



1859 East Lexington Avenue
High Point, NC 27262
336-885-1859

Our mission

The High Point Historical Society collects, preserves and showcases the history of greater High Point to foster a shared appreciation of our community reflected in the stories, events and traditions of our past.

August 10, 2015

Dear City Council Members:

Enclosed are supporting documents for our proposal regarding the preservation and relocation of the Little Red Schoolhouse. In 2012 the High Point Museum completed its Master Plan, which was approved by Council. This plan calls for moving the Little Red Schoolhouse to the Museum Campus. In December of 2013, the Historical Society made an unsuccessful 2/3 bond request to City Council for the full phase one of the Museum's Master Plan, which included the relocation of the Little Red Schoolhouse and a parking lot addition.

Since that time, the Little Red Schoolhouse has deteriorated further, and the Historical Society has felt a great urgency about the state of this historic building. Consequently our board voted last summer to spend approximately \$8,000 of our funds towards planning and design fees related to restoring and moving the city owned Little Red Schoolhouse to the Museum campus.

The building is a Guilford County Historic Landmark and requires a Certificate of Appropriateness from the Guilford County Historic Preservation Commission to be moved and/or refurbished in any way. This Certificate was recently approved at their June meeting.

All that remains is to secure funding to complete the project. Because this building is so iconic and significant to High Point, we want to get things underway before it is too late. We began raising funds in a soft campaign this spring, but we did not want to begin in earnest until the Certificate of Appropriateness had been approved. We are concerned that we will not be able to raise all the funds necessary to complete phase one (the relocation and stabilization of the building) before the winter, and we are not sure the building can make it through another winter storm in its current state. Therefore we are asking City Council to approve the \$95,750 needed to move and stabilize the building. The Historical Society will continue its efforts to raise the additional \$93,500 needed for phase two (the restoration of the building).

The Historical Society entered into a similar agreement with the city during the 1998-2000 expansion of the museum building. We successfully matched the city's \$1 million contribution then, and we are confident we will be just as successful at this much smaller matching campaign.

We are grateful for the City's past investment in our community's history and are looking forward to partnering with the City once again on this important project.

Sincerely,

Fred Jones, President

Our Board of Trustees: Fred Jones, President; Donna Kaiser, President-Elect; Yvonne Bostic-Short, Vice President; Brandon Hedrick, Treasurer; Paul Ringel, Secretary; Bill Phillips, Immediate Past President; Jim Armstrong, Ericka Best-Hunt, Dorothy Darr, Randall Johnson, Gene Kester, Jerry Kyle, Nicholas Ruden, Pat Plaxico, Ramsey Qubein

The High Point Historical Society is a 501(c)3 non-profit organization. Contributions are tax deductible to the extent allowed by law.

Financial information about this organization and a copy of its license are available from the State Solicitation Licensing Branch at 919-807-2214. The license is not an endorsement by the State.

Little Red Schoolhouse Preservation Proposal:

Request: \$95,750 for phase one of the relocation and refurbishment of the Little Red Schoolhouse on the High Point Museum campus as called for in the Museum's Master Plan.

Rationale:

- The Little Red Schoolhouse, which is owned by and under the care of the City of High Point, is in a precarious position in its current location, because it is too far away to be staffed by current Museum personnel.
- It has already been subject to vandalism—most notably the stolen HVAC system.
- In the past year and a half the roof, walls, and porch of Little Red Schoolhouse have further deteriorated, including a growing hole in porch floorboards.
- The Historical Society has already invested approximately \$8,000 in design and planning fees for this project.
- Further, the HPHS board has voted to raise the projected \$93,500 to complete phase two of this project, which covers the full restoration of the building once it has been relocated to the Museum campus per the Master Plan. The Historical Society has already reached 10% of this fundraising goal.
- Historical Society has always been a good partner with the city since its founding in 1966. Private Citizens raised the \$287,000 for the original museum building and gave it to the city. For the 1998-2000 expansion, the Historical Society matched with private dollars the city's \$1 million funding for construction. The Historical Society is grateful for the city's continued support over the years, which has allowed the Museum to grow to what it is today.
- The Historical Society and Hayden Harman Foundation paid the \$70,000 for the cost of the Heritage Point/Museum Master Plan, all private money, which was developed under the auspices of the city with input from city personnel, Historical Society members, a Hayden Harman Foundation representative, and some neighborhood and community representatives.
- Little Red Schoolhouse is a huge part of High Point's civic memory. It housed first grade classes for 30 years (1930-1961), and its architecture is distinctive and iconic. It was designed by High Pointer and noted architect Louis Voorhees.
- It was the home to High Point's first Museum in the early 1960s before the Haley House was restored and the Lexington Avenue campus was developed.
- The Little Red Schoolhouse was designated a Guilford County Historic Landmark in 1988. At their June meeting, the Guilford Historic Preservation Commission approved a Certificate of Appropriateness to move and restore the Little Red Schoolhouse on the Museum campus.
- Once moved to the Museum campus, it will be close enough staff can open it on a regular basis and conduct programming, including the "A is for Artifact" early childhood program developed by the Junior League a few years ago.
- High Point has lost two historic structures on Washington Street in the past year. We do not want the same fate to befall the Little Red Schoolhouse, so the Historical Society has committed to raising roughly half the funds needed to protect the city's investment in this valuable asset.

High Point Museum - Little Red School House Relocation and Refurbishment
 Opinion of Probable Costs
 June 29, 2015



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3 2 8 E a s t
 M a r k e t S t r e e t
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 G r e e n s b o r o
 N o r t h C a r o l i n a
 2 7 4 0 1

P 336.373.9800
 F 336.373.0077

| Tasks | Cost |
|--|--------------|
| Stabilization of roof structure prior to relocation | \$4,000.00 |
| Relocation of building by house-moving company | \$13,500.00 |
| Site preparation including grading, tree removal, water and sewer to within 5 feet of building | \$15,000.00 |
| New footings and foundation | \$12,500.00 |
| Provide new accessible toilet within building | \$18,000.00 |
| Provide new heating and air conditioning | \$15,000.00 |
| Electrical work, reconnect existing outlets and lights, power to new toilet | \$12,500.00 |
| Exterior refurbishment of building | |
| - New roof shingles | \$13,500.00 |
| - Replace rotted siding/trim | \$3,000.00 |
| - Repaint exterior | \$17,500.00 |
| - Replace porch framing and flooring | \$5,000.00 |
| - New gutters and downspouts | \$2,000.00 |
| Subtotal/Exterior Refurbishment | \$41,000.00 |
| Site Improvements | |
| - Stone veneer retaining wall | \$5,000.00 |
| - Landscape screen | \$3,000.00 |
| - New sidewalk | \$3,000.00 |
| - Curb cut at handicap parking | \$1,000.00 |
| - Lawn seeding/planting | \$2,000.00 |
| Subtotal/Site Improvements | \$14,000.00 |
| Interior Refurbishment | |
| Level wood floor | \$5,000.00 |
| Interior painting | \$5,000.00 |
| Subtotal/Interior Refurbishment | \$10,000.00 |
| Remedial work at current location including removal of foundation, grading, lawn seeding | \$5,000.00 |
| Subtotal | \$160,500.00 |
| 5% Design Contingency | \$8,000.00 |
| Opinion of Probable Construction Cost | \$168,500.00 |

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Remaining Estimated Design Fees:

| | |
|--|-------------------|
| Initial Investigations, Concept Design, Receipt of Certificate of Appropriateness and Consultation | Paid-to-Date |
| Detailed investigation of the existing building | \$2,500.00 |
| Preparation of foundation and roof structure design by Structural Eng. | \$3,500.00 |
| Architectural Design Notes placed on Current Drawing | \$3,500.00 |
| Architectural Coordination with HP Inspections, Purchasing, Etc. | \$1,500.00 |
| PME Engineering | \$5,000.00 |
| Construction Services Procurement | \$2,000.00 |
| Construction Observations | \$3,000.00 |
| Reimbursable Expenses | <u>\$1,000.00</u> |
| Remaining Fees for Project | \$22,000.00 |

| | |
|---------------------------------|---------------------|
| Construction Costs | \$168,500.00 |
| Estimated Remaining Design Fees | <u>\$ 22,000.00</u> |
| TOTAL | \$190,500.00 |

High Point Museum - Little Red School House Relocation and Refurbishment
Phase 1 Costs to Relocate and Stabilize Building
Opinion of Probable Costs
June 29, 2015



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ASSOCIATES, PA

| Tasks | Cost |
|--|-------------|
| Stabilization of roof structure prior to relocation | \$4,000.00 |
| Relocation of building by house-moving company | \$13,500.00 |
| Site preparation including grading, tree removal, water and sewer to within 5 feet of building | \$15,000.00 |
| New footings and foundation | \$12,500.00 |
| Exterior refurbishment of building | |
| - New roof shingles | \$13,500.00 |
| - Replace rotted siding/trim | \$3,000.00 |
| - Repaint exterior | \$17,500.00 |
| - Replace porch framing and flooring | \$5,000.00 |
| - New gutters and downspouts | \$2,000.00 |
| Subtotal/Exterior Refurbishment | \$41,000.00 |
| Opinion of Probable Construction Cost for Phase 1 | \$86,000.00 |

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328 East
Market Street
Suite 200
Greensboro
North Carolina
27401

P 336.373.9800
F 336.373.0077

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Remaining Estimated Design Fees: For Phase 1 to Relocate and Stabilize Building

| | |
|--|--------------------|
| Initial Investigations, Concept Design, Receipt of Certificate of Appropriateness and Consultation | Paid-to-Date |
| Detailed investigation of the existing building | \$2,500.00 |
| Preparation of foundation and roof structure design by Structural Eng. | \$3,500.00 |
| Architectural Coordination with HP Inspections, Purchasing, Etc. | \$1,000.00 |
| Construction Services Procurement | \$1,000.00 |
| Construction Observations | \$1,500.00 |
| Reimbursable Expenses | <u>\$250.00</u> |
| Remaining Fees for Project | \$9,750.00 |
| Construction Costs | \$86,000.00 |
| Estimated Remaining Design Fees | <u>\$ 9,750.00</u> |
| TOTAL | \$95,750.00 |

High Point Museum - Little Red School House Relocation and Refurbishment
Phase 2 Costs to Complete Restoration of Building and Site
Opinion of Probable Costs
June 29, 2015



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| Tasks | Cost |
|--|-------------|
| Provide new accessible toilet within building | \$18,000.00 |
| Provide new heating and air conditioning | \$15,000.00 |
| Electrical work, reconnect existing outlets and lights, power to new toilet | \$12,500.00 |
| Interior Refurbishment | |
| - Level wood floor | \$5,000.00 |
| - Interior painting | \$5,000.00 |
| Subtotal/Interior Refurbishment | \$10,000.00 |
| Site Improvements | |
| - Stone veneer retaining wall | \$5,000.00 |
| - Landscape screen | \$3,000.00 |
| - New sidewalk | \$3,000.00 |
| - Curb cut at handicap parking | \$1,000.00 |
| - Lawn seeding/planting | \$2,000.00 |
| Subtotal/Site Improvements | \$14,000.00 |
| Remedial work at current location including removal of foundation, grading, lawn seeding | \$5,000.00 |
| Subtotal | \$74,500.00 |
| Design Contingency | \$5,000.00 |
| Opinion of Probable Construction Cost for Phase 2 | \$79,500.00 |

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Interior Design

Site Services

328 East
Market Street
Suite 200
Greensboro
North Carolina
27401

P 336.373.9800

F 336.373.0077


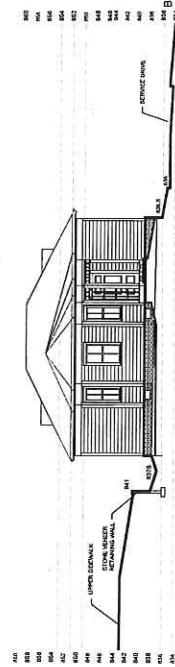
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Remaining Estimated Design Fees: For Phase 2 to Complete Restoration of Building and Site

| | |
|--|-----------------|
| Architectural Design Notes placed on Current Drawing | \$3,500.00 |
| PME Engineering | \$5,000.00 |
| Coordination with HP Inspections, Purchasing, Etc. | \$1,000.00 |
| Construction Procurement Services | \$1,000.00 |
| Construction Observations | \$2,500.00 |
| Reimbursable Expenses | <u>\$750.00</u> |
| Remaining Fees for Project | \$13,750.00 |

| | |
|---------------------------------|--------------------|
| Construction Costs | \$79,500.00 |
| Estimated Remaining Design Fees | <u>\$13,750.00</u> |
| TOTAL | \$93,500.00 |



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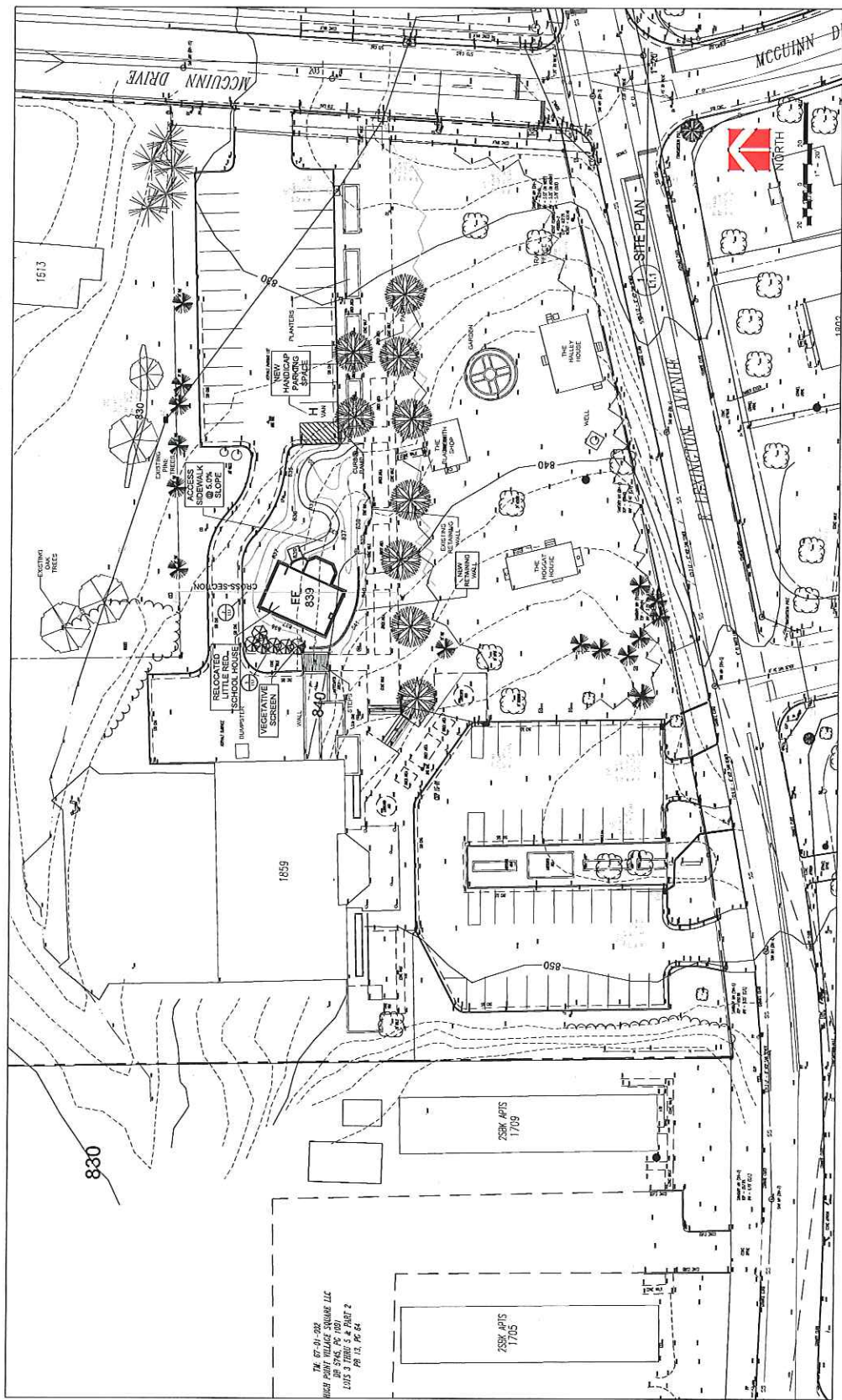


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SITE PLAN

L1.1



TM: 67-01-002
ECH POINT VILLAGE SQUARE LLC
DB 5745, PG 1091
LOIS 3 THRU 5 & PART 2
PB 13, PG 54



Yes!

I will help preserve the
Little Red Schoolhouse.

| | |
|------------------|--|
| Donor Name(s) | |
| Address | |
| City, State, Zip | |
| Email | |
| Phone | |

ONE TIME GIFT

☐ Enclosed is my check # _____ for \$ _____

*(make check payable to High Point Historical Society and mail to
1859 E. Lexington Ave. High Point NC 27262)*

☐ Please charge my credit card for \$ _____

Special Recognition Levels

| | |
|---------------|-----------------|
| Teacher's Pet | \$5,000 or more |
| Honor Roll | \$2,000—\$4,999 |
| Gold Stars | \$500 - \$1,999 |

RECURRING GIFT

☐ I pledge a total of \$ _____ to be paid over _____ months

Please ☐ charge my credit card ☐ invoice me

☐ Monthly ☐ Bi-Monthly ☐ Quarterly

Beginning _____ Final Installment _____

CREDIT CARD INFO

Card Number _____

Exp Date _____ Security Code _____

☐ Visa ☐ Master Card ☐ American Express

Signature (required) _____

My Gift is in

☐ honor of _____

☐ memory of _____

Please send an acknowledgement card to:

Name: _____

Address: _____

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