CITY OF HIGH POINT
AGENDA ITEM

Title: Budget Amendment - Little Red Schoolhouse

From: Mary Sizemore, Library Director
Edith Brady, Museum Director

Meeting Date: October 5, 2015

Public Hearing: N/A

Advertising Date / Advertised By: N/A

Attachments: Budget Amendment
Museum Proposal
Moser Mayer Phoenix Estimate

PURPOSE:
Consideration of a budget amendment to cover the cost of relocation and stabilization of the Little Red Schoolhouse onto the main Museum Campus.

BACKGROUND:
The Little Red Schoolhouse is owned and under the care of the City of High Point. It is located several hundred yards from the main Museum Campus and is not secure at its current location. Its HVAC unit was stolen a few years ago. It is in great need of renovations to its roof, walls, and flooring systems; and in its current location and condition it is not useable, or accessible. The Museum has completed a campus master plan that incorporates the Schoolhouse on campus and offers an opportunity for the Museum to provide a focus on serving younger children in addition to current programming. The Schoolhouse is a Guilford County Historical Landmark and the Guilford County Historic Preservation Commission has approved the Certificate of Appropriateness to move and restore the building. The High Point Historical Society has pledged to raise the remaining $93,500 that will be needed to complete the restoration of the building once it has been moved and stabilized. The project is divided into two phases. Phase 1 entails moving and stabilizing the structure and improving the outside appearance. Phase 2 involves further renovations of the interior for the aforementioned program use. The City is offering a challenge grant to the Society in two phases. Upon the Society's confirmation of $47,875, an equal match will be made available from the City for phase 1. The same shall hold true for Phase 2 with the City's total commitment to the project being $95,750.

BUDGET IMPACT:
The amount of $95,750 is proposed to be appropriated from fund balance in the General Fund

RECOMMENDATION / ACTION REQUESTED:
Approval of a budget amendment in the amount of $95,750 to move and stabilize the Little Red Schoolhouse onto the High Point Museum campus.

“AN ORDINANCE AMENDING THE 2015-2016 BUDGET ORDINANCE
OF THE CITY OF HIGH POINT, NORTH CAROLINA
FOR THE LITTLE RED SCHOOL HOUSE MOVE

Be it ordained by the City Council of the City of High Point, North Carolina, as follows:

Section 1. The City of High Point is interested in moving and preserving the Little Red School House and is participating in funding its move and restoration.

Section 2. In order to appropriate these funds, the 2015-2016 Budget Ordinance of the City of High Point, should be amended as follows:

(A) That the General Fund revenues be amended as follows:

Appropriated fund balance	$95,750

(B) That the General Fund expenditures be amended as follows:

Transfer to Special Grants Fund	$95,750

Section 3. That all ordinances, or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. That this ordinance shall be effective from and after its passage."

Adopted September 8, 2015

CINDY DUNCAN-SMITH

From:	RANDY HEMANN
Sent:	Tuesday, October 27, 2015 2:23 PM
To:	City Council
Cc:	RANDY McCASLIN; GREG DEMKO; EDITH BRADY; MARY SIZEMORE; CINDY DUNCAN-SMITH
Subject:	Little Red Schoolhouse
Attachments:	GCHPC Letter to Landmark Property Owners.pdf; COA to move LRS - Approved.pdf

Finance Committee Members,

At the last meeting there was some discussion of the possibility of rebuilding the Little Red Schoolhouse rather than moving it. I asked Edith for some additional information on that option and on Landmark properties in general and am passing along that information for further discussion. The Little Red Schoolhouse is a Guilford County Landmark. While there are thousands of structures in Guilford County that are located in historic districts and considered historic, there are only around 100 that have achieved Landmark status. I attached a recent letter that describes the approval process for changes to buildings in the Landmark Program.

As I said, there was discussion of the possibility of recreating the building rather than moving it. In order to do so, the Guilford County Historic Preservation Commission would have to approve a Certificate of Appropriateness for the demolition of the building, which I feel assured they would not do since it violates their mission of preservation. Our first application for a Certificate of Appropriateness requested permission to take apart the building, move it in pieces, and reassemble it on the Museum grounds. The Preservation Commission very firmly rejected this proposal, so we had to go back a second time and present a revised plan that involved moving the building in one piece. The second plan is the one they ultimately approved (see attached Certificate of Appropriateness), with a few minor tweaks.

To date the Historical Society has raised $23,500, which is a quarter of what they've pledged to raise to move and renovate the building. In order to seek additional private funding from both individuals and granting agencies the Historical Society feels that they need a commitment from the City to fund the other half of the project. Edith has looked into several grant opportunities already. The federal NEH and IMLS grants previously mentioned unfortunately do not apply to building restoration projects, which Edith confirmed with the agencies. She also spoke with the State Historic Preservation Office about State funds, but those only apply to buildings on the National Register (which could be useful for maintenance work on the Haley House in the future). The High Point Community Foundation denied our grant request, but there are some other individuals and local foundations, that Edith thinks have good potential for funding if the City decides to make a financial commitment to the project.

I sense a strong desire from the both our Museum staff and the Historical Society to save the building but little desire to recreate a building amongst the other historic buildings already located on the Museum campus. I also sense that he Museum views this situation as an opportunity for a public – private partnership that will set an example of good stewardship for private owners of historic properties in High Point. I suspect that if the Schoolhouse is not moved and utilized as a program space for younger children that the Museum would prefer to look at other options for the campus rather than recreate a building.

If I can answer any additional questions, please do not hesitate to call or email me. Thanks.

Randy

Randall W. Hemann | **CITY OF HIGH POINT**

GUILFORD COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT

Guilford County Historic Preservation Commission

September 11, 2015

Dear Historic Property Owner,

As the owner of a historic property, you have certain obligations and responsibilities to assure continued participation in the historic preservation program, including property tax credits/reductions. I am available to assist you in understanding your obligations as a historic property owner. Desired work on your property may proceed after completing the Certificate of Appropriateness (COA) process. Many minor repairs or maintenance activities can be addressed at the staff level without the need for formal action by the Historic Preservation Commission (HPC). Renovations and enhancement projects often require a more thorough review, and generally will need HPC approval prior to the start of construction. Regardless of the complexity of the project or level of approval needed, failure to participate in the COA process before commencing work may result in having to undo the work at your own expense or risk losing your historic tax credits.

Guilford County values your participation in the historic preservation program and stands ready to assist you to assure continued compliance now and into the future. Please remember before beginning any work on your designated historic structure or property, contact me to ensure what type of COA will be required.

Should you have any questions or need assistance, please call me at 641-3635.

Regards,

Leslie P. Eger
Historic Preservation Planner
Guilford County Planning

GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Historic Preservation Commission
GC Landmark Properties
List of Work Items

Approved by the GC Historic Preservation Commission April 2002

GC Landmark Properties located within Oak Ridge Historic District should refer to the work list exclusive to all GC Landmark Properties.

Commission Approval

- Exterior alterations to principle elevations of buildings
- Changes to historic roof features; replacing slate or other specialty roofing materials, built-in gutters, etc.
- Changes to stone walls and other historic site features
- Construction of new buildings
- Additions to buildings
- New or expanded parking areas
- New driveways and walkways
- New advertising signs (any style or type, excludes temporary banners)
- New streets and sidewalks
- Removal of granite curbs and brick gutters
- New fences and walls (front yards)
- Demolition of buildings
- Moving of buildings
- Duke Energy security lights
- New street lights, utility poles, wires, traffic signals, control boxes, etc.
- Dumpsters and dumpster pads
- Satellite dishes, other telecommunication equipment (front yards)
- Replacing windows and doors
- Tree removal - healthy, over 4" diameter @ 4 feet above ground

Staff Approval

- Painting, change of color scheme
- Re-roofing (approved shingle color)
- Replacing deteriorated siding, trim windows, doors, etc. (no change)
- Prefabricated wood storage buildings (back yards)
- Fences and walls (back yards)
- Decks, patios, pools, etc. (back yards)
- Identification signs no higher than 5'
- Installing HVAC and other mechanical equipment (back yards)
- Minor alterations to buildings (rear elevations)
- Removal of aluminum, vinyl, asbestos, and asphalt siding
- Storm windows and doors
- Adding or replacing gutters
- Removal of deteriorated accessory buildings (non-contributing)
- Tree removal (dead, diseased, unsafe, or causing structural problems)
- Skylights, solar panels, etc. (rear slopes, not visible from the street)
- Small residential parking areas (back yards)
- Pools, patios, etc. (back yards)
- Tuck pointing masonry
- Planting new trees or large shrubs
- Flags, operable shades and other porch accessories
- Landscape lighting
- Porch light fixtures, exterior light fixtures

No COA Required

- "Touch up" painting
- Adding gravel to existing driveways
- Patching deteriorated concrete or asphalt pavement, walks, steps, etc.
- Tree pruning, clearing of overgrown bushes, vines, saplings, etc.
- Tree removal (less than 4" in dia.)
- Installing play equipment, side or rear only
- Real estate, home security, no parking signs, temporary signs and banners
- Replacing utility poles, lines, streetlights, etc. (no change)
- Installing or replacing traffic signs, pavement markings, informational signs, etc.
- Installing telephone, cable, and other telecommunications equipment on existing utility poles.
- Replacing sidewalks (no changes)
- Resurfacing streets (no changes) Landscape edging
- Tree houses (back yards only)
- Flower, vegetable and rock gardens
- Benches and other outdoor furniture
- Trellises
- Sculptures and other outdoor artwork Mailboxes
- Light posts less than 6' high
- Street numbers (on houses and freestanding)
- Small satellite dish «24" (back and side yards)
- Newspaper racks
- Window air conditioners, side or rear only
- Chimney caps
- Telephone, electrical, and cable connections
- Flower pots, planters, window boxes, bird baths, bird houses etc.
- Decorative flags, porch and deck furniture
- Wood piles, compost piles and the like,rear of property only
- Gas, electric, and other utility meters and service connections, side or rear only
- Temporary seasonal lights and decorations

Definitions

Back yard: area of property not extending farther forward than the midpoint of the house

Retaining Wall: wall consisting of 3 or more courses of stone, brick timber, etc

COA – Certificate of Appropriateness: form used to apply for alterations to properties

This document is intended for public information purposes only. It summarizes and omits some provisions. Please contact staff at 641-3334 for more information.

GUILFORD COUNTY

PLANNING AND DEVELOPMENT DEPARTMENT

Guilford County Historic Preservation Commission

Certificate of Appropriateness

APPROVED: **June 16, 2015**

LOCATION: **Little Red School House**
2011 E. Lexington Avenue, High Point, NC

APPLICANT: **High Point Museum, Director, Edith Brady**

DESCRIPTION OF APPROVED WORK:

At the June 16, 2015 Historic Preservation Commission Public Hearing, a Major Certificate of Appropriateness (COA), to move the Little Red School House to 1859 E Lexington Avenue, High Point, NC was approved. With this move, the following will occur:

1. The structure will be move to the new location intact.

2. The new shingles will be Weathered Wood Three Dimensional Architectural Style.

3. The stone work and wall facing the school house and walkway will be constructed with "Riviera Stone" manufactured by Boral Building Products.

4. The foundation brickwork will be constructed with "Kenan Straight Edge" manufactured by Carolina Ceramics Brick Company.

5. The porch will remain Tung-n-Grove.

6. The interior bathroom will be installed and positioned with existing windows so no exterior changes will be required.

7. Carolina Laurel will be planted along the back to buffer against the neighboring building loading dock.

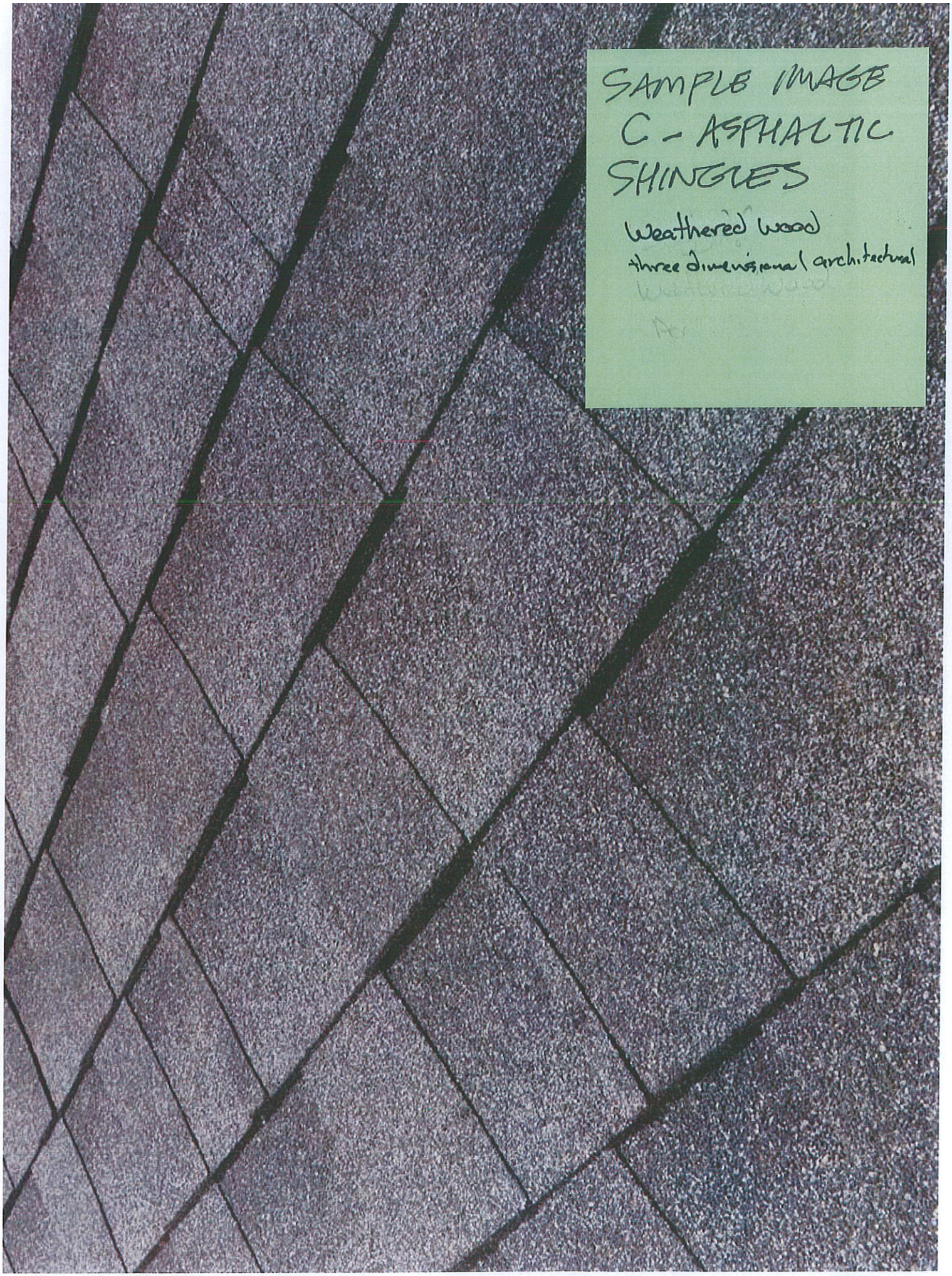
Post Office Box 3427, Greensboro • North Carolina 27402
Telephone: (336) 641-3334

If for some reason plans alter from the original request please contact me before beginning any work.

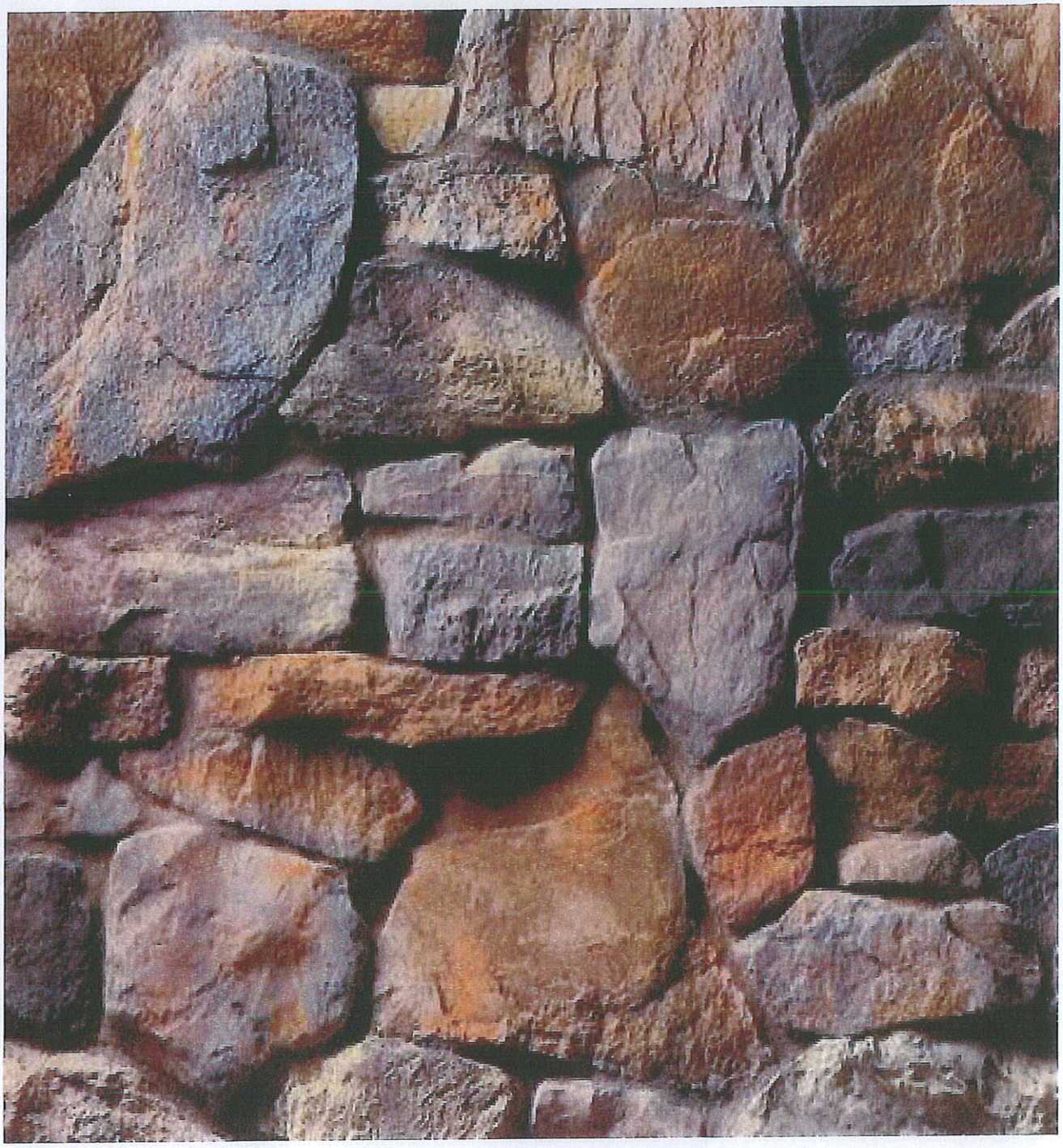
NOTE: Please obtain all necessary permits before work begins. Please contact the staff member below when the work is completed so a Certificate of Completion can be issued.

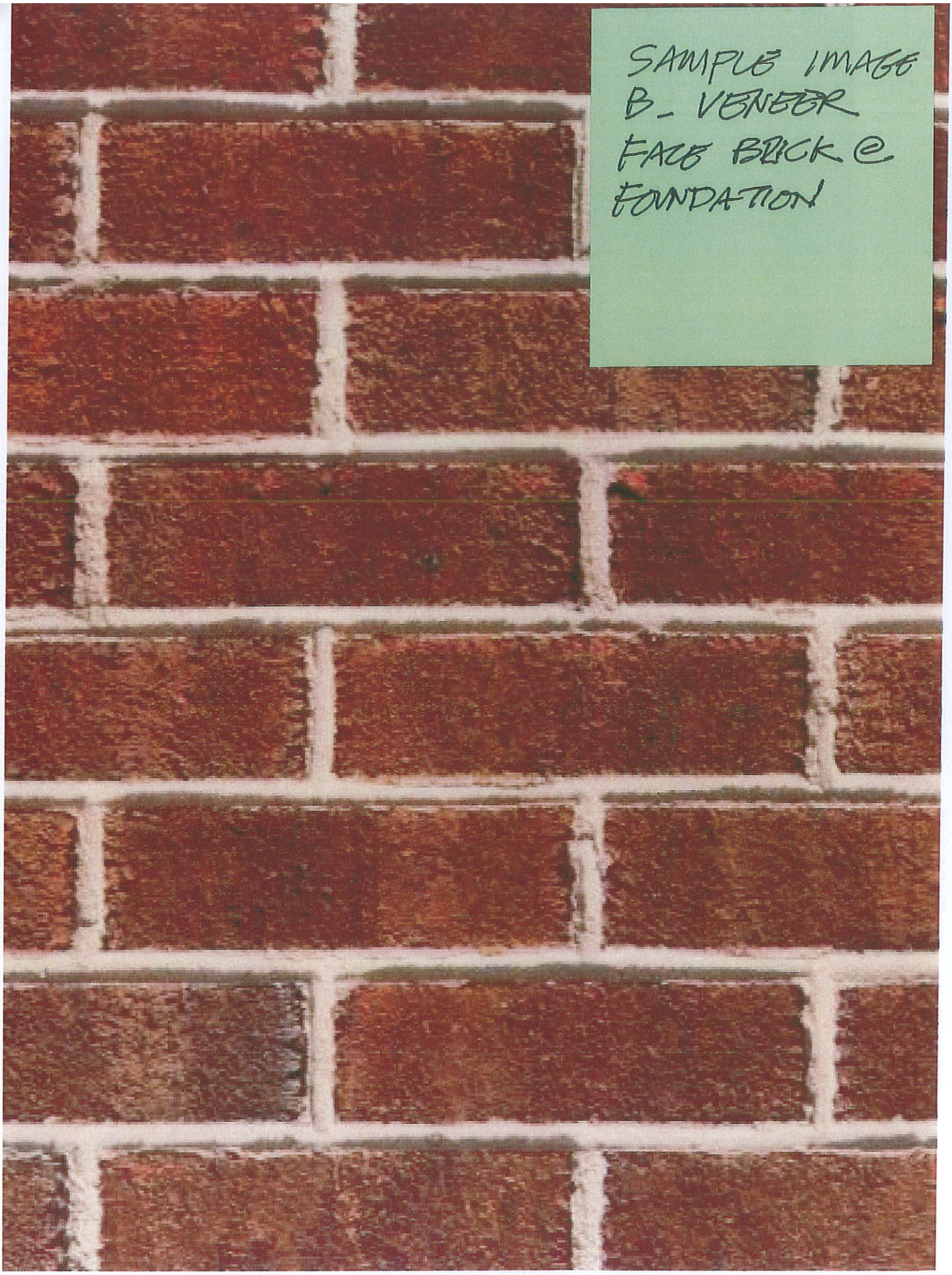
Leslie P. Eger, Ex-Officio Secretary
Guilford County Historic Preservation Commission

The discontinuance of work or the lack of progress towards achieving compliance with the provisions of the Certificate of Appropriateness (COA) for any period of one year will render the COA null and void. Any deviations or changes from this approved COA are considered a violation of Section 8-5.1 of the Guilford County Development Ordinance and subject to civil penalties.


SAMPLE IMAGE
C - ASPHALTIC
SHINGLES
Weathered wood
three dimensional / architectural

SAMPLE IMAGE A - STONE VENEER, RETAINING WALL




SAMPLE IMAGE
B_ VENEER
FACE BRICK @
FOUNDATION

SAMPLE IMAGE D - VEGETATIVE SCREEN PLANT MATERIAL

Prunus (proo'nus)
classical Latin
name of plum

caroliniana (ka-ro-lin-i-a'na)
from Carolinas

CAROLINA CHERRY-LAUREL

Family Rosaceae

Size	Height 20-30 feet; spread 15-20 feet.	Zones 7, 8, 9.
Form	Dense rounded head with single trunk or rounded and shrubby. Foliage — alternate, 2-4 inches long. Flower — March to April; short racemes 2-5 inches long, fragrant. Fruit — fall; ½ inch long.	
Texture	Medium.	
Color	Foliage — glossy dark green. Flower — white. Fruit — black.	
Culture	Sun or part shade. Soil — well-drained; medium fertility. Moisture — medium. Pruning — tolerant. Pest Problems — none. Growth Rate — rapid.	
Notes	Excellent in natural form; may be sheared for hedges or topiary work. Grown primarily for excellent foliage. Forms good windbreak. Use as specimen, screen, or border. Difficult to transplant in large sizes. Not cold hardy in mountain areas.	
Variety	**Compacta (Bright 'n Tight)** — dense, compact habit of growth. Leaf margins smooth.	

HIGH POINT
Historical Society

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
Phase 1 Costs to Relocate and Stabilize Building
Opinion of Probable Costs
June 29, 2015

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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MAYER
PHOENIX
ASSOCIATES, PA

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Architecture
Engineering
Interior Design
Site Services

328 East
Market Street
Suite 200
Greensboro
North Carolina
27401

P 336.373.9800
F 336.373.0077

www.mmpa.com

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	$250.00
Remaining Fees for Project	$9,750.00

Construction Costs	$86,000.00
Estimated Remaining Design Fees	$ 9,750.00
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

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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Engineering
Interior Design
Site Services

328 East Market Street
Suite 200
Greensboro
North Carolina
27401

P 336.373.9800
F 336.373.0077

www.mmpa.com

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	$750.00
Remaining Fees for Project	$13,750.00

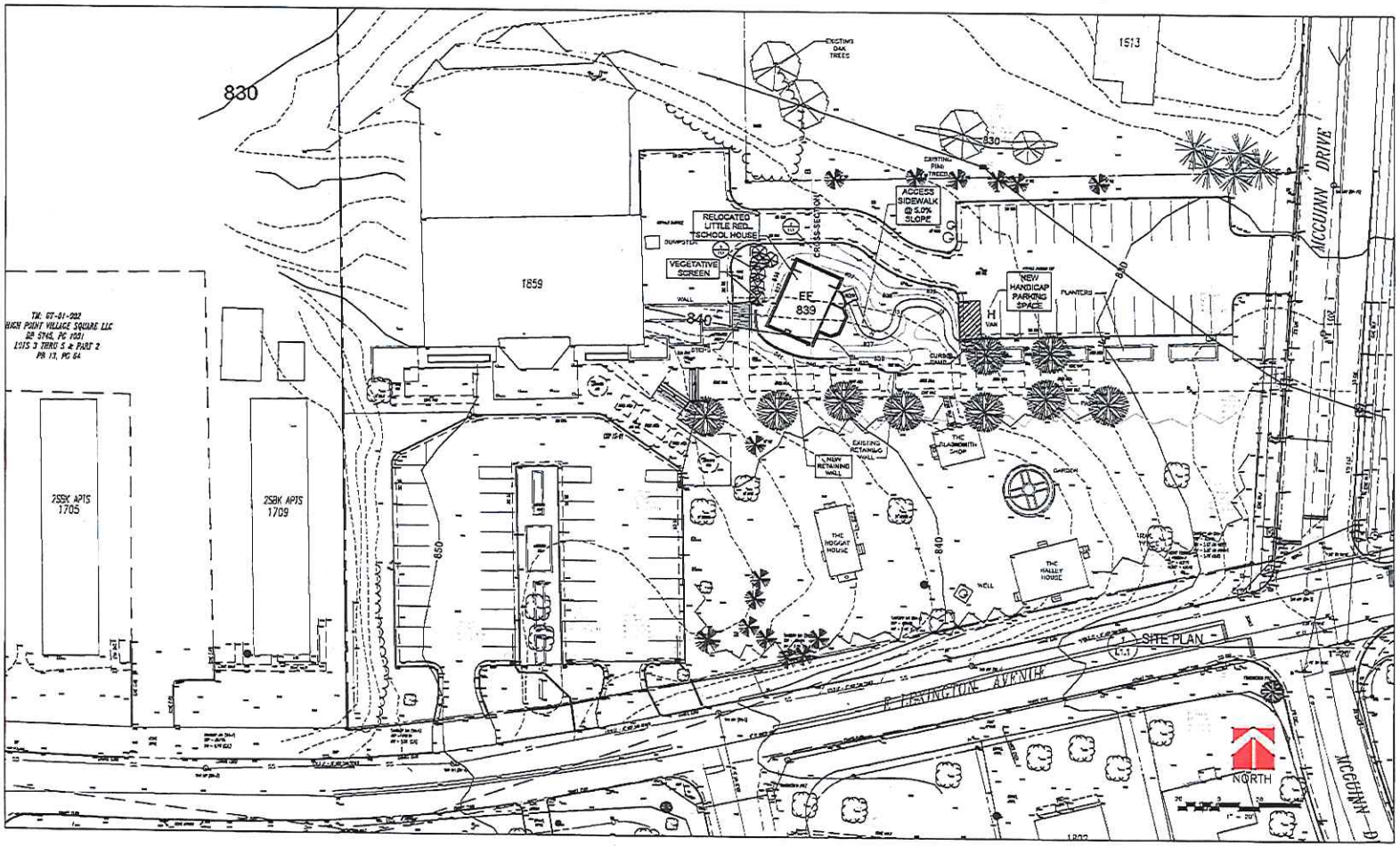
Construction Costs	$79,500.00
Estimated Remaining Design Fees	$13,750.00
TOTAL	$93,500.00

3 L1.1 VEGETATIVE SCREEN

N.T.S.

2 L1.1 CROSS-SECTION

3/8"=1'-0"



HIGH POINT MUSEUM

HIGH POINT MUSEUM
LITTE RED
SCHOOLHOUSE

1859 EAST LEXINGTON AVENUE
HIGH POINT, NC. 27262

COMPLETE FACILITIES SOLUTIONS

MOSER
MAYER
PHOENIX
ASSOCIATES, PA

PROGRESS PRINT
NOT FOR CONSTRUCTION

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REVISIONS

NO	DATE	DESCRIPTION
-	-	-

DATE ISSUED:
PROJECT NUMBER: 1859-HP
SCALE: AS NOTED
DRAWN BY: MMP
CHECKED BY:

SITE PLAN

L1.1