

*To preserve and revitalize  
a national historic site as an exciting  
new educational center where children  
and adults can explore the area's  
remarkable history, architecture,  
culture, and ecology.*



# The School House Project

A PROJECT  
OF THE  
SAUGATUCK-DOUGLAS  
HISTORICAL SOCIETY  
IN COOPERATION  
WITH THE  
SAUGATUCK-DOUGLAS  
DISTRICT LIBRARY  
AND  
SAUGATUCK PUBLIC  
SCHOOLS



*dating from 1866 and listed on both the State and National Registers  
of Historic Places, the Old School House is prominently and ideally  
situated on Center Street in Douglas. Michael and Matilda Spencer, who  
lived in the farmhouse nearby, gifted the land to the Village to build the  
four-classroom structure, which continued in use as the Douglas  
public school until 1957. It is one of the oldest multi-classroom school  
buildings in Michigan and one of the finest examples of 19th century  
school architecture in America.*



*Preserving an American treasure:*

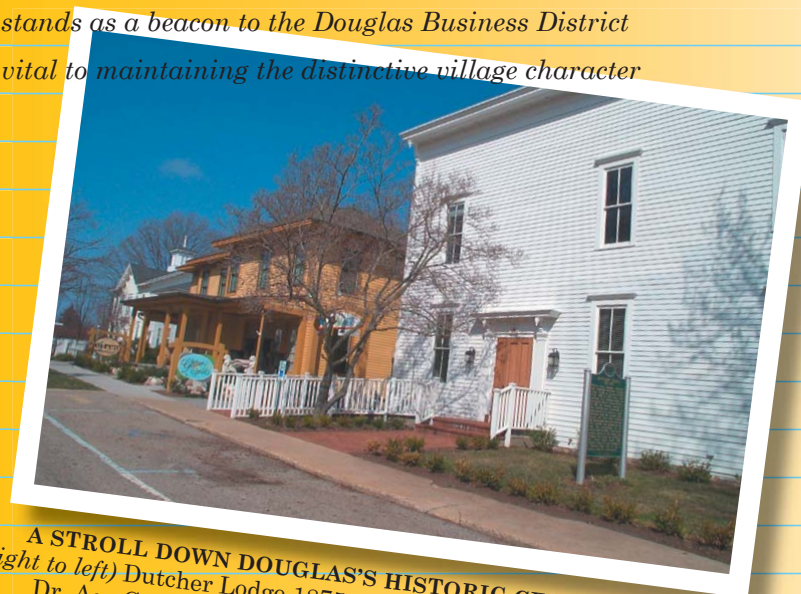
## The Old School House

Purchase of The Old School House by the Historical Society will . . .

- . . . preserve an important piece of national and state architectural and social history*
- . . . maintain an inviting streetscape for residents to enjoy and to attract visitors*
- . . . enrich the lives of children and adults through new educational opportunities*
- . . . provide access to a rich storehouse of area history information*
- . . . foster collaboration among community organizations*
- . . . increase Historical Society activities to a year-round basis*
- . . . revitalize a symbol of community pride*

A once-in-a-lifetime opportunity that sings of community pride . . .

- . . . one of Michigan's finest examples of 19th century school architecture*
- . . . Michigan's oldest existing multi-room school house*
- . . . listed on the State and National Registers of Historic Places*
- . . . 2004 Tri-Community Survey – 88% of area residents feel that preserving the village character is essential*
- . . . strengthens the community-oriented mission of the Society, to enable the community to connect to its past and use its history to shape its future*
- . . . stands as a beacon to the Douglas Business District*
- . . . vital to maintaining the distinctive village character*



**A STROLL DOWN DOUGLAS'S HISTORIC CENTER STREET**  
*(right to left) Dutchess Lodge 1875-1902 | Carrie Young House, ca. 1879*  
*Dr. Asa Goodrich House, 1871 | The Old School House, 1866*





## Creating a Discovery Center

*where people can learn and grow*

Create unique experiences for students of all ages, residents and visitors alike . . .

. . . Back in Time Classroom Experience | *an active learning place in a century-old classroom*

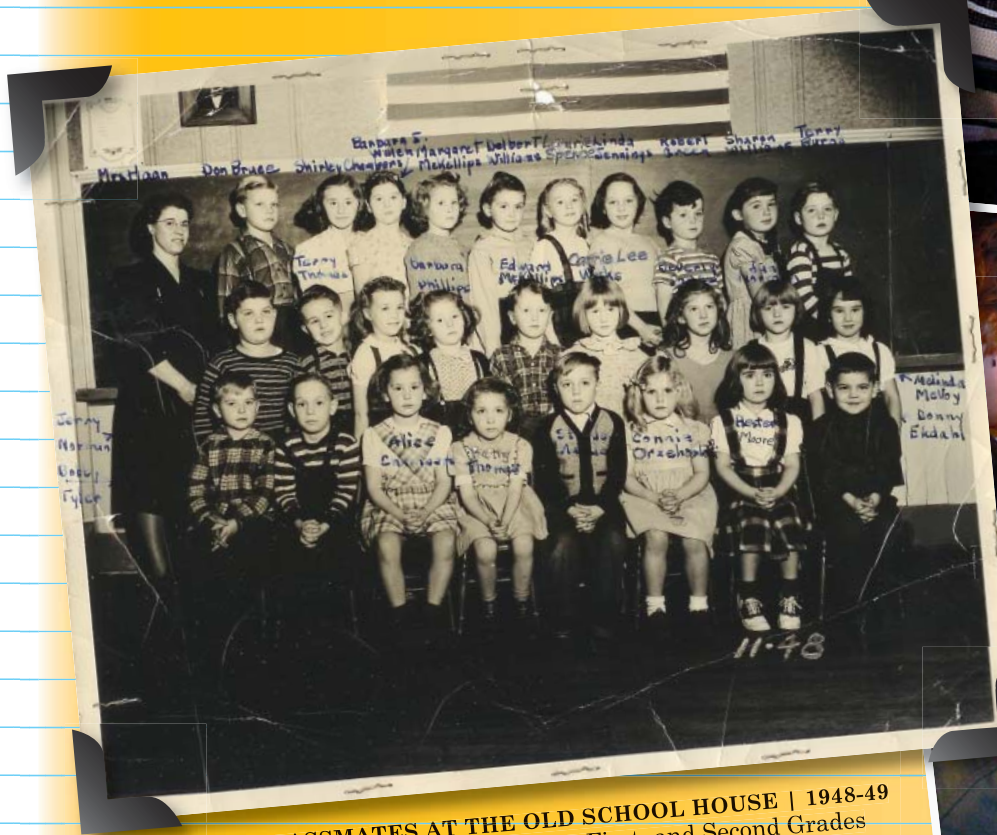
. . . Exhibition Factory | *a place where everyone can invent exhibits*

. . . Knowing Our Ancestors | *a genealogy center for discovering and expanding the family tree*

. . . Skills Learning Center for Students | *a place to gain experience in research and exhibit design*

. . . Historic Garden Learning Center & Open-Air Exhibition Space | *experiencing history outdoors*

. . . Heritage Welcome Center | *a center for information on area historic sites and tours*



**CLASSMATES AT THE OLD SCHOOL HOUSE | 1948-49**  
Mrs. Haan's Kindergarten, First, and Second Grades



**CLASSMATES AT THE SAUGATUCK-DOUGLAS MUSEUM | 2005**  
Ms. Colsen's 3rd Graders Present Their Local History Exhibit, "A Peek Into the Past" on March 17, 2005



## A Community Information Hub

Provide public access to exciting and user-friendly history resources ...

... the Historical Society's extensive print, photo, and 3-dimensional collections

... Saugatuck-Douglas Library's local history collection and Ancestry Plus genealogical resource

... the Society's Technology Center and offices







## One Step at a Time

The Old School House Project has been planned in two phases . . .

### PHASE 1 Acquisition

*. . . purchase The Old School House property*

*. . . expected completion of purchase : September 2006*

### PHASE 2 Creation of The Old School House Discovery Center

*. . . restore and renovate the first floor, basement, and grounds for the Discovery Center*

*. . . continue rentals on the second floor to provide income to offset building operational expenses*

*. . . expected completion of Phase 2 : May 2007 (contingent upon funding)*

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### A Well Considered Plan for Going Forward

As a protection for the Society's ongoing fiscal health, the Board will proceed with the purchase only if . . .

*. . . necessary funds for the purchase, refurbishment, endowment, and working principal can be obtained through donations and grants*

*. . . annual operating expenses of the property can be met from sources other than those that currently support the Society's operations*

To manage the care and maintenance of the property over time . . .

*. . . second floor apartments will continue to be rented*

*. . . a School House Endowment of at least \$250,000 that will generate revenue for operations*

*. . . working principal to supplement operating revenue for 2006-2010*

*. . . beginning in 2011, revenue increase to include endowment interest, program proceeds, grants, special project gifts, and annual giving*

*. . . a half-time staff person to manage the various functions of The School House, principally to provide interface with the public, the library, and the schools*



*Laying a sound financial foundation:*

## Timeline and Project Funding

There are three critical stages in the purchase and development of  
The School House Project . . .

**STAGE 1** Option to Buy Agreement : *Exercised no later than September 10, 2005. A goal of half of the agreed purchase price is to be raised prior to exercising the Option to Buy.*

**STAGE 2** Purchase Agreement : *Secure the remaining funding to complete the acquisition by September 10, 2006.*

**STAGE 3** Site and Program Development : *Funds for the entire three stages will be raised simultaneously.*

Project Funding Needed . . .

Acquire The Old School House	425,000
Renovate / Discovery Center	315,000
Working Principal*	120,000
School House Endowment Goal	250,000
Total Funds Needed	1,110,000

Gifts to Date . . .

Matching Grant	425,000
Raised Towards Match	88,325
Balance Needed to Receive Grant	336,675
Total Balance to Raise**	586,675

\*Operating expense supplement 2006-2010,  
campaign costs, budget contingency

\*\*As of 11|18|05



## Special Giving Opportunities

The Historical Society wishes to recognize all donors  
to The Old School House Project . . .

### Circles of Giving and Gift Chart

<i>Level</i>	<i>Range</i>		<i>Needed</i>
Old School House Society	\$100,000	or more	3
1866 Circle	\$50,000	to \$99,000	4
Bell Tower Circle	\$25,000	to \$49,999	6
School Board Circle	\$15,000	to \$24,999	7
Principal's Circle	\$10,000	to \$14,999	11
Teacher's Circle	\$5,000	to \$9,999	20
Honor Society Circle	\$1,000	to \$4,999	30
School Chums	up to	\$1,000	
Landmark Society	bequest or planned gift of any size		

### Naming and Special Giving Opportunities

	<i>Range</i>	
1906 Classroom	\$100,000	or more
Heritage Welcome Center	\$100,000	or more
Historic Garden	\$100,000	or more
Others ( <i>to be identified</i> )		

### Donor Recognition

	<i>Level</i>
Invitation to Victory Party	All campaign donors
Window Sticker	All campaign donors
Permanent Honor Roll in School House ( <i>with names by level</i> )	\$1,000 or more
Small Commemorative Gift	\$25,000 or more
School House or Museum Bonus Event	\$50,000 or more
Lapel Pin and Reception	Landmark Circle



uilding a sustainable business plan:

## Operating Budget

	2006*	2007	2008	2009	2010
<b>REVENUE</b>					
Rental Income ( <i>2 units</i> )	3,600	14,400	14,904	15,426	15,966
Book Shop Net	0	1,000	1,035	1,071	1,109
Other Earned, Interest, Grants	0	1,000	2,000	3,000	5,000
Total Earned Revenue	3,600	16,400	17,939	19,497	22,075
Campaign Working Principal	0	15,419	19,460	18,499	16,540
<b>TOTAL REVENUE</b>		<b>31,819</b>	<b>37,399</b>	<b>37,996</b>	<b>38,615</b>
<b>EXPENSE</b>					
Insurance	375	1,500	1,553	1,607	1,663
Building & Grounds	1,311	5,774	5,976	6,185	6,402
Property Tax	0	5,045	5,222	5,404	5,593
Rental Property Management	0	2,000	2,060	2,122	2,185
Professional Staff ( <i>half time</i> )	0	15,000	20,000	20,000	20,000
Upkeep Accrual	0	2,500	2,588	2,678	2,772
<b>TOTAL EXPENSE</b>	<b>1,686</b>	<b>31,819</b>	<b>37,399</b>	<b>37,996</b>	<b>38,615</b>
<b>CONTRIBUTION TO RESERVES</b>	<b>1,914</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*October through December





*rafting the roadmap to success:*

## The Old School Project Team

In this major undertaking for the community and for the Society's future, success will depend on getting the input, help, and support of the entire community and beyond. Working together, we can preserve this important local and national landmark and create a vibrant Discovery Center for the benefit of our community and future generations.

### PROJECT TASK FORCE

Tom Anthrop, *Chair*  
Ken Carls, Ken Gold  
Ron Hirsch, Jim Schmiechen  
Jeff Wilcox

### CAMPAIGN COMMITTEE

Rick Thompson, *Chair*  
Kristin Gebben, *Staff*  
Matt Balmer, June Bowman, Mike Phillips  
Dawn Schumann, Allen Wolbrink

### DESIGN COMMITTEE

Nicolaas Wilkens, *Chair*  
Bud Baty, Amy Cook, Judy Hillman  
John Noonan, Steve Teich  
Anna Haworth

### PUBLIC RELATIONS COMMITTEE

Judy Anthrop, *Chair*  
Shirley Aiken, David Balas  
Duane Brown, Priscilla Lynch  
Jim Sellman

### FUNCTION COMMITTEE

Martha Boetcher, Wendy Colsen  
Bill Galligan, Anna Haworth  
Ron Hirsch, Marsha Kontio, Bill Oberholtzer  
Judy Oberholtzer, Vicky Rosenberg  
Jim Schmiechen, Nicolaas Wilkens

### SAUGATUCK-DOUGLAS HISTORICAL SOCIETY BOARD

Dottie Lyon  
*President*

Ken Gold  
*Vice President*

Allen Wolbrink  
*Treasurer*

Ron Hirsch  
*Secretary*

Peg Sanford  
*Member-at-Large*

Fred Schmidt  
*Member-at-Large*

Mary Voss  
*Member-at-Large*

Harold Thieda  
*Archives Chair*

Mike Phillips  
*Membership Chair*

Jim Schmiechen  
*Museum Chair*

John Noonan  
*Museum Co-Chair*

Ken Carls  
*Publications Chair*

Jack Sheridan  
*Technology Chair*

Dawn Schumann  
*Heritage Preservation Chair*

Henry Van Singel  
*Oral History Chair*

Jane Underwood  
Ellen Sprouls  
*Program Co-Chairs*

Kristin Gebben  
*Development Chair*

SAUGATUCK DOUGLAS  
HISTORICAL SOCIETY  
PO Box 617  
Douglas, MI 49406

SAUGATUCK-DOUGLAS  
MUSEUM  
735 Park Street  
Saugatuck, MI 49453  
269 857-7900

SAUGATUCK-DOUGLAS  
HISTORICAL SOCIETY TECH CENTER  
Dutcher Lodge, Center Street  
Douglas, Michigan 49406  
269 857-7901



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