Lance 20), so a high water table should not be an issue. However, drainage from the roofline could be a problem, due to the lack of gutters and downspouts.

There could be a need to grade the ground line around the building to facilitate water drainage away from the building (Park 14). Consideration should also be given to historic ways to handle water runoff from the roofline: if gutters and downspouts were not commonly used, and there is not indication of their use on this structure, there may be historic methods used to divert water from building foundations. This would require more research, and perhaps the enlisting of the aid of an expert in the field of moisture control.

Windows: As all the windows, with their glass, on the schoolhouse are original, it is desirable to repair them, rather than replace them. The varying conditions of the windows would suggest that all of the repair classes in Preservation Brief No. 9 would probably be used (Myers). Some might only need minor work, others need more stabilizing, and there are a few that have missing woodwork. It would be necessary to use the assistance of a professional who is knowledgeable about historic windows.

Doors: The only door that is involved in this project is the front door on the stone structure. The condition of this doorway and frame is fair, showing not much weathering – perhaps the shrubs blocking it have saved it from the worst of the storms. As with the windows, since everything on this entrance is also original, repairs would need to be done, with the help of an expert.

C. Strategy for Implementation

The first aim of this program should be to stabilize the structure as it is, eliminating water problems at the roof level and ground level. The windows and doors could be worked on, also, if funds were available.

However, in order to accomplish the goal, of making this site the embodiment of a real schoolhouse from the 19th century, the main building would need to have the addition, as well as the interior changes, removed. Any modernizations would have to be included for removal in this restoration, except those required for the safety of people in the building. Also, at the same time, there would be the need to configure the back, or south, end of the building. There is little currently available information about this side of the structure, so more research would need to be done, in order to make it as historically accurate as possible.

The removal of this addition is a large project, involving a lot of physical labor. It might be considered as an undertaking for an historical preservation program at a local university, as it would allow these students to study restoration and structure first-hand. Local volunteers could also be called in, to keep down the costs of the project.

Eventually, as more funds, and volunteers, became available, the entire site, including the outhouse and the well, should be restored to original condition, and the site will be valuable as an example of an early American one-room schoolhouse.

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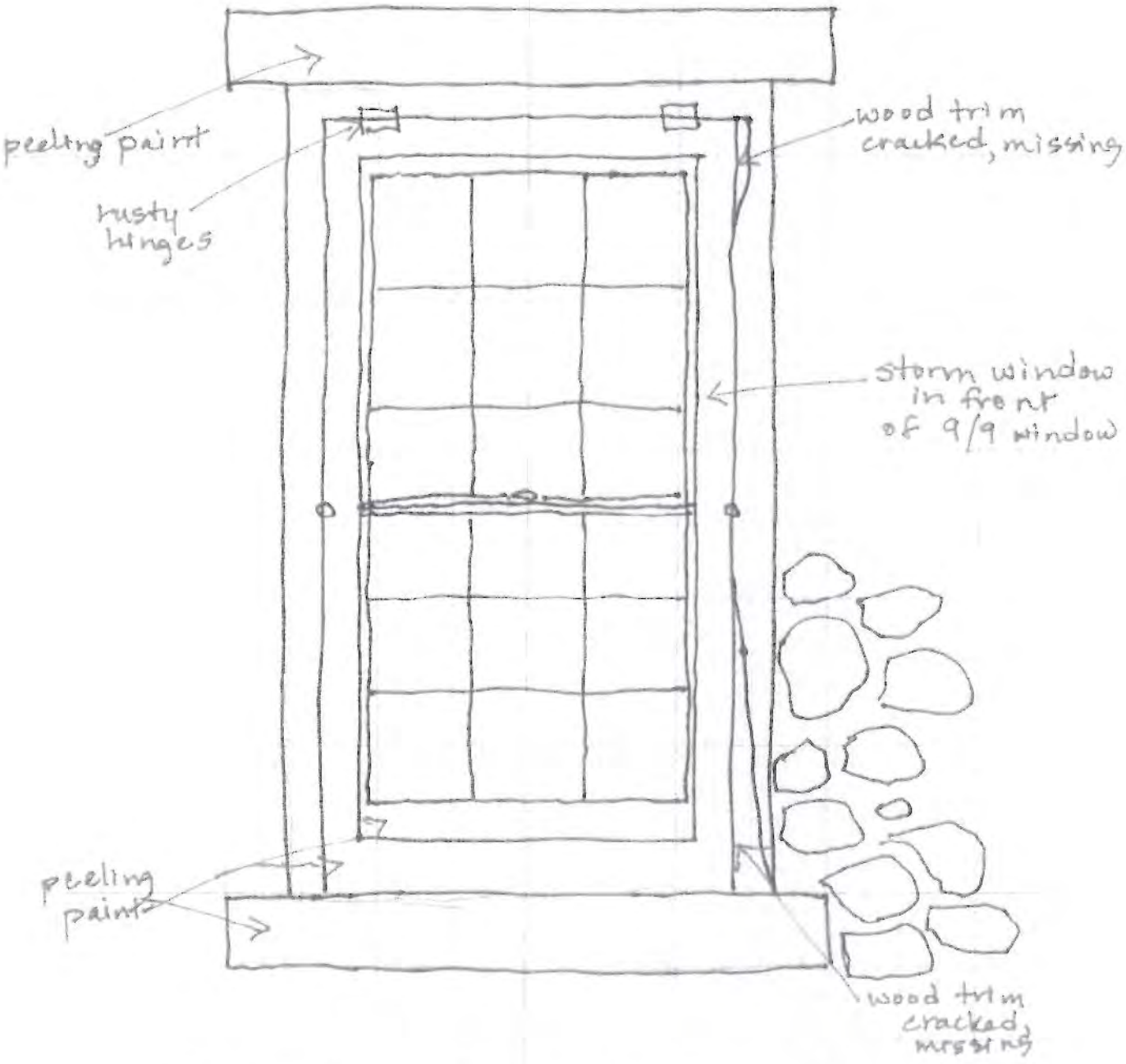
Old Stone School

Drawing No. 6



Typical window in stone structure

Photo No. 1
Front Door
Stone School

Photo No.2
Well
Stone School

Photo No. 3
Outhouse
Stone School

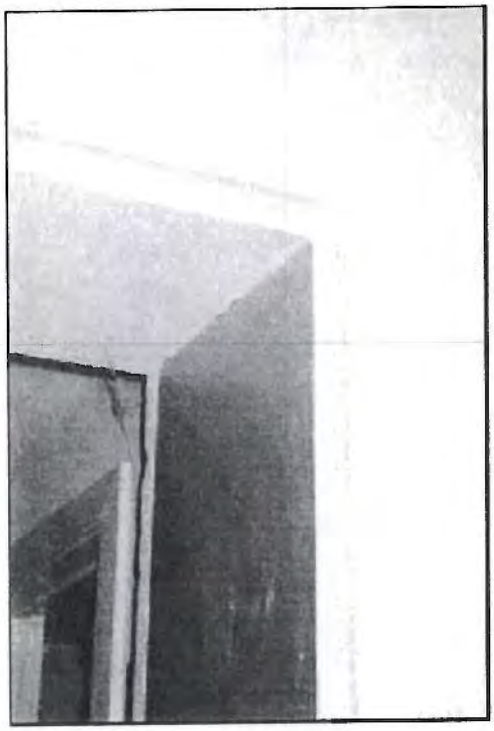


Photo No. 4
Wall Depth
Stone School

Photo No. 5
Front Door Transom
Stone School

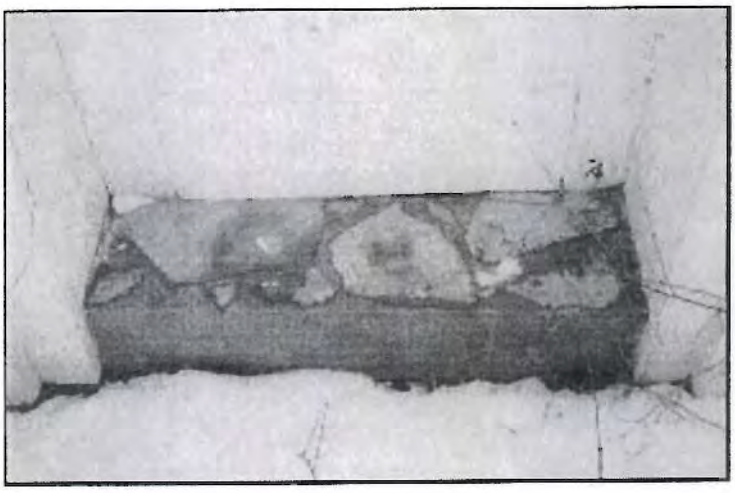


Photo No. 6
Stone Door Sill
Stone School

Photo No. 7
East Door – Addition
Stone School

Photo No. 8
East Door – Addition
Stone School

Photo No.9
Dining room Ceiling
Stone School

Photo No. 10
Cornice
Stone School

Photo No. 11
Roof and Gutter – Addition
Stone School

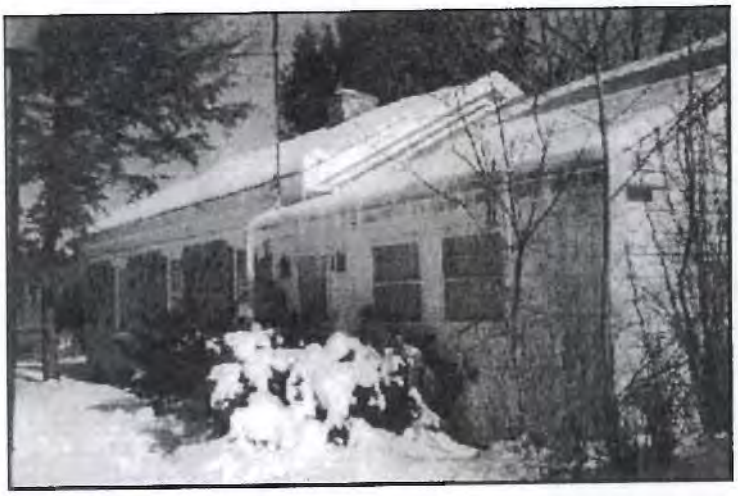


Photo No. 12
Addition
Stone School

Photo No. 13
Crack in Mortar
Stone School

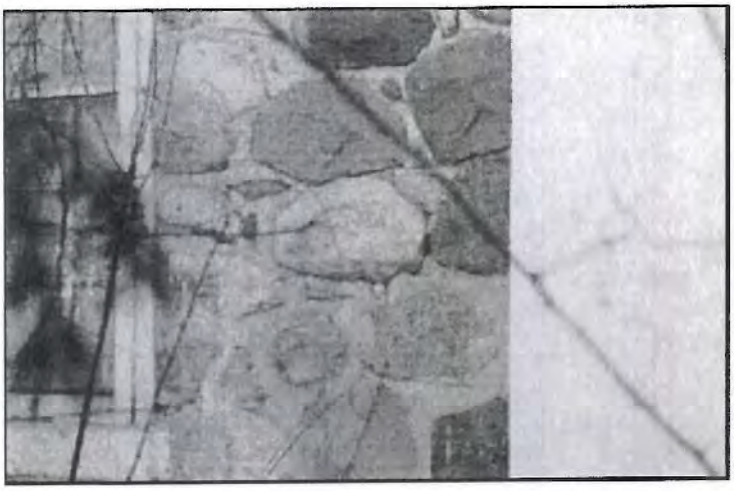


Photo No. 14
Crack in Mortar
Stone School

Photo No. 15
Addition
Stone School

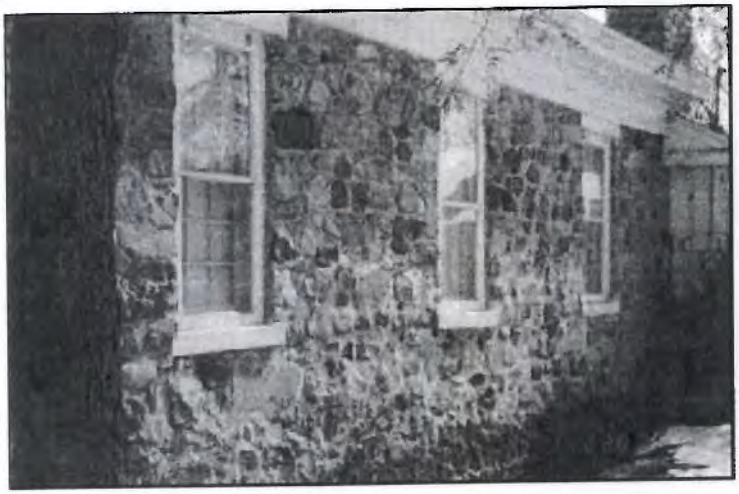


Photo No. 16
West Side Foundation
Stone School

Photo No. 17
East Side Foundation
Stone School

Photo No. 18
Addition Foundation
Stone School

Photo No. 19
Addition Foundation
Stone School

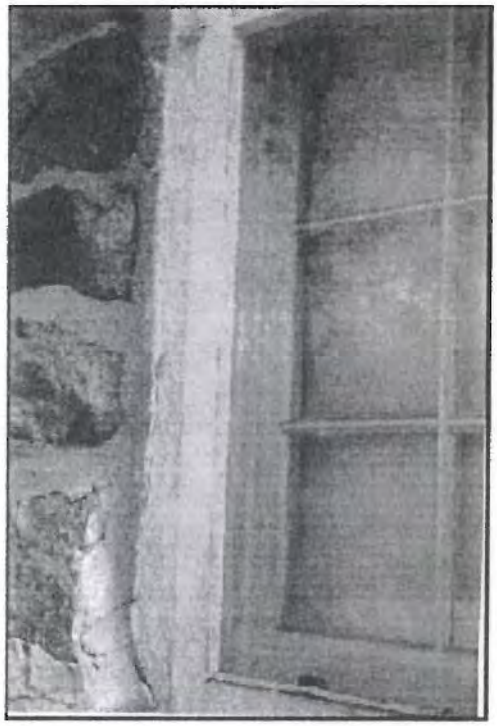


Photo No. 20
Window
Stone School

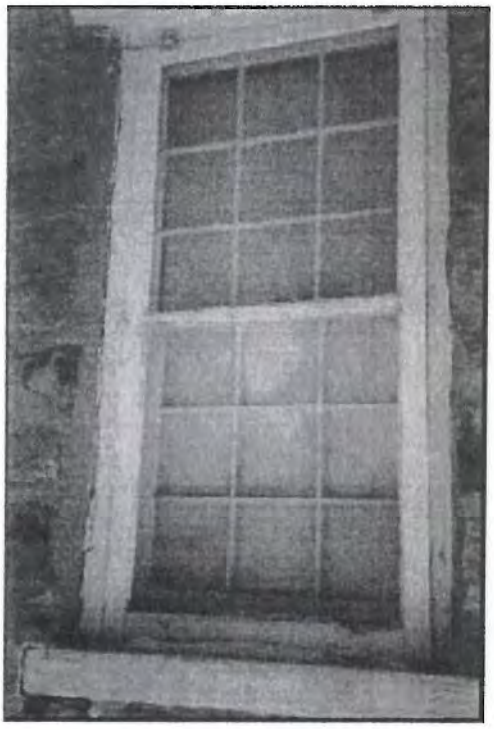


Photo No. 21
Window
Stone School

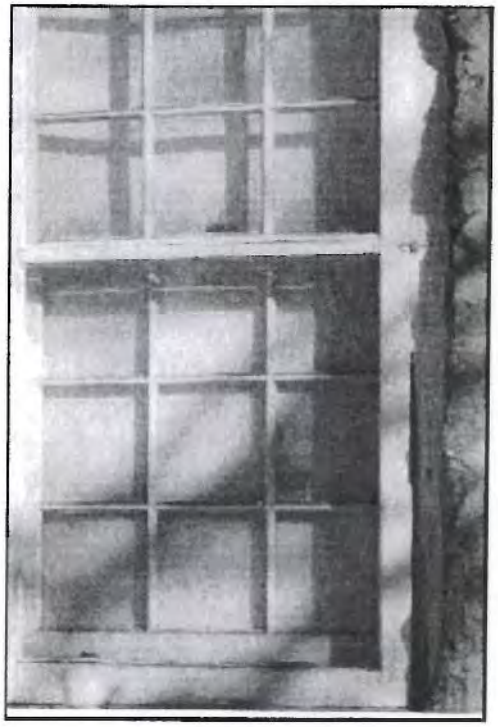


Photo No. 22
Window
Stone School

Photo No. 23
Addition Window
Stone School

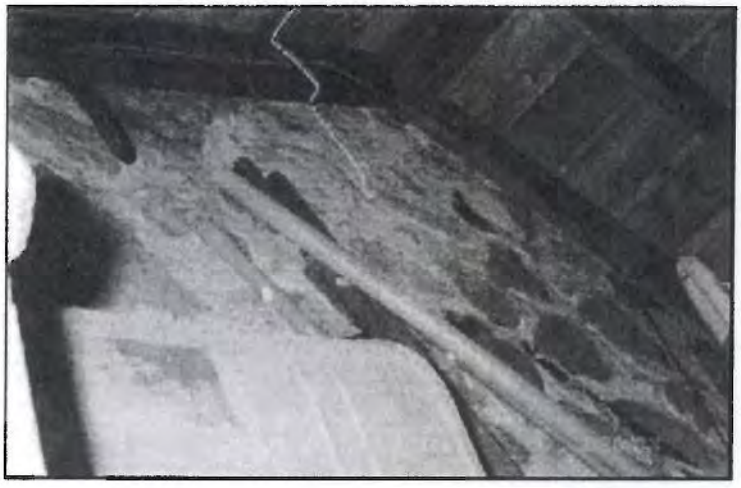


Photo No. 24
Addition Attic
Stone School

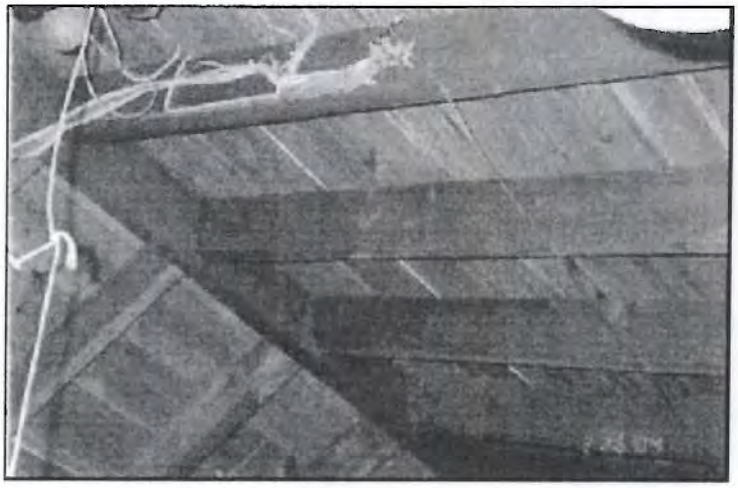


Photo No. 25
Addition Attic
Stone School