

West Schoolhouse Preservation

**Application for
Dennis Community Preservation Funds
Calendar Year 2017**

**Submitted by the
Dennis Historical Commission**



APPLICANT INFORMATION

7. *Project Title: West Schoolhouse Preservation – Phase II*

8. *Organization Name: Dennis Historical Commission*

9. *Address (street and post office box): PO Box 2060, South Dennis, MA 02660*

10. *Federal Tax Identification Number: EO.46001129 (Town of Dennis)*

11. *Contact Person(s):*

Primary: Diane Rochelle, Project Manager for Historical Commission
130 Shad Hole Road, Dennis Port, MA 02639

Phone: 508.394.7311 E-mail: whiskeyboo@comcast.net

Secondary: Gary Barber, Project Manager for Town of Dennis
14 Farm Hill Road, Dennis, MA 02638

Phone: 508.385.5941 E-mail: gabeme@comcast.net

11a. *Name of Person Who Will Receive Funds*

Primary: Diane Rochelle

Secondary: Gary Barber

APPLICANT BACKGROUND

12. *Brief Applicant history: The Dennis Historical Commission, established in 1973, is governed by Mass. General Laws, Chapter 40, Section 8D. It serves to preserve, protect and develop the historical or archeological assets of the town of Dennis. Members are appointed by the Town of Dennis Board of Selectmen.*

13. *Names of governing board, trustees or directors: Diane Rochelle, Chair; Robert Poskitt, Vice Chair, Patrick Corbett; Joshua L. Crowell; Katherine Delehaunty; Julia Johnson; Sarah Kruger;*

14. *Summary of comparable projects completed: 2013 CPA Grant: Captain Bernard O’Neil Flag Restoration; 2015 Soldiers Memorial Dedication: Coxswain Benjamin Franklin Baker, Medal of Honor Spanish American War; 2016 CPA Grant: West Schoolhouse Preservation*

PROJECT INFORMATION

15. *Project Concept: to preserve & restore, define date of construction and original elements of the West Schoolhouse.*

16. *Project Goals/ Objectives: Our goal is to bring this school back to its original elements and exhibit them. All work will be done according to the criteria of the Secretary of the Interior’s Guidelines.*

It was assumed for National Register listing that it was built c1770 and then a deed reference suggested that the date was c1747. There was a school on New Boston

Road during those years, but it was re-built c1809, confirmed by dendroarchaeology. It may not be the oldest one room schoolhouse still existing in Massachusetts. A school in Sutton dates itself as c1785 but it does not have hip roof, dragon beams & king posts, has not been historically researched nor had its date confirmed by technology. The oldest one room school left on the Cape is in Eastham c1869.

Many of the original elements have been verified by the research of Myron Stachiw, historical archaeologist. Please see attached historical research report of Myron Stachiw. Myron sent this report to MHC for review of their recommendations and requirements. We await their response.

Significant sill and lower post deterioration is evident, but plate and roof rafters seem to be stable. Exterior trim & shingles are seriously impacted by moisture. Structural integrity will be confirmed this summer. DPW continues to spray the building for infestation. Delay of this project will result in further deterioration.

The school will be raised and set down on a new foundation on the same footprint and faced with period stone. Exterior and interior elements will be replaced per historical research. The only utility, electricity, will remain. Systems will be brought up to code and barrier free access will be available. Landscaping will return the site to what was there before construction. Interior furnishings will be returned to the proper period. Exhibits will be both interpretive signage and in depth digital form. Furnishings and exhibition will be a separate but very important project.

The architectural firm of Brown Lindquist Fenuccio & Raber Architects, Inc. will provide a total project cost that will be defined by August 10. We are very fortunate to be able to preserve this building so efficiently. The Town Departments & Committees, vendors & volunteers are committed to this project. These efforts were no match for legal delays and the BLF&R contract is in process of being signed at this date. They have provided us with as much information as possible in lieu of a structural integrity report.

Under last year's Grant further engineering surveys and consulting will be completed. From now to the end of this year approvals will be sought from OKHDC, Conservation Commission, the Massachusetts Architectural Board for barrier free access and any other required approvals. Next spring a reimbursable MHC Preservation Grant, with recommendation from CPC, will be applied for with the help of Mr. Stachiw. Upon the June notification of the MHC grant award bids for architectural services and construction can proceed.

Site visits are welcomed. Please contact Diane Rochelle,
whiskeyboo@comcast.net.

17. Describe any legal issues, ramifications, impediments, if any: N/A

18. Describe how this Project accomplishes the goals and objectives of the CPA: It restores and preserves a unique historic resource, the oldest educational structure in Dennis and its significant hip roof and dragon beam architecture. West Schoolhouse is listed both on MACRIS and the National Register of Historic places.

19. Describe how this Project is relevant to the current and future needs of Dennis: It provides preservation of a current Dennis museum, heritage, history and setting so

future generations can visually study early Colonial and American education in a restored structure.

20. Describe how this Project relates to the Dennis Local Comprehensive Plan: It preserves and protects the heritage and community character of Dennis. It is an interactive educational museum exhibiting educational practices from our beginnings as a British Colony to the mid 1800's. It is historically, architecturally and culturally significant. It serves to instill pride in residents and visitors, both young and old.

PROJECT IMPLEMENTATION & BUDGET

21. Total CPA Funding Request: \$ 566,413

22. Financial Plan: **Attachment A: Financial Plan – Budget**

23. Evidence of interest from potential lenders: N/A

24. List of funding source(s), include private/public/in-kind: additional grant application, volunteer efforts, Dept. of Public Works assistance and Town of Dennis support.

25. For Community Housing Projects: N/A

SUPPORT DOCUMENTS

26. Letters of support: **in transit to Historical Commission**

27. References: N/A

28. Other relevant materials specific to the Project: **Attachment B – Historical Research Report by Myron Stachiw**

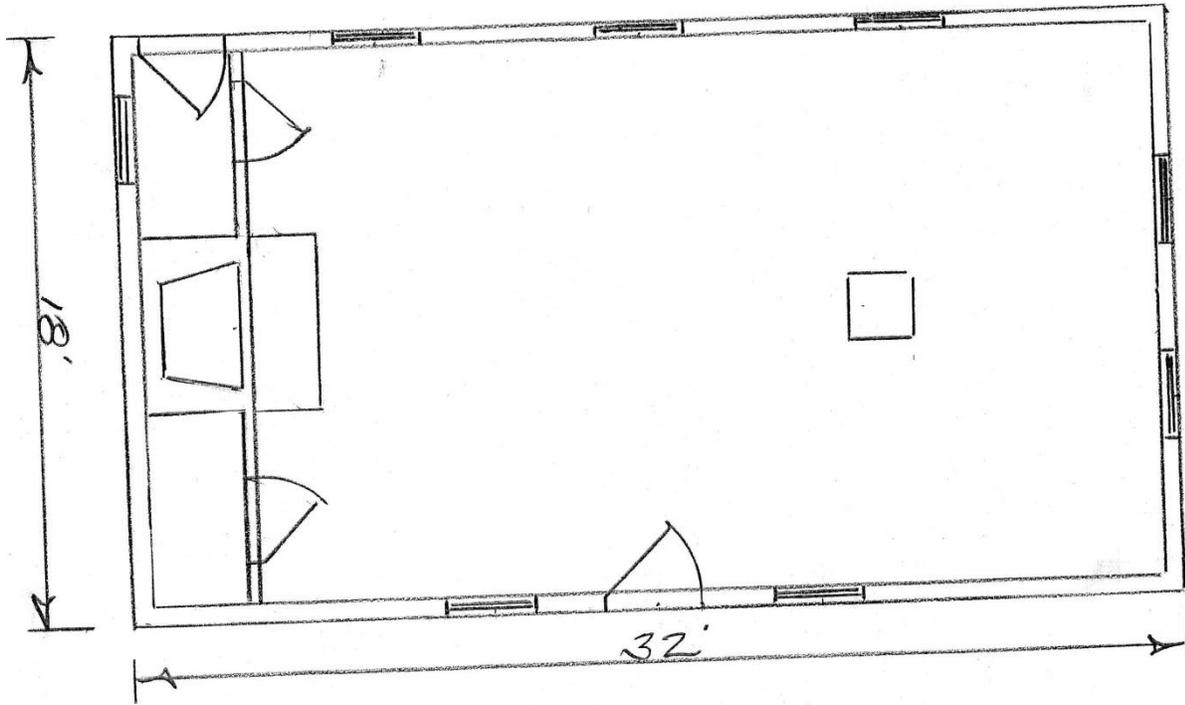
29. Copy of most recent US Income Tax Form 990: N/A

30. Certificates of Non-Collusion and Application Submitted by: **Attachment C**

**ATTACHMENT A
FINANCIAL PLAN – BUDGET**

Architectural, Project Manager, Historical Consulting & Other Fees	\$ 82,000
Construction Expense	\$ 422,913
Insurance & Bonds	\$ 11,500
Contingency, Reimbursable	\$ 50,000
*****Total Draft Budget	\$ 566,413

*******Please note Defined Project Cost will be complete by August 10, 2017.
Architect has not signed contract with Town of Dennis and cannot do
structural integrity review and final cost analysis until officially hired.**



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ATTACHMENT B

HISTORICAL RESEARCH REPORT BY MYRON STACHIW

DRAFT Restoration specifications Prepared by Myron O. Stachiw

24 April 2017

Historic descriptions of schoolhouses, historic photographs, and surviving schoolhouses from the late 18th and early 19th centuries all indicate that the vast majority of schoolhouses were built with the minimal expense possible and with simplest of finishes. Often this included few, if any, moldings, and may even have excluded the cutting of beads along the edges of door and window trim, wainscoting, etc. This also applied to the application of paint to both interior and exterior surfaces; frequently interior and exterior woodwork was left unpainted until later in the mid-19th century when the school reform movement took hold.

The recommendations made below follow the evidence discovered and conditions suggested by historic records where hard physical evidence is lacking due to removed and lost fabric. Of course, these conditions varied from community to community, and some communities built larger schoolhouses, some even of brick or stone, and may have painted both interior and exterior woodwork.

Modern practices of waterproofing roofs using such materials as water/ice shields over roof sheathing should be followed as appropriate, as well as proper ventilation of shingles to ensure maximum life.

Exterior

1. Roof covering

The roof should be covered as it now is with wooden shingles. The period appropriate (c.1809) shingle would be a hand-riven and shaved shingle, likely of pine. These are available commercially, but are on the expensive side. Circular sawn shingles, the most commonly-available today, are not historically correct, as shingle-cutting machines with circular saw blades were not yet in wide use.

As the roof will be pierced by a roughly square chimney stack at the east end, it will be necessary to erect a cricket between the west side of the chimney stack and roof slope.

Modern practices of waterproofing roofs using such materials as water/ice shields over roof sheathing should be followed as appropriate, as well as proper ventilation of shingles to ensure maximum life.

2. Eaves/soffits

The simplest treatment of the eaves and soffits below the shingled surface of the hipped roof would have involved unpainted pine boards. In place of the present ogee crown molding, there was likely no crown molding at all. The simplest treatment would have provided a 1 to 2 inch overhang of the first row of roof shingles past the plane of the fascia board. Another solution might be the addition of a 1 x 2 inch board at the top of the fascia board with the roof shingles projecting about 1 to 1½ inches out past the added 1 x 2.

There would also be no bed molding applied below the soffit.

At the ridge and at the edges of each roof slope where adjacent roof slopes meet, shingles should be appropriately lapped to form a tight seal.

3. Exterior wall surface

The walls should be covered with wooden shingles. Hand-riven shingles would be historically most appropriate, likely of pine.

Currently the building has an approximately 4 inch wide fascia board at the top of the wall, immediately beneath the soffit. However, given that the window openings in all likelihood butted up against the underside of the plates, a continuous fascia as is now found on the building would not be possible. This leaves two solutions – no fascia at all, or a fascia interrupted by the window frames, running between the window frames and from the window frames to the corner boards.

4. Corner boards

Corner boards similar to those presently employed should be installed. If the decision is made to leave all of the exterior woodwork unpainted, then the corner boards, along with the eaves/soffits and fascia boards, should also remain unpainted.

5. Doors and exterior door trim

a. Door in South Wall

Physical investigation and historic examples have suggested that the original doorway was located on the present south wall at the extreme east end of the wall against the corner post. This is supported by the fact that this is the only location on this building where a diagonal corner brace falling from a corner post to the sill never existed. In addition, the location of the original chimney centrally located on the east wall and just inside the east end wall of the building suggests that the doorway opened into a narrow lobby entry situated between the doorway and the chimney mass.

The interval between the post and the first stud is 31½ inches. With approximately 1 inch jambs on each side of the door opening, the door would measure 29 inches in width. While this width is less than is usual for an exterior door (32-34 inches) it is pretty standard for an interior door of the period. Door height of approximately 77-78 inches.

The door would be hinged on the east side (against the post) and open into the lobby. should be hung on cast butt hinges. Wrought “bean” door latch, with thumb bar positioned below the bean shaped lobe at the top of the handle (not penetrating the bean-shaped lobe). Two forms of door are possible based on surviving images:

1. a simple board and batten door, with three battens attached to the interior side of the door
2. a four panel door, no raised or fielded panels, only flat panels both sides.

Exterior door trim will consist of simple 4 inch wide architraves, no band moldings. The inner edges of the trim may be beaded with a ¼ inch bead, or left entirely plain. The architraves can be mitered if unbeaded, or the top rail may extend to the outer edges of the two stiles, allowing the tops of the stiles to simply butt against the underside of the top rail.

b. Door in North Wall

The door in the north wall will occupy the present door opening. As this doorway will be the handicapped access doorway, it must comply in size and hardware with ADA requirements.

Treatment of exterior door architrave should match that found on the south doorway.

8. Exterior Window frames/trim

Windows will be double-hung sash, with twelve panes of 7 x 9 inches in each sash.

The windows will sit in joined (mortise and tenon) plank frames. ¾ to 1 inch rabbets should be cut in the outer edges of the frame members on the side attached to the building so that the window frames do not project as far out from the plane of the wall. The cutting of this rabbet will depend on the types of shingles used to cover the walls. If hand-riven shingles are

used, a shallow rabbet or no rabbet at all will be necessary, as hand-riven shingles are thicker than modern sawn shingles.

The windows should be placed high on the walls, with the top of the window frame butting up against the bottom of the plate. Because of this, the fascia board at the top of the shingled exterior walls will be discontinuous between the windows, as the wide fascia boards enclosing the eaves are at the level of the plate and the same depth.

9. Window sash

Window location

The south elevation will contain three windows in addition to the doorway in the southeast corner (see diagram); the west elevation will have one window centrally located on the wall (between studs with a 33 inch interval); the north elevation will contain two windows, one to either side of the centrally-located handicapped-access doorway; the east wall will contain one smaller nine-over-nine double hung window with 7 x 9 panes situated between the southeast corner post and the chimney mass (between the first and second studs north of the SE post- interval of 28 ¼ inches between studs).

Each sash in the south, west, and north walls will contain 12 panes of 7 x 9 inch glass (three rows of four panes), 1½ inches thick and 1½ - 2 inches wide, with ¾ to 1 inch wide muntins (1/4 inch wide spacer between glass panes). Space between window studs in most cases is 33 inches.

Historically the sash would not have had weights, so only the bottom sash would have been allowed to be opened. If the DHS would like both sash to move, that accommodation can be made appropriately.

Interior

Schoolhouse interiors were traditionally very simple, with no unnecessary treatments. In some schoolhouses the interior walls and ceilings were sealed with unpainted boards; in others the ceilings were plastered and the walls were covered with horizontal board wainscot which extended from the floor to the bottom of the window opening, with plaster applied over lath above the wainscoting. The framing members that extended into the room beyond the plane of the walls may have been left uncased or cased with very simple planed but un-beaded boards. Interior woodwork such as floors, wainscoting, and door and window architraves may have been left unpainted, or painted in an inexpensive color such as red or gray. Plastered walls and ceilings were likely whitewashed. Historical reminiscences of early 19th century schoolhouses all describe woodwork deeply scarred with carved graffiti. In fact, several boards reused as exterior sheathing have been found on the West Schoolhouse with carved initials and other forms of graffiti.

Entry lobby of Little Red School House (1822) in Jaffrey Center, NH. Photo courtesy of James Garvin.

1. Lobby

The location of the original chimney mass within the building just inside the east wall, together with the location of the doorway in the far east end of the south elevation strongly suggest that the doorway opened into a narrow lobby situated between the chimney mass and the doorway in the south wall. There are surviving precedents for such an arrangement (the OSV schoolhouse in its original form; the Jaffrey, NH, Center Little Red Schoolhouse (1822- although there is no longer a chimney in the narrow lobby); Peterborough NH District # 8

schoolhouse -1824). This space would have had a rail and pegs or nails on the wall (or just pegs) for hanging outer garments of the students and teacher.

The firebox obviously opened into the large schoolhouse room, meaning that the partition wall between the lobby and the larger school room was situated such that the fireplace



opening was flush with the wall and only the stone or brick hearth projected into the schoolroom beyond the partition wall. The evidence of the roof and ceiling framing indicate that the chimney stack pierced the roof sheathing between two roof rafters and between the east plate and the lowest purlin – a horizontal distance of 31½ inches from plate to joist, and 36 inches between the two rafters. The distance between the east plate and the first ceiling joist to the west, which framed the west side of the chimney stack, was also 31½ inches. This is sufficient space to accommodate a brick firebox and square chimney stack rising above it through the roof. However, this means that the lobby would have been quite narrow. If a board wall forming the west wall of the lobby was built against the west face of the joist overhead, the distance between the surface of the east wall (horizontal boards attached to studs or wainscot and plaster attached to the studs) and the west wall of the lobby would have measured about 38 inches.

The lobby would have been quite narrow and extended only about six feet into the room, ending against the wall enclosing the chimney mass. It likely had a small window in the east wall between the southeast corner post and the chimney mass to provide some light into this space.

The form and finish of the lobby is informed by the surviving lobby of the 1822 Little Red Schoolhouse in Jaffrey Center, NH (photos and information provided by James Garvin). While the lobby of this school does not contain a fireplace and chimney mass, evidence of a fireplace and chimney mass within the lobby space was found in the schoolhouse from Candia, NH, presently exhibited at Old Sturbridge Village.

a. Chimney and fireplace (east end of building)

1. Location

The brick chimney mass consisted of a brick firebox opening into the schoolroom through the partition wall between the lobby and the schoolroom, and a brick stack rising through the ceiling and east slope of the roof. It was originally centrally located against the east wall of the building, and situated entirely within the building, unlike the present chimney erected along the exterior of the west wall of the schoolhouse. A patch in the roof, bounded on the north and south by the two short rafters rising from the east plate, and by the plate on the east and a ceiling joist on the west (now removed), mark the location of the chimney stack and the chimney mass.

2. Required framing in the ceiling

Originally the ceiling of the schoolhouse was framed with floor joist positioned at intervals of approximately 27 inches on center between the plates and king post truss tie beams. The wall dividing the lobby from the schoolroom was likely framed with vertical planks attached to the west face of the first north-south floor joist west of the east plate. The two roof rafters framing the north and south sides of the chimney stack opening in the roof sat over two short joists (now removed, but the cut-off ends are still in place beneath the rafters at the plate) that ran from the east plate to the first ceiling joist west of the plate. These short joists, measuring three inches wide by seven inches deep (same depth as plates), were joined into the first north-south joist by a tenon and lapped over the plate, extending six inches past the outer face of the plate to form the projecting eave of the roof.

3. Size of flue/stack

The absence of residue from the lime plaster on the two roof rafters, purlin, and plate indicate that the chimney stack was not in contact with those framing members. The patch indicates that the chimney stack was approximately 30 inches square – 3½ bricks wide on each side (4 x 8 inch bricks with ¼ to ½ inch mortar joint).

4. Size of firebox

The mouth or opening of the firebox would have been more or less flush with the western face of the partition wall between the lobby and the schoolroom. The firebox would have had an opening about 48 inches wide and 42 inches high, with angled cheeks and a depth of about 18 inches.

5. Size of hearth

The hearth in front of the firebox would have been constructed of a granite slab or brick. It would have been 24 to 30 inches deep and about 60 inches wide, set flush with the wooden floor.

6. South wall of chimney mass/north wall of the lobby

The north wall of the lobby is defined by the position of the short east-west ceiling joist framing the south side of the chimney stack and the contours of the firebox. As a result, the wall will not be in a single plane but will have a projection at the lower west end reflecting the shape of the firebox. The portion of the wall formed by the back/side of the firebox would be parged/plastered; the remainder of the wall should consist of horizontal ship-lapped boards nailed over vertical planks fastened to the south face of the short joist framing the chimney stack. Several wooden pegs on a rail or inserted directly into the board wall will be set into the wall at a height of 60 inches.

7. East wall of the lobby

a. Window

The east wall of the lobby likely contained a small window to light the space. A 9-over-9 light double hung sash with 7 x 9 inch panes should be set in the interval between the first and second studs north of the southeast corner post (interval of 28½ inches between studs). The top of the window opening will but up against the underside of the plate. A simple hand-planed board will cover the underside of the plate.

b. Wall covering

The walls of the lobby should be finished with horizontal ship-lapped boards (pine) from floor to ceiling applied over the studs. The boards on the east wall should but up against the window jambs and sill. The outer edges of the window jambs and window sill should be flush with the outer surface of the board wall, without moldings on the edges.

8. South wall of lobby

a. Doorway

The interval between the post and the first stud is 31½ inches. With approximately 1 inch jambs on each side of the door opening, the door would measure 29 inches in width. While this width is less than is usual for an exterior door (32-34 inches) it is pretty standard for an interior door of the period. Door height of approximately 77-78 inches. The door would be hinged on the east side (against the cased post) and open into the lobby. The door should be hung on cast butt hinges. Wrought "bean" door latch, with thumb bar positioned below the bean shaped lobe at the top of the handle (not penetrating the bean-shaped lobe).

Two forms of door are possible based on surviving images:

1. a simple board and batten door, with three battens attached to the interior side of the door
2. a four panel door, no raised or fielded panels, only flat panels both sides.

b. Wall covering and door trim

Like the east wall, the south wall above the door opening should be covered by horizontal, hand-planed boards. As the door jamb will butt tightly against the post and have only a narrow gap at the west side between the edge of the doorway and the west partition wall, a narrow, hand-planed and unmolded vertical board should fill the gap between the west door jamb and the partition wall.

9. West wall (partition wall)

The west wall extends from the south wall of the lobby to the south side of the firebox and chimney mass enclosed within the north wall of the lobby. The west wall will contain a doorway to the large schoolroom, situated at the north end of the short wall.

a. doorway

1. The door to the school room can take two forms: a simple paneled door or a board and batten door. It should be the same size as the exterior door in the south wall of the lobby.
2. As the west wall, like the other walls in the lobby, will be covered with horizontal boards from floor to ceiling, only simple narrow (3-4 inches in width) unbeaded boards should be applied on the north and south sides of the door opening in the same plane as the horizontal boards covering the wall. The horizontal wall boards should butt against these vertical boards on either side of the door opening. The door, when closed, should be flush with the wall covering.

3. The door should have the same hardware as the door in the south wall. The door should be hinged on its north side, and open into the lobby

b. wall covering

The west wall of the lobby will be covered with hand-planed horizontal, ship-lapped boards from floor to ceiling.

10. Ceiling

The ceiling of the lobby should be plastered and whitewashed. As the floor joists are the same depth as the plates, the plaster will extend to the vertical wall surfaces, covering the plates from view.

11. Floor

The floor will consist of random-width pine floor boards, hand-planed.

2. Main school room

a. East wall with fireplace

The east wall of the main schoolroom forms the partition wall between the lobby and the schoolroom. It will extend across the room in a single plane. In its center will be the firebox; to the south of the firebox will be the doorway to the lobby; and to the north of the firebox will be

a doorway to a small closet, equivalent to the lobby on the south side of the chimney mass and fireplace.

1. manner of construction/material

The east wall will consist of vertical planks fastened to the west face of the first ceiling joist west of the east plate and to the floor. These vertical planks will serve as the nailers to which the horizontal boards forming the wall of the lobby and the wainscoting and plaster on the schoolroom side of the wall will be applied.

2. wall covering

The east wall will be covered with horizontal board wainscoting, with ship-lapped edges. The wainscoting should reach a height equivalent to the bottom of the window openings. As revealed during physical investigation of the extant original studs, the distance as measured from the underside of the plate to the junction of the plaster and wainscoting is approximately 54-55 inches. (This measurement was taken from the underside of the plate because the present floor sits approximately 2-3 inches above the level of the original floor. As it is not certain whether this floor will be preserved or will need to be replaced when the building foundation and sills are replaced, the measurement was taken from the plate down to what would have been the top of the wainscoting.) This means that the original wainscoting would have been about 43 inches above original floor level. The wainscoting will not have a molded cap at the top.

Above the wainscoting plaster was originally applied over riven lath fastened with early machine cut nails. Plaster will be reapplied to the wall above the wainscoting and extending to the level of the original ceiling.

4. Door trim

Because the wall will be plastered above the wainscoting, a simple, unmolded architrave should be applied to the wall around the door opening. It should be in the same plane as the wainscoting, not applied over the wainscoting. The corners of the architrave can be mitered or the stiles can but against the underside of the top rail of the architrave.

The door to the closet north of the fireplace should be centered on the closet space. It should be similar in construction, trim, and hardware to the door to the lobby, and should be hinged on its north side and open into the schoolroom.

b. South wall

1. window location and form

Three twelve-over-twelve double hung sash windows are proposed for the south wall to replace the present four windows that exist in this wall. The window openings will butt against the underside of the plates; the lower edge of the window openings will be even with the top of the wainscoting.

a. Size

Analysis of the original stud intervals in the walls of the schoolhouse as indicated by the extant mortises in the plates has indicated a number of intervals measuring 33 inches in width in what appear to be appropriate places for historic placement of windows. One of the suspected window studs in its original position indicated nail holes along one inside face of the stud that coincided with a window as proposed, extending down to the top of the wainscoting. The 33 inch width between studs and the calculated size of 12 light sashes with 7 x 9 inch panes would fit into such an opening and height.

b. Muntin profile

The muntin profile should match late 18th – early 19th century muntin profiles (exact profile to be determined).

c. Window trim

The windows should have simple hand-planed, unbeaded architraves that rise from the wainscoting to the plate. As the window opening will but against the underside of the plate, only stiles will be needed to either side of the opening; a trim board will be applied to the underside of the plate within the window opening. The window sill will not project beyond the plane of the wainscot. In fact, the wainscot will run continuously across the window opening at the same height as on the adjacent wall; the sill of the window will but against the back vertical face of the wainscot board.

2. wall covering

The wall treatment will include horizontal, hand-planed, ship-lapped board wainscoting with plaster above as described for the east wall.

c. West wall

1. Window location and form: A single double hung sash window, 12-over-12, will be centered on the west wall (a location now occupied by the existing fireplace and chimney) in a location defined by a 33 inch interval between stud mortises.

Window trim, muntin profiles, treatment, will be identical to that described for the south wall.

2. Wall covering

The wall treatment will include horizontal, hand-planed, ship-lapped board wainscoting with plaster above as described for the east and south walls.

d. North wall

The north wall will contain two window openings and a doorway for handicapped access.

1. Window location and form

Two window openings are proposed for the north wall, one to either side of the existing door opening (this door opening will be adapted to serve as the handicapped access doorway).

One window, east of the doorway, will be placed within an existing stud interval of 33 inches (where clear evidence in the form of a nailing pattern for a window jamb exists on a stud).

A second window will be placed west of the doorway in a location where the stud interval is 39½ inches. This will require insertion of a new stud to form the 33 inch opening for the window. Both original studs are missing. No other stud internals along this wall equal 33 inches or more in width.

The form of the sash, muntins, trim, etc. will match that on the south and west walls.

2. Wall covering

The wall treatment will include horizontal, hand-planed, ship-lapped board wainscoting with plaster above as described for the east, south, and west walls.

3. Door

The door opening through the north wall must comply with ADA regulations as to size, manner of opening, hardware, etc. The appearance of the door as to its construction should be similar to the other exterior door in the south elevation opening onto the lobby.

e. Ceiling

The DHS prefers that the ceiling of the schoolroom not be reconstructed, but that it be left open without the floor joists so that the impressive framing of the hipped-roof with two king-post trusses can be lit and displayed, and interpreted to the public. At present it is proposed that only the ceiling over the entry lobby at the east end be plastered, as well as a small section beneath the proposed brick stove flue rising from the level of the ceiling through the roof (see discussion below)

f. Floor

The floor will be composed of random width pine boards. As described earlier, the present floor sits about 2 inches above the level of the earlier floor. It remains to be determined whether the repairs to the sills and building underpinnings can be achieved without removing or damaging the existing floor.

g. Stove flue

Investigation of the building's fabric revealed that a brick stove flue was constructed during the decades before the 1850s to accommodate a stove for heating the school, resulting in the removal of the original fireplace and chimney mass at the east end of the building.

The DHS would like to reconstruct this stove flue, as it presently interprets (and hopes to continue in this manner) the school and manner of instruction both prior to and after the school reform movement begun on the 1840s. The construction of the stove flue and addition of a woodstove in the west end of the building would provide the physical props for this interpretation.

The flue was built on a wood or stone platform that rested on top of the west king-post truss tie beam and the first joist east of the truss, and rose along the east face of the king post through the ridge of the roof. A patch in the roof sheathing and in the ridge purlin show exactly where it exited through the roof. This reconstruction will require inserting a new joist into the existing joist mortises in the plate. As the stove pipe entered the flue through its base via an opening in the plaster ceiling, it is proposed that a short section of the lath and plaster ceiling be recreated, extending approximately one foot to each side of the stove pipe's point of entry through the ceiling. This would then allow the interpretation that the entire ceiling was originally plastered, but still allow visual access to the roof framing.

Care must be taken with exposed wood surfaces with regard to the types of marks left by tools used to process and prepare the wood. As circular saws were not yet in use c.1809 to saw boards from logs (only to cut them down to size on small table saws once they were sawn with a water-powered reciprocating saw, or through hand-operated pit sawing), boards wider than 3 or 4 inches would have had straight, parallel saw marks. Most exposed wood surfaces intended to be seen would have had at least rudimentary hand-planing, although there are numerous historic accounts of wainscoting, interior board walls, desks and benches, door, and door- and window trim in rural schoolhouses composed of rough, unplanned boards. The fragments of what appear to have been wainscoting or interior board wall covering found reused as exterior sheathing on the West Schoolhouse building all revealed that one side - presumably the interior since it was covered with graffiti - was hand-planed, and the other side retained the rough scars of sawing. Therefore, it does appear that most exposed woodwork, at least on the interior, and likely on the exterior as well, was hand-planed.



Photo from *Oracle* 25 January 1973 showing building prior to move with gable roof built over the original hipped roof, addition on left gable end.

2017 - south elevation



2017 Looking west



2017 Looking east



**ATTACHMENT C
CERTIFICATE OF NON-COLLUSION**

The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Chief Executive Officer(s):

Diane Rochelle, Dennis Historical Commission Chair
Name (print)

Diane Rochelle

Chair

May 1, 2017

Signature

Title

Date

Gary Barber, Project Manager for Town of Dennis
Name (print)

Gary A Barber

PROJECT MANAGER

MAY 4, 2017

Signature

Title

Date

Page 18 of 18

APPLICATION SUBMITTED BY:

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Chief Executive Officer: Diane Rochelle, Chair

Signature: 

Name: (if more than one) Gary Barber, Project Manager for Town of Dennis

Signature: 