



**Application for Community  
Preservation Funding  
For Projects Requesting \$25,000 or more**

1. PROJECT NAME Restoration and Preservation of Moores Corner Schoolhouse

2. APPLICANT INFORMATION

Project Sponsor or Organization: Leverett Historical Society submitted by Sara Robinson, Pres. LHS

Address: 230 North Leverett Road

City: Leverett State: MA Zip: 01054

Daytime Phone: 413-367-2039 Fax: \_\_\_\_\_

E-mail: sara@umass.edu Website: https://leveretthistorical.org

Property Owner (if different from Applicant)

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

E-mail: \_\_\_\_\_

3. PROJECT INFORMATION

CPA Category (Please check all that apply):

Open Space # of acres \_\_\_\_\_

Historic Preservation

Recreation # of acres \_\_\_\_\_

Affordable Housing # of units \_\_\_\_\_

Project Location/Address: 230 North Leverett Road

Leverett Assessors Map: 2 Lot: 88

Brief Project Description:

Restoration of the Moores Corners Schoolhouse building—foundation repair/rebuild, repair roof leaks and apply new waterproof coating, exterior restoration of damaged siding and trim, scraping and painting, repair/replace sills and other framing as needed, new electrical service, add insulation as needed, repair metal outside stairway, put in mini-split heat pump for both floors

4. AMOUNT OF CPA FUNDING REQUESTED: \$187,000

For CPC Use

Date Received

Date Application Deemed Complete

Public Hearing

Funding Recommendation

## **Project Narrative: (5 pages)**

### **Goal:**

The goal of this project is to preserve, renovate, and restore the Moore's Corner Schoolhouse, built in 1810 and historically restricted by the CPC in 2014 (See appendix for the Historic restriction.) According to the restriction, the Leverett Historical Commission and the CPA deemed the structure worthy of saving and mandated that it be preserved. In recent years, the foundation has fallen into disrepair, the chimney is leaking, and the corner boards are rotting. Rodents, bats, and squirrels have taken up residence endangering the collections.

Leverett's rich historic landscape and its architecture are a draw. They have helped to determine the character of the town in its highways and byways. The town was incorporated in 1774 as a series of "villages" around the small waterways, which provided the energy for industrial development. The historic structures, which house the collections, are integral to that history and must be preserved. The collections tell Leverett's story and highlight the lives of those who lived in the four registered National Historic Districts. Winding roads lined with historic houses and stonewalls run between the four districts and bear testimony to the town's industrial and agricultural history as seen in the mill foundations, dams, and cellar holes sprinkled across privately-owned landscapes, but without the museum structures, we lose the ability to share the words and pictures of those early settlers in a museum setting.

### **Community Need:**

The goal of preserving Leverett's historic assets is a strong desire of Leverett's citizenry. In the Historic Assets Survey, funded with CPA funds and taken by almost half of Leverett's household, we found that 80% wanted to preserve our assets. 41% of those taking the survey either wanted the town to own the Moore's Corner Schoolhouse or for it to be a public/private partnership. Surprisingly, 49% wanted the town to maintain the Moore's Corner Schoolhouse. These strong results along with the enclosed letters of support show that Leverett's citizens value their historic assets and are aware of the need to preserve them in order to have access to the materials that highlight Leverett's history.

Another incentive to restore now is the upcoming 250<sup>th</sup> celebration in 2024. While it is unlikely that a full renovation would be completed by then given the shortage of time it is at least feasible to begin the project and use the 250<sup>th</sup> as a fundraising mechanism to finish the job like other communities such as Buckland, MA are doing.

### **Financial Request:**

LHS requests **\$187,000** from the CPC to restore, preserve, and rehabilitate the exterior of Moore's Corner Schoolhouse and plan for the interior restoration to be met with a match of 5% LHS funds, 15% from other grants and donations, and 15% in-kind donations.

### **Project Activities and Phases:**

Phase one—May 2023- December 2023—Restoration of the exterior will include the roof, the foundation, the chimney, the corner boards, and other rotten boards, replacement of windows in keeping with U.S. Department of Interior Standards, replacement of external stairs, execution of ADA compliant access, insulation, heating, and electric. The exterior restoration will stabilize the building. Currently, the beams under the building are allowing the flooring to sag in places when walking in the building. (See Estimates)

Phase two (undertaken simultaneously)—May 2023-July 2023—Creation of an architectural interior restoration plan that encompasses applying for permits, researching feasibility of bathroom facilities, and access to the second floor, and a plan for the re-creation of the schoolhouse interior’s shelving and display cases. Based on the outcome of that research, we will determine how to restore and renovate the interior of the building.

**Successful Outcomes:**

- No collections with mold or rodent infestation—visual inspection once a quarter
- No spongy floor if you walk across it—foundation replaced, and certification given
- Not an eyesore for the community—visual pictures
- Increased community activity—execution of calendar of events
- Satisfy desires of the community—newspaper stories and community outreach, testimonials

**Maintenance and administration:** This year two new officers were chosen for the Leverett Historical Society: Sara Robinson, President, and Susan Lynton, Vice-President. Two stayed on: Julia Shively, Treasurer, and Dave Palmer, Secretary. Under this leadership, the intent is to have enough exhibits and/or programs each year to bring in enough money to maintain the museum. This fall a historical look at Chapin’s store and his creative work will be presented to kick off our new round of exhibits.

Once the building is restored, we can set up a volunteer docent and maintenance system at Moore’s Corner. Betsy Douglas, a beloved head of Leverett’s Historical Commission gave her time to Historic Deerfield as a docent. Louise Minks and others have also given their time to the Historical Society as well as a former Vice-President. We can do the same kind of recruitment in the greater Amherst area as well as Franklin County and the North Quabbin Region for individuals who are history buffs and want to support us in Leverett. Well-kept and historically accurate buildings attract those who are interested in history. In the past, our historical assets have attracted people from many communities. Recently, a CPA funded inventory/digitization project of LHS’s, in collaboration with LHC and the UMASS Public History Program, is documenting the entire Leverett historical archive many of which are stored at Leverett’s Family Museum. Once it is completed, we anticipate researchers, patrons, and history enthusiasts will have an increased interest in visiting the museum. A mock classroom set-up will invite teachers/students to experience a one-room schoolhouse prior to 1950. A hypothetical calendar shows the possibilities for exhibits that highlight artifacts and documents in the Historical Society’s archives. The engagement plan will be executed to continue to attract new members and off-the-street visitors, researchers, and interested history buffs.

LHS Engagement Plan and Potential Museum Calendar

- A. Increasing Membership, Retaining Members, and Encouraging Off-the-Street Visits
  - a. Increasing Membership
    - i. Each year a membership drive will be undertaken in the Pioneer Valley. The goal will be to increase membership every year by 10%
    - ii. Special programming and mock classrooms to entice new members will be undertaken during the membership drive
    - iii. The timing will correspond with the beauty of the fall in New England and will highlight one historically significant event
  - b. Retaining Members

- i. In order to prevent attrition an historical raffle will be created and executed each year, which will end with an outdoor dinner ceremony
- ii. Other events will include a suggested donation for non-members and will be free to members, such as a historical play or evening of song
- c. Encouraging Off-the-Street Visits
  - i. Co-operation will be sought with the other Museums and Historic sites in the area.
  - ii. Unpaid advertising will be run in social media for those visiting New England
  - iii. Influencer Marketing will be engaged on social media
  - iv. Marketing to history buffs and other specialized audiences of those who love history will be used on-line and to schools to experience a one-room schoolhouse
  - v. Docents will run reenactments of events, e.g., for instance a day in the life of a school teacher in 1810-1950

B. Potential Museum Calendar-Enlisting the help of local townspeople and docents

Potential Museum Calendar	Fall	Winter	Spring	Summer
Proposed events include all ages.	Museum displays That highlight ten-year increments of harvest and preparations for Winter	Displays of quilting and other lost arts	Displays and talks about the changes in gardening	Cemetery and house tours together with individual storytelling about Leverett families
	Do events with the Co-op and other local institutions to highlight food: preserving, lost arts	Highlight and give workshops on modes of communication before computers	The organic movement	Run genealogical workshops
	Workday of leaf raking and preparation for winter	Give writing workshops, readings and share storytelling in the 18 <sup>th</sup> through 20 <sup>th</sup> centuries	Putting in a garden: seed varieties and importance of gardening for survival	Gear display around the jobs and livelihood changes – picnicking, dances concerts

	Mock classroom invitations to schools	Literature in the years: personal journals, local histories	Plants used for dying	Workshops—birds of prey presentation; wild animal and track identification
		Workshops—birds of prey presentation; wild animal and track identification	Changes in husbandry; the coming of industry	Workday for cleanup and repairs
		Mock classroom invitations to schools	Mock classroom invitations to schools	

**Project Team:**

Under the leadership of the Officers of the Leverett Historical Society (LHS), **Sid Poritz, who is donating his time in-kind**, will project manage Phase One and consult with MASS Design Group for Phase Two. Local construction firms and tradespeople will be supervised by Sid Poritz. MASS **Design Group** will develop the plans for phase 2 of the project and will work in close collaboration with those in Leverett.

Sid developed Laurel Hill and 3 large Historic Preservation projects, Sid has an Ed.D in Aesthetic Education and an M.F.A. in Sculpture. He was on the Leverett Planning Board for 15 years. He will work on this project as an administrator without pay and will oversee the renovation of the building. For 18 years he was an arts academic who taught at Skidmore College and the University of Massachusetts. For the past 40 years, he has been a land developer in Western Massachusetts. His projects have included 4 historic preservation projects adhering to the Department of Interior Standards, affordable housing and high-end residential development

**MASS Design Group** has done preservation projects in Massachusetts and will adhere to the Department of Interior Preservation Guidelines. In 2022, MASS was selected the AIA Architecture Firm of the Year, and in 2020, they were named the Architecture Innovator of the Year by the Wall Street Journal, for their origins in healthcare and commitment to architecture as a medium for healing. In 2019, Architect Magazine ranked MASS fourth in its list of Top 50 Firms in Design and in 2017, MASS was awarded the National Design Award in Architecture, given each year by the Cooper Hewitt, Smithsonian Design Museum. They designed the **National Memorial for Peace and Justice** and the **Legacy Museum** in Montgomery Alabama opened in 2018 to honor all those lynched throughout America’s history. < <https://museumandmemorial.eji.org/news/eji-community-remembrance-project>> .(<https://www.massdesigngroup.org>)

### **Benefits/Opportunities to Leverett:**

1. By restoring now, the museums will become vibrant community spaces (see museum calendar ideas) and a place for children to experience a one-room schoolhouse
2. By renovating sooner rather than later, there will be less deterioration
3. The museums will safely house the historical artifacts and the original documents that, heretofore, have been subject to rodent infestation, mold, and other deterioration
4. The Historical Society will be in the position to be able to deliver on the wishes of its citizenry as garnered from the Historical Assets Survey.
5. Infrastructure is set in place and information will be developed that will be available for Leverett's 250th programming.
6. New adaptive uses for the spaces, which in addition to continuing as museums may become community-oriented, to be determined through a process of listening to needs that Leverett townspeople will bring to the table guided by the MASS Design group. If consensus evolves around needed kinds of facilities/ activities, the historic buildings might be able to resume being centers of community life as they once were, able to host community events or opportunities for local ventures.
7. Future generations will benefit and be thankful for saving Leverett's history

### **Barriers to moving forward:**

1. Maintaining community momentum, coordination, and engagement in planning the 250<sup>th</sup>.
2. Zoning, environmental, ADA, health and historic requirements could be in conflict. Different regulations will need to be researched, balanced, and complied with in completing the work. Conflicts for instance, between historic integrity and adaptive re-use may arise that will need to be resolved. To mitigate, contractors must be knowledgeable of the regulations and a decision-making structure in place.

We have spoken to Andy French, the plumbing inspector for Franklin County. He will facilitate asking for a variance from the State of Massachusetts for Moore's Corner Schoolhouse, if appropriate. Variances are often given by the State when an alternate bathroom facility is within 300 ft. of the historic structure as is the case for Moore's Corner, which will have the use of the Co-op when it is open and the use of the Moores Corner Church facility.

### **Feasibility:**

If not now, when should we preserve? Buildings are becoming more decrepit by the year. The state of the collections is deteriorating from water and humidity, vermin and lack of appropriate structures to house them. (See highlighted portions of report done in 2013, most of which is yet to be done.) Most of the documents have been digitized with funding from another CPC grant awarded to LHC and are available for research and viewing online, but often patrons of museums also like to view original documents and artifacts. Without the sustained effort afforded by LHS's stakeholders that can pair grants and fundraising with town support, many of our historic assets that house our archival collections will fall to ruin and the rich Leverett history at the center of the founding of our town will be lost.

<b>Expenses</b>	<b>TOTAL</b>	<b>CPA</b>	<b>Other-In-kind and donations</b>
Repair Chimney	\$ 3,000.00		\$ 3,000.00
Seal the Roof	\$ 5,000.00	\$ 5,000.00	
	\$		
Replace Rotted Sills	20,000.00	\$ 20,000.00	
	\$		
Repair Stone Foundation and Girders	30,000.00	\$ 25,000.00	\$ 5,000.00
	\$		
Replace Deteriorating Siding	19,500.00	\$ 14,500.00	\$ 5,000.00
	\$		
Scrape, Paint Siding New and Old	20,000.00	\$ 15,000.00	\$ 5,000.00
	\$		
Repair Exterior Stairs	21,000.00	\$ 20,000.00	\$ 1,000.00
	\$		
Install New Electrical Service	35,000.00	\$ 30,000.00	\$ 5,000.00
Install Internet Service	\$ 2,500.00	\$ 2,500.00	
	\$		
Heating	23,500.00	\$ 20,000.00	\$ 3,500.00
	\$		
Install Insulation	20,000.00	\$ 10,000.00	\$ 10,000.00
Interior clean-up	\$ 1,000.00		\$ 1,000.00
Tree trimming	\$ 2,500.00		\$ 2,500.00
	\$		
Administration/Project Management	19,300.00		\$ 19,300.00
	\$		
Design of Interior and Permitting	30,000.00	\$ 25,000.00	\$ 5,000.00
	\$		
<b>TOTAL</b>	<b>252,300.00</b>	<b>\$ 187,000.00</b>	<b>\$ 65,300.00</b>

### Other Funding

<b>Sources of Funds Other than CPA</b>	<b>Amount</b>	<b>Funding Requested (YIN)</b>	<b>Funding Secured (YIN)</b>
Leverett Historical Society	\$9300	Y	some
Grants/Donations	\$28,000	N	N
In Kind Donations	\$28,000	Y	Some work
<b>TOTAL</b>	<b>\$65,300</b>		

## **Institutional profile**

Institution's URL <https://leveretthistorical.org/> & <https://leverettfamilymuseum.wordpress.com/>

1. Relevant facts and statistics about the institution or organization, including its:
  - a. history

**Formed in 2004 as a 501(C)3. The Leverett Historical Society is a long-standing group in Leverett but has been less active for some years partially due to Covid 19 in the past 2 years.**

- b. mission statement

**The main purpose of the Society is the promotion of educational and historical activities , maintenance of the Historical Society's historic building and preservation of historical books, papers and artifacts related to the Town of Leverett. Thus, the Leverett Historical Society is a volunteer organization dedicated to preserving the rich history of Leverett, Massachusetts. As a rural museum our exhibits depict the agricultural, economic, and industrial endeavors of the town of Leverett as well as its social history. Our artifacts and archives are available for viewing by the public. We strive to preserve the history of Leverett through writing and education, and to collect, preserve, restore, and display artifacts of our past.**

- c. governance and administration

**The society has a president, vice president, treasurer and secretary.**

- d. physical facilities (including whether structures are owned or leased by the applicant institution)

**The Field Family Museum is part of the Leverett Historical Society that is leases it from the Town, and it maintains a historic schoolhouse in Moore's Corner which it owns (northeast Leverett, one of the few remaining 1-room schoolhouses in Massachusetts) comprise LHS's assets. The Field Family Museum is the repository of the collections and the Schoolhouse will be set up as a functioning schoolhouse as a living history museum taking visitors from the 1800s to the present. Together with Friends of N. Leverett Sawmill are preserving the Slarrow Sawmill.**

- e. humanities staff size and composition (including the percentage of all staff who are in the humanities)

**Volunteer staff but using hired local expert consultants for special programming, collection preservation assessment, building assessment etc. We have partnered extensively with the University of Massachusetts' Public History program for digitizing and preserving collections, programming and on restoration of the cemeteries. Specifically with Dr. Marla Miller of the Public History program at University of Massachusetts, Amherst, MA.**

- f. humanities collections (including the percentage of all collections that are in the humanities)

**The collections include artifacts from the Town (diaries, journals, letters (some Civil War), books, bibles, scrapbooks, deeds and wills, signs from businesses, farm and household artifacts, clothes and uniforms, maps, furniture) as well as pictures**

**and photographs with narratives about Leverett families and exhibits such as ‘Journeys through Leverett’, ‘Leverett at War ‘(French and Indian wars).**

g. accreditation or affiliation (if applicable)

**University of Massachusetts’ Public History program as a collaboration.**

2. Data on recent humanities activities, including:

1. types and numbers of enrollments, programs, exhibitions, courses, and degrees awarded in the past two years

**We collaborated with the sixth-grade class at the Leverett Elementary School on a Civil War project and staging exhibits in 2015. The sixth graders researched materials in the museums and presented reports and did a stage reading of “Hallowed Ground” by Laura Harrington.**

**In 2017-18 the sixth-grade class did a series of interviews with scholars who attended one room schoolhouses (of which there were 10) in Leverett prior to the consolidation of schools in 1950. Interviews were recorded, a book (10-1) was published, a movie made from the interviews, a luncheon served for the cross generations, and cross generation gatherings were held to elaborate on the process and promote the book.**

2. percentage of total offerings that are in the humanities

**100%**

3. size and nature of audience or population served

**The museums serve across generations in the greater Pioneer Valley. The historical site visits draw attendees from towns in three or four nearby counties. They have drawn in more than 10% of Leverett residents to specific programs over the span of site visits and more than that for virtual presentations. The survey showed that 40% of households had been to at least one site (museums, historical cemeteries). Overall, there are 1800 Town residents that the society serves.**

4. cost to participants (if any)

**Membership fees are \$20-200; all events are open to the general public**

5. evidence for the success of these humanities activities

**The activities are well attended. Attendees remarked how worthwhile and educational the activities are. Many of the “conversations” with long time Leverett residents have challenged building capacity. Due to the coronavirus pandemic of the last two years, inside programs were limited. The site visits draw attendees from towns in three or four nearby counties. The interviews done by sixth graders created a lot of enthusiasm, were cross the generations, and were pivotal educational adventures for the elderly and the young.**



# Leverett Education Foundation

To Whom It May Concern:

We are writing on behalf of the Leverett Education Foundation to lend our support to the Leverett Historical Society's application for funding to help restore the Moore's Corner Schoolhouse.

The Leverett Education Foundation is a non-profit, community organization that raises money from local residents and area businesses to support curriculum and innovation at the Leverett Elementary School. We also sponsor community forums on educational topics and provide information to people in Leverett about issues related to education in Massachusetts. We are offering our support to the Leverett Historical Society's grant application for three reasons.

First, Leverett has had a long and vigorous tradition of public education that at one time or another embraced ten different one-room schoolhouses built all around our town. The Moore's Corner Schoolhouse is a particularly notable example of this rich tradition, first welcoming students in 1815 and thereafter providing educational services to Leverett children for over 130 years before the town consolidated all of the remaining one-room schoolhouses into a single elementary school in the 1950s. The Schoolhouse remains a viable structure and – with the carefully design restoration plans the Historical Society has advanced -- offers the opportunity to help both Leverett's youngsters and older citizens understand the material context and historical legacy of education in Leverett stretching back into the eighteenth century.

Second, even after the Schoolhouse lost its original educational mission, it has – thanks to broad-based support from people in Leverett – continued to function as a town-wide resource, housing artifacts from Leverett's past and providing space for community meetings and events.

Finally, our endorsement of this project is greatly informed by the continuing work of multiple organizations in our small town, including the Leverett Historical Society, the Leverett Historical Commission, and the Rattlesnake Gutter Trust, a local land conservation group, on projects that have engaged students at our elementary school in research and exploration of Leverett's past, including a remarkable oral history endeavor that collected, documented, and published the memories and observations of former one-room schoolhouse students in our town.

We believe that restoring the Moore's Corner Schoolhouse is a highly worthwhile endeavor that would further strengthen the commitment that our fellow townspeople – of all ages – have amply demonstrated to preserving the story of Leverett and continuing to make Leverett's history come alive for our children, and for generations to come.

Very truly yours,

Stephen Weiss  
President

Hannah Blunt  
Secretary

Craig Cohen  
Trustee

Jon Camadeco  
Trustee

August 26<sup>th</sup>, 2022

Leverett Historical Society,

Hello, my name is Michael Grant, and I am the pastor of Moore's Corner Church. The reason I am writing is to express my support for the work being done at the Moore's Corner school house. It is an important historical site that means a lot to the people of the community.

I hope the application for the grant will be approved for the following reasons: Not only will it improve the looks of community it will be a valuable tool to help people learn about the past and the tours and programs that will come as the result will also prove to enrich the lives of those who participate.

I know for our church; we are excited since the building has fallen somewhat into a state of disrepair so even the work done so far is very nice to see. If you have any questions please feel free to email or call us at [moorecornerchurch@yahoo.com](mailto:moorecornerchurch@yahoo.com) / 413.367.9361

Respectfully,



Pastor Michael Grant  
Moore's Corner Church

September 21, 2022

## Support Letter for CPC Application for Restoration of the Moores Corner Schoolhouse

To Leverett Historical Society:

As a resident of the neighborhood of the Moores Corner Schoolhouse, I give my support for their application to CPC to obtain funding for restoration of the building.

The Moores Corner Schoolhouse is historic icon that nurtured public education and held Sunday services in 1810 until the church on the hill was build and the one-room schools were consolidated in 1950. The Schoolhouse remains as the only one-room schoolhouse in Leverett that serves the community as a museum and school building.

With restoration of the Moores Corners Schoolhouse building, Leverett's history is being secured and living on for generations of tomorrow in properly cared for artifacts and historic town documents. Children can experience the educational setting in a one-room schoolhouse and learn the style in which their ancestors received their education, kept warm on blistery days, use of an outhouse, obtained water, and enjoyed recess. Many meaningful programs happened in the past and there is potential for many more to come with restoration of this historic centerpiece in the village of Moores Corner.

Your signature of support is important in showing the need for CPC funds to restore and preserve the Moores Corner Schoolhouse that is owned and operated by the Leverett Historical Society.

Thank you!

Robert R. Joubert  
[Signature]

Signatures of support:

Rocky Adriaance  
ROCKY ADRIANACE

Jessica Parkett

Kelly Rehorn

Joan Quinn

Judith F. Todd  
Susan Tidland  
Aunt Peggy  
Wayne T. Orr  
Linda Tablase

Susan H. LaClare  
[Signature]

Maureen Ipp

Louise Mink  
Cathy Field

Charlotte Abbott

**Charles Abbott**  
**cabbottbuilder@gmail.com**  
**413 687-7991**  
**ABBOTT CARPENTRY**  
**368 Old Wendell Rd**  
**Northfield, MA. 01360**  
**CSL #070784**  
**HIC #182848**

**Bid for Leverett Historical Society**

**Statement Date: 09/26/2022**

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**M.C. Schoolhouse repairs and renovations**

**Roof: Repair leaks around cupola and chimney, apply new waterproof coating**  
**Exterior Restoration: Repair damaged siding and trim. Scrape, prime and apply two coats of finish paint**  
**Foundation: Repair/rebuild stone foundation**  
**Floor System: Repair/replace sills and other compromised framing**  
**Electrical: New electrical service, new wiring, lighting and internet service**  
**Insulation: New insulation where necessary**  
**Fire escape: Repair existing metal stairway**  
**Heating System: Mini-split heat pump system for both floors**

**Total: \$164,000.**

**Future Project:**

**Bathroom: Convert closet to bathroom, install septic tank system, drill well hot and cold water.**

**\$40,000. - \$80,000.**

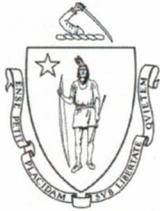
**Bid: Sidney Poritz**

**August 2022**

Because the Moores Corner Schoolhouse building is an historical structure, preservation should be the method of restoration using the Secretary of Interior's Guidelines and Standards for Rehabilitation

*Leverett Historical Society, Moore's Corner*

1. Repair chimney
2. Seal roof
3. Replace rotted sills
4. Repair stone foundation
5. Replace deteriorated trim and siding, scrape and paint with two coats
6. Repair exterior stairs
7. Install new electrical service and rewire building
8. Install new heating system
9. Install insulation **Sub-total: \$161,000**
  
10. Plan with community, source materials, plan for new bathroom
- Sub-total: \$30,000**
  
- Total: \$191,000**



THE COMMONWEALTH OF MASSACHUSETTS  
OFFICE OF THE ATTORNEY GENERAL  
ONE ASHBURTON PLACE  
BOSTON, MASSACHUSETTS 02108

MAURA HEALEY  
ATTORNEY GENERAL

(617) 727-2200  
(617) 727-4765 TTY  
[www.mass.gov/ago](http://www.mass.gov/ago)

LEVERETT HISTORICAL SOCIETY  
PO Box 57  
LEVERETT, MA 01054

**Certificate for Solicitation**

This certificate has been issued to the organization listed below because it is current in its filings with the Attorney General's Division of Non-Profit Organizations/Public Charities. This registration in no manner constitutes endorsement or approval by the Commonwealth of Massachusetts of the named organization.

Name of organization: LEVERETT HISTORICAL SOCIETY  
Certificate End Date: 01/15/2023  
Attorney General's Account Number: 005207

Issued By  
The Division of Non-Profit Organizations/Public Charities

Map 2 Lot 0 Block 88

Lot 1 of 1 CARD

RESIDENTIAL  
Town of Leverett

APPROX: 161,900  
USE VALUE: 161,900  
ASSESSED: 161,900



USER DEFINED

Prior Id # 1:  
Prior Id # 2:  
Prior Id # 3:  
Prior Id # 4:  
Prior Id # 5:  
Prior Id # 6:  
Prior Id # 7:  
Prior Id # 8:  
Prior Id # 9:  
Prior Id # 10:

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
230		NORTH LEVERETT RD, LEVERETT

**OWNERSHIP**

Owner #	Owner Name
1	LEVERETT HISTORICAL SOCIETY
2	
3	

Street 1: 230 NORTH LEVERETT ROAD  
Street 2:

Town/City: LEVERETT  
State/Prov: MA  
Postal: 01054

**IN-PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
956	0.130	101,000		60,900	161,900

Total Card: 0.130  
Total Parcel: 0.130  
Source/Market Adj Cost: Total Value per SQ unit/Card: 106.65

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Big Value	Yrd Items	Land Size	Land Value	Total Value	Assesd Value	Notes
2022	956	FRCH	89,700	0	13	58,000	147,700	147,700	147,700 patch
2021	956	FV	89,700	0	13	58,000	147,700	147,700	147,700 Year End Roll
2020	956	FV	88,000	0	13	58,000	146,000	146,000	146,000 Year End Roll
2019	956	FV	88,000	0	13	50,600	138,600	138,600	138,600 YEAR
2018	956	FV	88,000	0	13	50,600	138,600	138,600	138,600 Year End Roll
2017	956	FV	88,000	0	13	50,600	138,600	138,600	138,600 Year End Roll
2016	956	FV	88,000	0	13	50,600	138,600	138,600	138,600 Year End
2015	956	FV	88,000	0	13	50,600	138,600	138,600	138,600 year end roll

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif

**TAX DISTRICT**

Parcel ID	2-0-88
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**PAT ACCT**

Notes	327
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**NARRATIVE DESCRIPTION**

This parcel contains .13 ACRES of land mainly classified as MUSEUMS with a COLONIAL Building built about 1810, having primarily CLAPBOARD Exterior and 1518 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

**OTHER ASSESSMENTS**

Code	Description	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descr	Amount	CO	Last Vst	Fed Code	F. Descr	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z		water				
0		Sewer				
n		Electric				
		Empty				
		Flood Haz				
D		T000				
S		Street				
1		Gas				

**LAND SECTION (First 7 lines only)**

Use Code	LLC	No of Units	Depth/ Pct	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Inlt	Neigh Mod	Int 1 %	Int 2 %	Int 3 %	Appraised Value	Alt Class	Spec Land Code	Fed Use Code	Use Value	Notes
956	MUSEUMS	86	0	SQUARE FEESITE		0	1.18	9,116		1.05					60,875				60,900	
956	MUSEUMS	86	0	FRONT FEESITE		0	0	0.006		1.05										
956	MUSEUMS	70	0	FRONT FEESITE		0	0	0.006		1.05										

**LAND SECTION (Last 7 lines only)**

Use Code	LLC	No of Units	Depth/ Pct	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Inlt	Neigh Mod	Int 1 %	Int 2 %	Int 3 %	Appraised Value	Alt Class	Spec Land Code	Fed Use Code	Use Value	Notes
956	MUSEUMS	86	0	SQUARE FEESITE		0	1.18	9,116		1.05					60,875				60,900	
956	MUSEUMS	86	0	FRONT FEESITE		0	0	0.006		1.05										
956	MUSEUMS	70	0	FRONT FEESITE		0	0	0.006		1.05										

**Parcel Summary**

Total ACHA: 13900	Total SF: 5663	Parcel LUC: 956	MUSEUMS	Prime NE Desc: RES	Total: 60,875	Spl Credit: 0	Total: 60,900
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Disclaimer: This information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - Leverett

2022

I, John Robert Watson, of

of Bernardston, Franklin County, Massachusetts

no monetary

being unmarried, for consideration ~~of \$1000.00~~

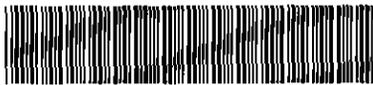
grants to Leverett Historical Society, a charitable corporation duly organized under the laws of the Commonwealth of Massachusetts and having its usual place of business on North Leverett Road, in Leverett, Franklin County, Massachusetts, with warranty covenants all my right, title and interest in and to, the land in Leverett, Franklin County, Massachusetts, situate on the northwesterly side of the highway leading from Moores Corner to Locks Village; bounded and (Description and encumbrances, if any) described as follows:

BEGINNING at the southwesterly corner thereof at an iron pin by the southwesterly side of a large boulder on the northwesterly side of the highway leading from Moores Corner to Locks Village; thence running thirty degrees (30°) by land of said Watson, a distance of two (2) rods and one (1) link to an iron pin and stone; thence running South eighty-four degrees, fifty-five minutes East (S. 84° 55' E.) by land of said Watson and land of Moores Corner Congregational Church, thirteen (13) rods and ten (10) links to an iron pin and stones being the southeast corner of said church land; thence running South five degrees, West twenty links (S. 5° - 20 Links) to an iron pin and stones on said highway; thence running westerly on said highway, a distance measured on the easterly line of the traveled way fourteen (14) rods and fourteen (14) links to the place of beginning. Containing one-eighth (1/8) of an acre more or less.

Title of John Robert Watson is as sole heir and devisee under the Will of Glon K. Watson. Said Glon K. Watson acquired title as devisee under the Will of John Watson otherwise known as J. Wesley Watson. Franklin County probate court case #26922.

THIS deed is given to replace a deed originally given by Glon K. Watson to J. W. LaClaire dated December 23, 1953. Said deed from Glon K. Watson to J. W. LaClaire was never recorded and since that time said J. W. LaClaire has died. It is the desire of the heirs of J. W. LaClaire that this property be deeded to the Leverett Historical Society.

There being no monetary consideration for this conveyance no State Documentary Stamp is affixed or required.



1974 00007916

Bk: 1413 Pg: 261 Doc:DEED  
Page 1 of 2 12/27/1974 10:59AM

Witness MY hand and seal this 25th day of November, 1974

*John Robert Watson*  
John Robert Watson



*[Faint, mostly illegible text, possibly a deed or instrument]*

The Commonwealth of Massachusetts

Franklin,

ss.

November 25, 1974

Then personally appeared the above named

John Robert Watson

and acknowledged the foregoing instrument to be

his free act and deed, before me

*[Signature]*  
Notary Public



My commission expires February 29, 1975

Franklin ss. Rec'd for record 10 Hr 59 Min A M December 27, 1974



## HISTORIC PRESERVATION RESTRICTION AGREEMENT

**THIS HISTORIC PRESERVATION RESTRICTION AGREEMENT** is made this 27 day of May, 2014 by and between the **TOWN OF LEVERETT**, by and through the **LEVERETT HISTORICAL COMMISSION**, with an address of Leverett Town Hall, 9 Montague Road, Leverett, MA 01054 (hereinafter "Grantee") and **LEVERETT HISTORICAL SOCIETY**, a nonprofit Massachusetts corporation, with an address of 228 North Leverett Road, Leverett, MA 01054 (hereinafter "Grantor").

### WITNESSETH:

WHEREAS, Grantor is the owner in fee simple of certain real property, located at 228 North Leverett Road in the Town of Leverett, Franklin County, Commonwealth of Massachusetts, (hereinafter known "the Property"), more particularly described in a deed dated April 26, 1968 from the Town of Leverett to the Leverett Historical Society recorded in the Franklin County Registry of Deeds, Book 1224, Page 541 and in Exhibit A, attached hereto and incorporated herein by this reference, said Property including the following structures (herein together "the Building.")

The Building is a wood frame, two-story Greek Revival style structure dating from 1810, known as the Moore's Corner Schoolhouse and Leverett Historical Society Museum. It was built as a combination church and schoolhouse and is residential in scale. The side entry on the three bay façade is unusual for the period and indicates its original use. Greek Revival elements are the paneled corner pilasters, which have a tabernacle motif beneath the capitals, and the wide frieze board at the cornice. The eaves make a full return to form a pediment in the gable end. The door surround is composed of paneled pilasters beneath an entablature. Enlarged stairs and a portico supported by wrought iron was added in the 1960s and serve as an entry. In 2007 a replica of the bell tower was made, using early photographs, and erected to house the original school bell. To the east of the Schoolhouse is a small rectangular one story wood frame structure known as the Outhouse. It has a metal roof slanted upward from south to north and two wood doors on the taller north side.

WHEREAS, the Building, has been recognized by the Leverett Historical Commission as a significant building;

WHEREAS, because of its architectural, historic, and cultural significance the Building is an important contributor to the village of Moore's Corner and serves as a museum and meeting room for the Leverett Historical Society;

WHEREAS, preservation of the Building in its restored state will contribute to the preservation and maintenance of the character of this important and historic part of Leverett for the enjoyment of the general public;

WHEREAS, Grantor and Grantee recognize the architectural, historic and cultural values (hereinafter "preservation values") and significance of the

Building, and have the common purpose of conserving and preserving the aforesaid preservation values and significance of the Building;

WHEREAS, The Grantor wishes to impose certain restrictions, obligations and duties upon it as owner of the Building and on the successors to its right, title and interest therein, with respect to maintenance, protection, and preservation of the Building in order to protect the architectural and historical integrity thereof;

WHEREAS, the Baseline Documentation shall consist of the following: (1) Massachusetts Historical Commission Inventory form B, prepared by Annette N. Gibavic, dated May 1993 (Exhibit B); and (2) photographs of the Building and the Property taken on March 24, 2013 from the files of the Leverett Historical Commission (Exhibit C). Exhibits B and C are attached hereto and incorporated herein by this reference.

WHEREAS, The Town of Leverett and its agent, the Leverett Historical Commission are governmental bodies organized under the laws of the Commonwealth of Massachusetts and authorized to accept these preservation restrictions as the Grantee, under M.G.L. Chapter 184, Sections 31, 32 and 33, (hereinafter "the Act"), and to administer, manage and enforce this preservation agreement;

NOW, THEREFORE, in consideration of \$6,126, paid by the Town of Leverett from Community Preservation Act funds, and the mutual covenants, terms, conditions, and restrictions contained herein, and pursuant to M.G.L. chapter 184, sections 31, 32, and 33, Grantor does hereby voluntarily grant and convey unto the Grantee this preservation restriction (hereinafter "the Restriction") in gross in perpetuity over the exterior of the Building on the Property.

1. **Purpose.** It is the Purpose of this Restriction to assure that the exterior architectural, historic, and cultural features of the Building will be retained and maintained forever substantially in their restored condition.

## TERMS OF THE PRESERVATION RESTRICTION

**2.1 Maintenance of the Building:** The Grantor agrees to assume the total cost of continued maintenance repair and administration of the Building so as to preserve the characteristics which contribute to the architectural, and historical integrity of the Building in a manner satisfactory to the Grantee according to *the Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (36CFR 67 and 68)*, as these may be amended from time to time (hereinafter "the Secretary's Standards"). The Grantor may seek financial assistance from any source available to it. The Grantee does not assume any obligation for maintaining, repairing or administering the Building.

**2.2 Inspection:** The Grantor agrees that the Grantee may inspect the Building from time to time upon reasonable notice to determine whether the Grantor is in compliance with the terms of this agreement.

**2.3 Alterations:** The Grantor agrees that no alterations shall be made to the exterior of the Building, unless (a) clearly of a minor nature and not affecting the characteristics which contribute to the architectural or historical integrity of the Building, or (b) The Grantee has previously determined that it will not impair such characteristics after reviewing plans and specifications submitted by the Grantor, or (c) required by casualty or other emergency reported to the Grantee within fourteen (14) days of the damage or destruction. No repairs or reconstruction, other than emergency work to prevent further damage, shall be undertaken by the Grantor without Grantee's prior written approval. Ordinary maintenance and repair may be made without written permission of the Grantee. For purposes of this section, interpretation of what constitutes alterations of a minor nature and ordinary maintenance and repair is governed by the Restriction Guidelines, attached hereto and incorporated herein by this reference as Exhibit D.

**2.4 Notice and Approval:** Whenever approval by the Grantee is required under this restriction, Grantor shall request in writing specific approval by the Grantee not less than thirty (30) days prior to the date the Grantor intends to undertake the activity in question. A request for such approval by the Grantor shall be reasonably sufficient as basis for the Grantee to approve or disapprove the request. The notice shall describe the nature, scope, design, location, timetable and any other material aspect of the proposed activity in sufficient detail to permit the Grantee to make an informed judgment as to its consistency with the purposes of this Preservation Restriction. Within thirty (30) days of receipt of Grantor's reasonably sufficient request for said approval, the Grantee

shall, in writing, grant or withhold its approval, or request additional information relevant to the request and necessary to provide a basis for its decision. However, should the Grantee determine additional time is necessary in order to make its decision, the Grantee shall notify the Grantor. The Grantee's approval shall not be unreasonably withheld, and shall be granted upon a reasonable showing that the proposed activity shall not materially impair the purpose of this Preservation Restriction. Failure of the Grantee to make a decision within sixty (60) days from the date on which the request is accepted by the Grantee or notice of a time extension is received by the Grantor, shall be deemed to constitute approval of the request as submitted, so long as the request sets forth the provisions of this section relating to deemed approval after the passage of time, the requested activity will not materially impair the Preservation Restriction, and the requested activity is not prohibited herein.

**2.5 Grantor's Covenants: Prohibited Activities.** The following acts or uses are expressly forbidden on, over, or under the Property, except as otherwise conditioned in this paragraph:

- (a) the Building or any part thereof shall not be demolished, removed, or razed (by affirmative action or through neglect or failure to repair and maintain).
- (b) The dumping of ashes, trash, rubbish, or any unsightly or offensive materials is prohibited on the property.

**2.6 Insurance.** Grantor shall keep the Building insured by an insurance company rated "A1" or better by Best's for the full replacement value against loss from perils commonly insured under standard fire and extended coverage policies and comprehensive general liability insurance against claims for personal injury, death, and property damage. Property damage insurance shall include change in condition and building ordinance coverage, in form and amount sufficient to replace fully the damaged Building without cost or expense to Grantor or contribution or coinsurance from Grantor.

**3. Grantor's Reserved Rights Not Requiring Further Approval by Grantee.** Subject to the provisions of paragraphs 2.1, 2.3 and 2.4, the following rights, uses, and activities of or by Grantor on, over, or under the Property are permitted by this Restriction and by Grantee without further approval by Grantee:

- (a) the right to engage in all those activities and uses that: (i) are permitted by governmental statute or regulation; (ii) do not substantially impair the preservation values of the Building, and (iii) are not inconsistent with the Purpose of this Restriction;
- (b) the right to maintain and repair the exterior of the Building strictly according to the Secretary's Standards, provided that the Grantor use in-kind materials and colors, applied with workmanship comparable to that which was used in the construction or application of those materials being repaired or

maintained, for the purpose of retaining in good condition the appearance and construction of the exterior of the Building. Changes in appearance, materials, colors or workmanship from that existing prior to the maintenance and repair require the prior approval of the Grantee.

(c) the right to make changes of any kind to the interior of the Building.

**4. Grantee's Remedies.** Grantee may, after thirty (30) days' prior written notice to Grantor, institute suit(s) to enjoin any violation of the terms of this Restriction by ex parte, temporary, preliminary, and/or permanent injunction, including prohibitory and/or mandatory injunctive relief, and to require the restoration of the Building to the condition and appearance that existed prior to the violation complained of. Grantee shall also have available all legal and other equitable remedies to enforce Grantor's obligations hereunder.

**5. Runs with the Land.** The obligations imposed by this Restriction shall be effective in perpetuity and shall be deemed to run as a binding servitude with the Property. This Restriction shall extend to and be binding upon Grantor and Grantee, their respective successors in interest and all persons hereafter claiming under or through Grantor and Grantee, and the words "Grantor" and "Grantee" when used herein shall include all such persons. Any right, title, or interest herein granted to Grantee also shall be deemed granted to each successor and assign of Grantee and each such following successor and assign thereof, and the word "Grantee" shall include all such successors and assigns.

**6. Assignment.** Grantee may convey, assign, or transfer this Restriction to a unit of federal, state, or local government or to a similar local, state, or national organization that is a "qualified organization" that qualifies under the Act as an eligible donee whose purposes, *inter alia*, are to promote preservation or conservation of historical, cultural, or architectural resources, provided that any such conveyance, assignment, or transfer requires that the Purpose for which the Restriction was granted will continue to be carried out as a condition of the transfer. Grantor shall give prior written approval of such conveyance, assignment, or transfer by Grantee, such approval not to be unreasonably withheld.

**7. Recording and Effective Date.** Grantor shall do and perform at its own cost all acts necessary to the prompt recording of this instrument in the land records of the Franklin District Registry of Deeds. Grantor and Grantee intend that the restrictions arising under this Restriction take effect on the day and year this instrument is recorded in the land records of the Franklin District Registry of Deeds.

**8. Amendment.** If circumstances arise under which an amendment to or modification of this Restriction would be appropriate, Grantor and Grantee may by mutual written agreement jointly amend this Restriction, provided that no amendment shall be made that will adversely affect the qualification of the Restriction or the status of Grantee under the laws of the Commonwealth of Massachusetts. Any such amendment shall be consistent with the protection of the preservation values of the Building and the Purpose of this Restriction; shall not affect its perpetual duration; shall not permit any private inurement to any person or entity; and shall not adversely impact the overall architectural, historic, natural habitat, and open space values protected by this Restriction. Any such amendment shall be effective when the requirements of the Act with respect to amendments have been met and the amendment is recorded in the land records of the District of Franklin. Nothing in this paragraph shall require Grantor or Grantee to agree to any amendment or to consult or negotiate regarding any amendment.

**9. Standards for Review.** In exercising any authority created by the Restriction to inspect the Property; to review any construction, alteration, repair or maintenance; or to review casualty damage or to reconstruct or approve reconstruction of the Building following casualty damage, Grantee shall apply the Secretary's Standards.

**10. Casualty Damage or Destruction.** In the event that the exterior street side façade of the Building or any part thereof shall suffer major damage or destruction by fire, flood, windstorm, hurricane, earth movement, or other casualty, Grantor shall notify Grantee in writing within fourteen (14) days of the damage or destruction or such reasonable time thereafter, depending upon the circumstances of the damage or destruction, such notification including what, if any, emergency work has already been completed. No repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the Building and to protect public safety, shall be undertaken by Grantor without Grantee's prior written approval. Within ninety (90) days of the date of damage or destruction, if required by Grantee, Grantor at its expense shall submit to the Grantee a written report prepared by a qualified restoration architect and an

engineer who are acceptable to Grantor and Grantee, which report shall include the following:

- (a) an assessment of the nature and extent of the damage;
- (b) a determination of the feasibility of the restoration of the Building and/or reconstruction of damaged or destroyed portions of the Building and Property; and
- (c) a report of such restoration/reconstruction work necessary to return the Building to the condition existing as of the date hereof or the condition subsequently approved by the Grantee.

**11. Review After Casualty Damage or Destruction.** If, after reviewing the report provided in paragraph 10 and assessing the availability of insurance proceeds after satisfaction of any mortgagee's/lender's claims, Grantor and Grantee agree that the Purpose of the Restriction will be served by such restoration/reconstruction, Grantor and Grantee shall establish a schedule under which Grantor shall complete the restoration/reconstruction of the Building in accordance with plans and specifications consented to by the parties up to at least the total of the casualty insurance proceeds available to Grantor.

If, after reviewing the report and assessing the availability of insurance proceeds after satisfaction of any mortgagee's/lender's claims under paragraph 10, Grantor and Grantee agree that restoration/reconstruction of the Building is impractical or impossible, or agree that the Purpose of the Restriction would not be served by such restoration/reconstruction, Grantor may, with the prior written consent of the Grantee, alter, demolish, remove, or raze the Building, and/or construct new improvements on the Property. Grantor and Grantee may then agree to extinguish this Restriction in whole or in part in accordance with the laws of the Commonwealth of Massachusetts and paragraph 14 hereof.

If, after reviewing the report and assessing the availability of insurance proceeds after satisfaction of any mortgagee's/lender's claims under paragraph 10, Grantor and Grantee are unable to agree that the Purpose of the Restriction will or will not be served by such restoration/reconstruction, the matter may be referred by either party to binding arbitration and settled in accordance with the Commonwealth of Massachusetts's arbitration statute then in effect.

**12. Insurance.** Grantor shall keep the Building insured by an insurance company rated "A1" or better by Best's for the full replacement value against loss from perils commonly insured under standard fire and extended coverage policies and comprehensive general liability insurance against claims for personal injury, death, and property damage. Property damage insurance shall include change in condition and building ordinance coverage, in form and amount sufficient to replace fully the damaged Building without cost or expense to Grantor or contribution or coinsurance from Grantor. Grantor shall deliver to Grantee, within ten (10) business days of Grantee's written request thereof, certificates of such insurance coverage. Provided, however, that whenever the Property is encumbered with a mortgage or deed of trust, nothing contained in

this paragraph shall jeopardize the prior claim, if any, of the mortgagee/lender to the insurance proceeds.

**13. Indemnification.** Grantor hereby agrees to pay, protect, indemnify, hold harmless and defend at its own cost and expense, Grantee, its agents, directors, officers, and employees, or independent contractors from and against any and all claims, liabilities, expense, costs, damages, losses, and expenditures (including reasonable attorney's fees and disbursements hereafter incurred) arising out of or in connection with injury to or death of any person as a result of the existence of this Restriction; physical damage to the Property; the presence or release in, on or about the Property, at any time, of any substance now or hereafter defined, listed or otherwise classified pursuant to any law, ordinance, or regulation as a hazardous, toxic, polluting, or contaminating substance; or other injury, death or other damage occurring on or about the Property; unless such injury, death or damage is caused by Grantee or any agent, director, officer, employee, or independent contractor of Grantee. In the event that Grantor is required to indemnify Grantee pursuant to the terms of this paragraph, the amount of such indemnity, until discharged, shall constitute a lien on the Property with the same effect and priority as a mechanic's lien.

**14. Extinguishment.** Grantor and Grantee hereby recognize that an unexpected change in the conditions surrounding the Property may make impossible the continued Grantorship or use of the Property for the Purpose of this Restriction and necessitate extinguishment of the Restriction. Such a change in conditions may include, but is not limited to, partial or total destruction of the Building resulting from casualty. Such an extinguishment must meet the requirements of the Act for extinguishment, including approval of the Massachusetts Historical Commission following a public hearing to determine that such extinguishment is in the public interest. In the event of a sale of the Property, net proceeds of such sale shall be paid to Grantor.

**15. Interpretation.** The following provisions shall govern the effectiveness, interpretation, and duration of the Restriction.

(a) Any rule of strict construction designed to limit the breadth of restrictions on alienation or use of Building shall not apply in the construction or interpretation of this Restriction, and this instrument shall be interpreted broadly

to effect its Purpose and the transfer of rights and the restrictions on use herein contained.

(b) This instrument may be executed in two counterparts, one of which may be retained by the Grantor, and the other, after recording, to be retained by the Grantee. In the event of any disparity between the counterparts produced, the recorded counterpart shall in all cases govern. Except as provided in the preceding sentence, each counterpart shall constitute the entire Restriction of the parties.

(c) This instrument is made pursuant to the Act, but the invalidity of such Act or any part thereof shall not affect the validity and enforceability of this Restriction according to its terms, it being the intent of the parties to agree and to bind themselves, their successors, and their assigns in perpetuity to each term of this instrument whether this instrument be enforceable by reason of any statute, common law, or private Restriction in existence now or at any time subsequent hereto.

(d) Nothing contained herein shall be interpreted to authorize or permit Grantor to violate any ordinance or regulation relating to building materials, construction methods, or use. In the event of any conflict between any such ordinance or regulation and the terms hereof, Grantor promptly shall notify Grantee of such conflict and shall cooperate with Grantee and the applicable governmental entity to accommodate the purposes of both this Restriction and such ordinance or regulation.

If any court or other tribunal determines that any provision of this instrument is invalid or unenforceable, such provision shall be deemed to have been incorporated herein automatically to conform to the requirements for validity and enforceability as determined by such court or tribunal. In the event any provision invalidated is of such nature that it can be modified, the provision shall be deemed deleted from this Preservation Restriction as though it had never been included herein. In either case, the remaining provisions of this instrument shall remain in full force and effect.

**16. Archeological Activities.** The conduct of archeological activities including without limitation survey, excavation, and artifact retrieval, may occur only following the submission of an archeological field investigation plan prepared by Grantor and approved in writing by Grantee and the State Archaeologist of the Massachusetts Historical Commission. (M.G.L. c. 9, s. 27C and 950 C.M.R. 70.00)

THIS RESTRICTION reflects the entire agreement of Grantor and Grantee. Any prior or simultaneous correspondence, understandings, agreements, and representations are null and void upon execution hereof, unless set out in this instrument.

TO HAVE AND TO HOLD, the said Historic Preservation Restriction, unto the said Grantee and its successors and permitted assigns forever. This HISTORIC PRESERVATION RESTRICTION AGREEMENT may be executed in two counterparts and by each party on a separate counterpart, each of which when so executed and delivered shall be an original, but both of which together shall constitute one instrument.

GRANTOR:  
Leverett Historical Society

BY: Edith A. Field  
Edith A. Field, Co-President

On this 5<sup>th</sup> day of May, 2014, before me, the undersigned notary public, personally appeared Edith A. Field, who proved to me through satisfactory evidence of identification being (check whichever applies): \_\_\_ driver's license or other state or federal government document bearing a photographic image, \_\_\_ oath or affirmation of a credible witness known to me who knows the above signatory, or  my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by her voluntarily for its stated purpose, as duly authorized Co-President, Leverett Historical Society.

  
Notary Public  
My Commission Expires:

Marjorie E. McGinnis  
My Commission Expires  
June 4, 2015

**APPROVAL AND ACCEPTANCE BY SELECTMEN OF THE TOWN OF LEVERETT**

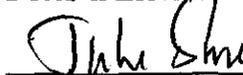
We, the undersigned being a majority of the members of the Board of Selectmen of the Town of Leverett, Massachusetts, hereby certify that at a meeting held on May 13, 2014, we voted to approve and accept the foregoing Historic Preservation Restriction by the Town of Leverett by and through the Leverett Historical Commission, pursuant to Massachusetts General Laws, chapter 184, section 32, and also hereby certify at said meeting we made a finding that this Restriction is in the public interest.

Board of Selectmen of the Town of Leverett

BY:

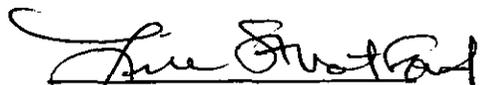
  
Richard Brazeau

  
Peter d'Errico

  
Julia Shively

Franklin, ss.

On this 27<sup>th</sup> day of May, 2014, before me, the undersigned notary public, personally appeared Richard Brazeau who proved to me through satisfactory evidence of identification being (check whichever applies): \_\_\_ driver's license or other state or federal government document bearing a photographic image, \_\_\_ oath or affirmation of a credible witness known to me who knows the above signatory, or X my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose, as Selectman, Town of Leverett.

  
Notary Public  
My Commission Expires: 6/20/19

Franklin, ss.

On this 27 day of May, 2014, before me, the undersigned notary public, personally appeared Peter d'Errico, who proved to me through satisfactory evidence of identification being (check whichever applies): \_\_\_ driver's license or other state or federal government document bearing a photographic image, \_\_\_ oath or affirmation of a credible witness known to me who knows the above signatory, or X my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose, as Selectman, Town of Leverett.

Jim Stratford  
Notary Public  
My Commission Expires: 6/20/19

Franklin, ss.

On this 27 day of May, 2014, before me, the undersigned notary public, personally appeared Julia Shively, who proved to me through satisfactory evidence of identification being (check whichever applies): \_\_\_ driver's license or other state or federal government document bearing a photographic image, \_\_\_ oath or affirmation of a credible witness known to me who knows the above signatory, or X my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by her voluntarily for its stated purpose, as Selectman, Town of Leverett.

Jim Stratford  
Notary Public  
My Commission Expires: 6/20/19

ACCEPTANCE BY THE LEVERETT HISTORICAL COMMISSION

BY:



Susan Mareneck  
Chair, Leverett Historical Commission

Franklin, ss.

On this 12 day of May, 2014, before me, the undersigned notary public, personally appeared Susan Mareneck, who proved to me through satisfactory evidence of identification being (check whichever applies): \_\_\_ driver's license or other state or federal government document bearing a photographic image, \_\_\_ oath or affirmation of a credible witness known to me who knows the above signatory, or  my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by her voluntarily for its stated purpose, as duly authorized Chair, Leverett Historical Commission.



Notary Public  
My Commission Expires:

June 20, 2019



**APPROVAL BY  
MASSACHUSETTS HISTORICAL COMMISSION  
COMMONWEALTH OF MASSACHUSETTS**

The undersigned Executive Director and Clerk of the Massachusetts Historical Commission hereby certifies that foregoing preservation restriction has been approved pursuant to Massachusetts General Law, chapter 184, section 32.

*Brona Simon*

\_\_\_\_\_  
Brona Simon  
Executive Director and Clerk  
Massachusetts Historical Commission

Suffolk, ss.

On this 2<sup>nd</sup> day of June, 2014, before me, the undersigned notary public, personally appeared Brona Simon, who proved to me through satisfactory evidence of identification being (check whichever applies): \_\_\_ driver's license or other state or federal government document bearing a photographic image, \_\_\_ oath or affirmation of a credible witness known to me who knows the above signatory, or  my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by her voluntarily for its stated purpose, as Executive Director and Clerk, Massachusetts Historical Commission.

*Nancy Maida*

\_\_\_\_\_  
Notary Public  
My Commission Expires:

*January 25, 2019*

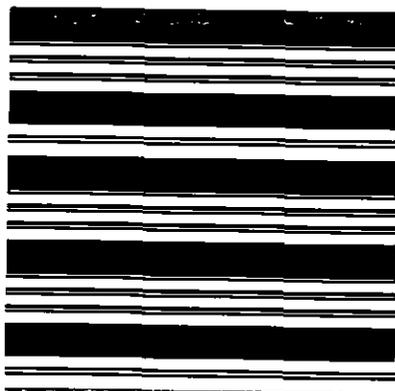
**EXHIBITS**

**EXHIBIT A: Legal Property Description**

**EXHIBIT B: Massachusetts Historical Commission Inventory Form B.**

**EXHIBIT C: Photographs of the Building taken March 24, 2012**

**EXHIBIT D: Restriction Guidelines**



1224

WARRANTY DEED (BY CORPORATIONS) 87A 541

KNOW ALL MEN BY THESE PRESENTS that THE INHABITANTS OF THE TOWN OF LEVERETT, a municipal corporation duly established under the laws of The Commonwealth of Massachusetts

and having its usual place of business at Leverett, acting by its Board of Selectmen, duly authorized, for consideration paid, grant to the LEVERETT HISTORICAL SOCIETY, a corporation duly existing under law and having its principal offices in said Leverett on Depot Road,

with warranty covenants the land in said Leverett, known as Moores Corner, together with the buildings thereon, known as the "Moores Corner School", so-called, situated on the Northeastly side of the highway leading from Moores Corner to Locks Village, bounded and described as follows:

Beginning at the Southeastly corner of the premises herein described at an iron pin by the Southwestly side of a large boulder on the Northeastly side of the highway leading from Moores Corner to Locks Village, said iron pin being the Southwestly corner of land now or formerly of Joseph W. LaClaire et ux; thence N. 30° E. along land now or formerly of said LaClaire and land now or formerly of Glon K. Watson sixty (60) feet to an iron pin; thence Westerly ninety (90) feet, more or less, to the highway leading to the Moores Corner Congregational Church; thence Southwestly on said highway to said highway leading from Moores Corner to Locks Village; thence Southeastly on said highway to the place of beginning.

RESERVING to the grantor the right to continue its present use of the first floor of said Moores Corner School standing on the premises as a public library, said right shall be contingent upon the continuous use of the first floor of said building as a public library, and said right to terminate when and if the grantor for any reason whatsoever discontinues said use of the building.

For title see deed of Glon K. Watson to the Inhabitants of the Town of Leverett, dated July 28, 1962, recorded with Franklin County Registry of Deeds, Book 1208, Page 664.

For authority of the Selectmen to execute this deed see vote of the 1968 Annual Town Meeting.

No documentary tax stamps required hereon. IN WITNESS WHEREOF, the said INHABITANTS OF THE TOWN OF LEVERETT has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by WARREN B. GLAZIER, CARL S. ROYS and PHILIP O. WOODARD, its Board of Selectmen, hereto duly authorized, this twenty-sixth day of April in the year one thousand nine hundred and sixty-eight.

Signed and sealed in presence of

Paul T. Ford

INHABITANTS OF THE TOWN OF LEVERETT

By Warren B. Glazier, Carl S. Roys, Philip O. Woodard, its Board of Selectmen

The Commonwealth of Massachusetts

Franklin, ss.

April 26, 1968

Personally appeared the above named WARREN B. GLAZIER, CARL S. ROYS and PHILIP O. WOODARD and acknowledged the foregoing instrument to be the free act and deed of the INHABITANTS OF THE TOWN OF LEVERETT.



Paul T. Ford

My commission expires July 26, 1969

Franklin ss. Rec'd for record 2 No 54 Min P May 3, 1968

EXHIBIT B

LEV.46

FORM B - BUILDING

Massachusetts Historical Commission  
80 Boylston Street  
Boston, Massachusetts 02116

Assessor's number

2-88

USGS Quad

Shutesbury

Area(s)

MC D

Form Number

46

RECEIVED



Town LEVERETT

neighborhood or village Moore's Corner

is 228 North Leverett Road

ic Name Red Schoolhouse

Present Leverett Historical Society

Original Church and School

f Construction 1810

Cornerstone

Form Greek Revival

ect/Builder

Exterior Material:

Foundation Granite

Wall/Trim Clapboards

Roof Tin

Outbuildings/Secondary Structures Outhouse

Major Alterations (with dates) Belfry removed c. 1900, portico added c. 1965.

Condition Good

Moved  no  yes Date

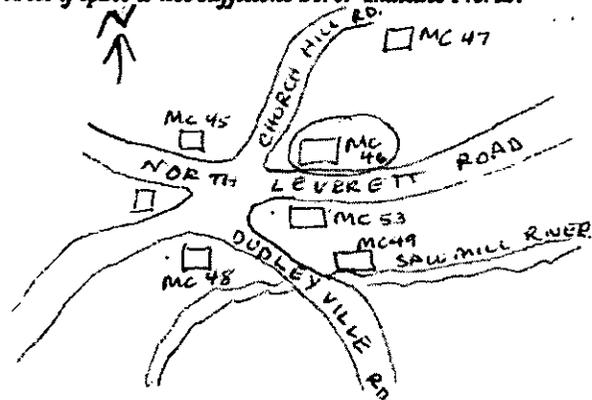
Acreage Under 1 acre

Setting Set on hillside close to North

Leverett Road, facing south.

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.



Recorded by Bonnie Parsons Marxer (PVPC)  
Organization Franklin County Planning Comm. and Annette N. Gibavic  
Leverett Historical Commission  
Date (month/day/year) 5/24/93

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

## EXHIBIT B

LEV.46

## BUILDING FORM

ARCHITECTURAL DESCRIPTION  *see continuation sheet*

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

This is a two story Greek Revival style building which is three bays wide and one deep. Built as a combination church and schoolhouse, it is residential in scale and design although its plan with a side entry on the three bay facade is unusual for the period and indicates its original use. Greek Revival are the panelled corner pilasters which have a tabernacle motif beneath the capitals and the wide frieze at the cornice. The eaves make a full return to form a pediment in the gable end. The door surround is composed of panelled pilasters beneath an entablature. A new portico on wrought iron supports serves as an entry. Early photographs show that the building had a spired belfry originally.

HISTORICAL NARRATIVE  *see continuation sheet*

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

The Universalist Society of Leverett constructed this building to serve as a meeting house in the first decades of the 19th century. After the Universalist Society disbanded, its use as a church was continued by the Congregational Society, meeting in the assembly room on the second floor, until the construction of the Moore's Corner Church in 1896. An 1850 Greenfield paper called it "the Universalist Church now called School Hall".

Its use as a schoolhouse dates from 1815. A newspaper account in 1833 refers to it as the "Red Schoolhouse". It became District #3 schoolhouse of Moore's Corner in 1859, when it had 30 pupils and 8 grades. In 1872 it was altered and painted. In 1937 it housed the upper grades, with primary grades taught in North Leverett. Both schools closed with the construction of the Consolidated Elementary School.

The building was empty and in poor repair for about 10 years, when a restoration committee was formed and \$3,000 raised to restore it. It was used as a library briefly. Since 1964 it has been the meeting place and museum of the Leverett Historical Society. The bell is now housed in the hallway.

BIBLIOGRAPHY and/or REFERENCES  *see continuation sheet*

Leverett Bicentennial Committee. History of Leverett, Massachusetts, 1874-1974.

Leverett, 1974.

Amherst Record, April 29, 1964.

Leverett Historical Society Vertical Files, clippings on history of schools in Leverett.

- Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

EXHIBIT C

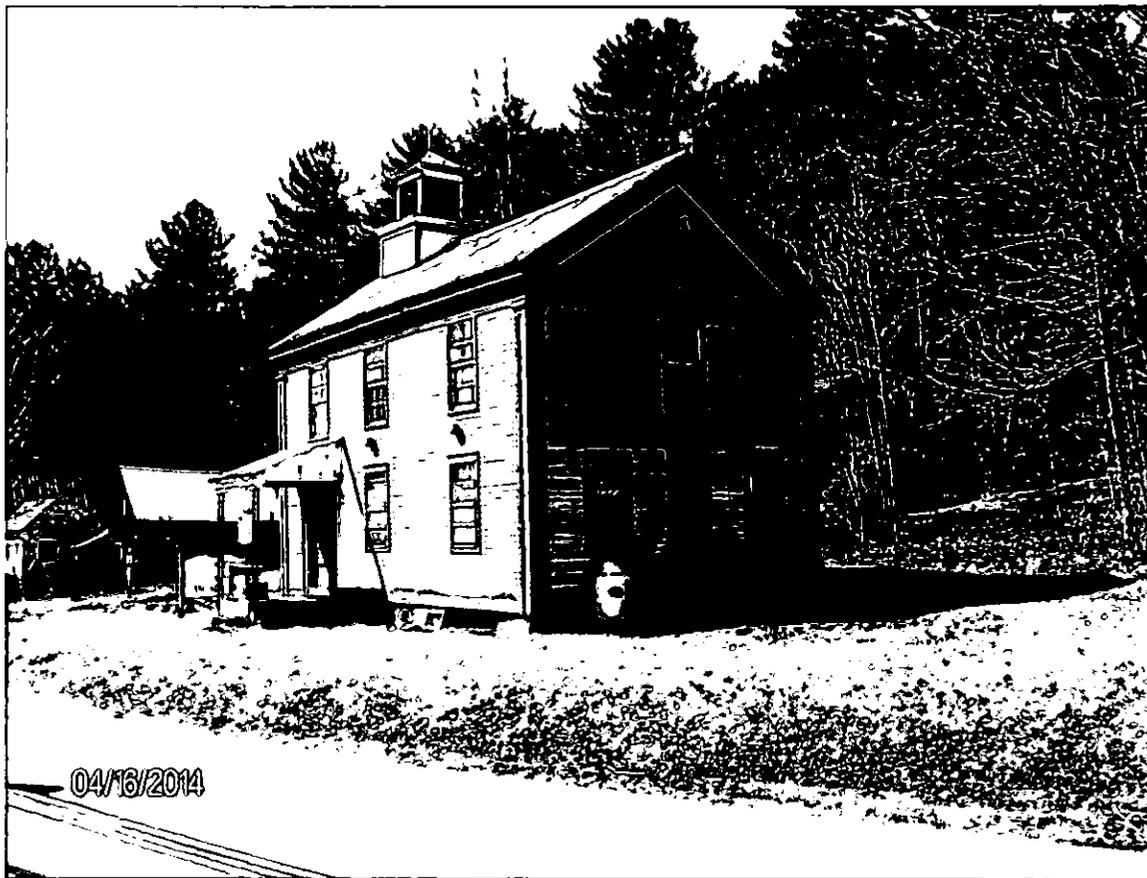


1. West and south elevations of Schoolhouse (Apr. 16, 2014)



2. South elevation of Schoolhouse (Apr. 16, 2014)

EXHIBIT C

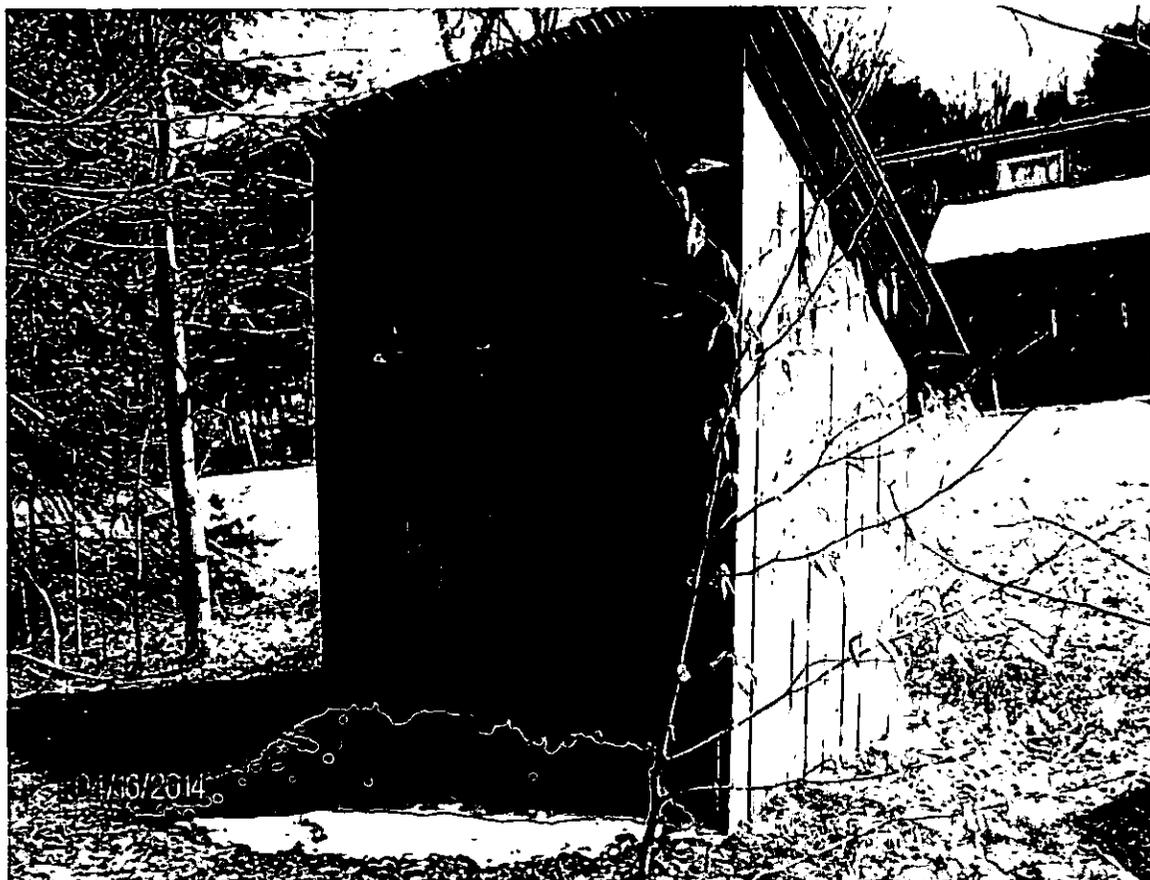


3. South and east elevations of Schoolhouse (Apr. 16, 2014)



4. West and south elevation of Outhouse (Apr. 16, 2014)

**EXHIBIT C**



5. North and west elevations of Outhouse (Apr. 16, 2014)



6. North and west elevation of Schoolhouse (Apr. 16, 2014)

## EXHIBIT D

### RESTRICTION GUIDELINES

The purpose of the Restriction Guidelines is to clarify paragraph three of the terms of the Preservation Restriction, which deals with alterations to the Property. Under this section permission from the GRANTEE is required for any major alteration. Alterations of a minor nature, which are part of ordinary maintenance and repair, do not require GRANTEE review.

In an effort to explain what constitutes a minor alteration and what constitutes a major change, which must be reviewed by the GRANTEE, the following list has been developed. By no means is this list comprehensive: it is only a sampling of some of the more common alterations, which may be contemplated by the Property owner.

#### PAINT

Minor - Hand scraping and repainting of non-decorative and non-significant surfaces as part of periodic maintenance.

Major - Painting or fully stripping decorative surfaces or distinctive stylistic features including murals, stenciling, ornamental woodwork, stone, masonry, decorative or significant original stucco or plaster.

#### WINDOWS AND DOORS

Minor - Regular maintenance including caulking, painting and necessary reglazing. Repair or in-kind replacement of existing individual decayed window parts.

Major - Wholesale replacement of units; change in fenestration or materials; alteration of profile or setback of windows. The addition of storm windows is also considered a major change; however, with notification it is commonly acceptable.

#### EXTERIOR

Minor - Spot repair of existing cladding and roofing including in-kind replacement of clapboards, shingles, slates, etc.

Major - Large-scale repair or replacement of cladding or roofing. Change involving inappropriate removal or addition of materials or building elements (i.e. removal of chimneys or cornice detailing; installation of architectural detail which does not have a historical basis); altering or demolishing building additions; spot re-pointing of masonry. Structural stabilization of the property is also considered a major alteration.

#### LANDSCAPE/OUTBUILDINGS

Minor - Routine maintenance of outbuildings and landscape including lawn mowing, pruning, planting, painting, and repair.

Major - Moving or subdividing Buildings or Property; altering of Property; altering or removing significant landscape features such as gardens, vistas, walks, plantings, walls, fences; ground disturbance affecting archaeological resources.

**HEATING/AIR CONDITIONING/ELECTRICAL/PLUMBING SYSTEMS**

Minor - Repair of existing systems.

Major - Installing or upgrading systems which will result in major exterior appearance changes (i.e. exterior ducts, piping, ventilators, HVAC units); the removal of substantial quantities of original materials in the course of construction.

Changes classified as major alterations are not necessarily unacceptable. Under the Preservation Restriction such changes must be reviewed by the GRANTEE and their impact on the historic integrity of the Property assessed.

It is the responsibility of the Property owner to notify the GRANTEE in writing when any major alterations are contemplated. Substantial alterations may necessitate review of plans and specifications.

The intent of the Preservation Restriction is to enable the GRANTEE to review proposed alterations and assess their impact on the integrity of the structure, not to preclude future change. GRANTEE will attempt to work with Property owner to develop mutually satisfactory solutions, which are in the best interests of the Property.



SYMPOHY & MUTUAL AID  
TOLERANT SKEPTICISM  
FOUNDED IN 1880

HISTORICAL  
SOCIETY  
MUSEUM







LEVERETT

# Restoring a storehouse of memories

## Father-daughter masons pitch in on former schoolhouse-turned-museum

By **SCOTT MERZBACH**  
Staff Writer

LEVERETT — Decades ago, when children were still taught in the Moore's Corner Schoolhouse, Richard Carey was among the students who trekked to the North Leverett Road site every day.

For his granddaughter Gina Lombardi, growing up in a later generation in Leverett, the schoolhouse was an important part of the memories he shared.

"My grandfather lived up the road and would walk down and light the wood fire early in the morning," Lombardi said, speaking from the roof of the building on Monday afternoon, where she continued work to restore the 1810 building's chimney.

With her father, Dennis Lombardi, and assistant Mat Munson, the trio are providing volunteer labor for the Leverett Historical Society, which converted the schoolhouse in 1968 into a museum that houses its collection, including paper records, as well as exhibits on the town's nearly 250-year history.

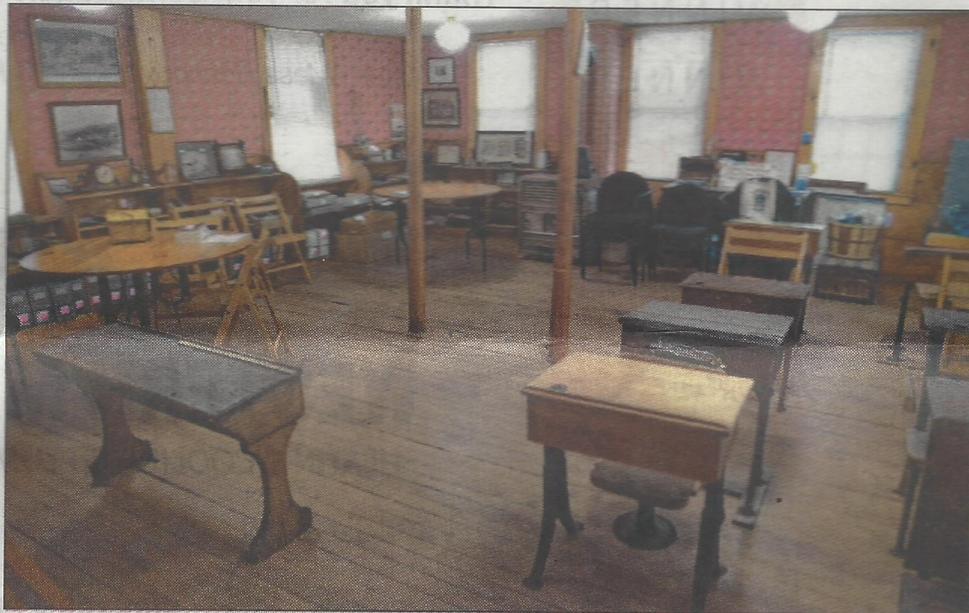
Dennis Lombardi, who has made his home in Leverett for more than 50 years, said the project is about showing appreciation for the town's history and offering a service, as both he and his daughter work professionally as masons.

"I've lived here for many years and people who know me know I'm the local mason," Dennis Lombardi said. "We're trying to restore the building and raise awareness."

For Sara Robinson, president of the Leverett Historical Society, the repair of the chimney, which had been leaking, is a generous gift coming out of the pandemic.

"We are trying to get things revitalized up there and restored," said Robinson, whose mother, Clarissa LaClaire, taught at the schoolhouse during the 1937-1938 school year.

As part of the restoration effort, the society is making an application for Community



STAFF PHOTOS/PAUL FRANZ

The first floor of the former schoolhouse appears ready to welcome students.



Gina Lombardi works on the chimney with her father, Dennis Lombardi.

Preservation Act funding from the town for various work, including on the foundation, securing the building envelope, scraping and painting the exterior, and even keeping

*"My grandfather lived up the road and would walk down and light the wood fire early in the morning."* — GINA LOMBARDI

the outhouse in shape.

Events are again being scheduled at the site, too. On the evening of Oct. 18, a program will be dedicated to Harold Chapin, who for decades ran Chapin's Store in North Leverett center. The program will read poetry and witticisms that Chapin wrote on cigarette cartons, while people will be able to offer reflections on his decades of service to the community until his death in the early 1990s.

Dennis Lombardi said the work being

SEE LEVERETT A6



STAFF PHOTO/PAUL FRANZ

Mat Munson and Gina Lombardi, both of Wendell, rebuild the chimney on the former schoolhouse in Moore's Corner, currently the Leverett Historical Society Museum.

## Leverett

FROM A3

done will keep the building historically accurate, meaning that almost all of the bricks in the chimney above the roofline, which were removed, are being reused. "We took them down and cleaned them up," he said.

The first day on the job included salvaging the bricks and then putting them back in place with mortar. They are using trowels, hammers, a level and a chisel, the same tools that he points out were used to build the pyramids in ancient Egypt.

Still, Gina Lombardi observes that doing such bricklaying is a dying art.

"There's a big need for it because there are so many repairs, but it's a specialty thing," she said. "The bulk of my work is repairing chimneys and roofs."

The project is expected to be complete in 2½ days. Once the masonry is done, flashing will be installed around it on the roof, the staging will be taken down and the area will be cleaned.

Though the chimney is being restored, it will not be used again for a woodstove, but instead for a gas heater.

Growing up in Leverett,

and now a Wendell resident, Gina Lombardi recalls visiting the museum when its late curator, Dan Bennett, would hold open houses and have talks about its history. It was one of nine in use before 1950, when a unified school opened in Leverett center.

The first floor remains set up like a classroom, with original desks, while the upper floor is an exhibit hall showcasing artifacts, including a model of the town's famed coke kilns and an unused bag from which the charcoal would be sold; signs from the town's 200th anniversary in 1974; a historic post office box display; and a vintage baby crib found on Brushy Mountain that likely was used by an early settler.

The building has gotten some attention in the past. In 2007, the belfry was restored at the schoolhouse, bringing the site back to its original appearance. Dennis Lombardi notes that the bell, which was reattached at the time, can still be rung by pulling on its rope, much as it would have been when the building was a working school.

Though Richard Carey died in 2020, his story about lighting the wood fire in the schoolhouse has continued to be passed on, Dennis Lombardi said, observing that his granddaughter, Loretta, 9, is able to share in the memory.