

BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS

WEDNESDAY, JANUARY 18, 2012

4:00 p.m.

-Convene

CONSENT AGENDA

- (1) (a) Consider approval of Commission Orders;
- (b) Authorize Douglas County staff to begin working with the City of Lawrence to develop and propose a fiber sharing agreement to outline how existing and future fiber projects can be accomplished to benefit both organizations. The proposed agreement will be brought back to the Douglas County Commission and the City of Lawrence Commission for approval. (Jim Lawson)
- (c) Permission to solicit bids for Project No. 2010-20, the reconstruction of Route 1055 (6th Street) from US-56 highway to Route 12 in Baldwin City. (Keith Browning);
- (d) Consider approval of Crushed Rock Bids for Road Maintenance (Keith Browning);
- (e) Consider purchase to improve technology in Division V courtroom (Jackie Waggoner);
- (f) Authorization for County Commission Chair to sign the agreements with agencies for Heritage Conservation Projects. (Sarah Plinsky);

REGULAR AGENDA

- (2) Consideration of Dust Palliative Program for 2012 (Keith Browning)
- (3) Consider approval of a County resolution ordering the reapportionment of County Commissioner Districts in Douglas County, Kansas (Jamie Shew, County Clerk)
- (4) Other Business
 - (a) Consider approval of Accounts Payable (if necessary)
 - (b) Appointments:
 - Lawrence-Douglas County Advocacy Council on Aging – **vacancy**
 - Douglas County Senior Services, Inc. Board of Directors - **12/2011**
 - Jayhawk Area Agency on Aging Tri-County Advisory Council - **vacancy**
 - (c) Public Comment
 - (d) Miscellaneous
- (5) Adjourn

WEDNESDAY, JANUARY 25, 2012

Proclamation to declare February 2012 as "Career Education Month." (Debbie Liddel)

WEDNESDAY, FEBRUARY 1, 2012

6:35 p.m.

-CUP-10-6-10: Consider a Conditional Use Permit (as deferred from the 12/07/11 meeting) for Kaw Valley Eudora Sand Facility, located at 2102 N 1500 Road, NE of SW Cor. SW ¼ S32-T12S-R21E, on approximately 196.58 acres. Submitted by Landplan Engineering, P.A., for Kaw Valley Companies, Inc., contract purchaser, for James and Ronda Bigger and Wellsville Bank, property owners of record. (Sandra Day is the Planner)

WEDNESDAY, FEBRUARY 15, 2012

-Consider proposal from Tenants from Homeowners for use of land located next United Way Center (Rebecca Buford, TTH Executive Director)

WEDNESDAY, APRIL 18, 2012 - 4:00 p.m. Only

WEDNESDAY, JULY 11, 2012

4:00 p.m. –Cancelled

6:35 p.m. – Tentatively Cancelled

Note: *The Douglas County Commission meets regularly on Wednesdays at 4:00 P.M. for administrative items and 6:35 P.M. for public items at the Douglas County Courthouse. Specific regular meeting dates that are not listed above have not been cancelled unless specifically noted on this schedule.*



MEMORANDUM

To: Board of County Commissioners
From: Jim Lawson, Director of Information Technology
CC: Craig Weinaug, Sarah Plinsky
Date: 1/13/2012
Subject: Fiber Sharing Agreement with the City of Lawrence

Overview

Douglas County and the City of Lawrence Information Technology Departments have been working together for many years on various technology initiatives and have developed an excellent working relationship for sharing technology, ideas and services which have produced several cooperative successes.

The County and the City have many of the same network connectivity needs and also have facilities in close proximity to each other in several locations. This offers the opportunity for the two entities to work together on joint projects to connect facilities sharing infrastructure and costs, which lowers our expenses to provide services to the citizens of Lawrence and Douglas County. The City of Lawrence is installing fiber optic cable from City Hall down 6th street to Iowa, then south to 23rd street, then east on 23rd street to Harper as part of a project to support their traffic lights, cameras and other infrastructure. They are also installing fiber north from City Hall to Teepee Junction. During implementation of this project, extra fiber will be installed with the idea of sharing some of this extra fiber with Douglas County. As part of this sharing, Douglas County would help extend this fiber network to locations where we have mutual needs. Some of the mutual needs that exist are:

- N 2nd street down Industrial Lane that could be used to connect the City's Waste Reduction and Recycling building and the County's Juvenile Detention facility.
- 23rd and Harper north to the Fairgrounds that could be used to connect the County Fairground buildings and the City's Fire Station #2 and Harper water tower.
- 23rd and Harper east to the County Jail and new Public Works property. Both the City and County have needs to connect to the Jail and we will need connectivity to the new Public Works facility.

After discussions between the County and the City's IT staff, we determined that we need to develop a fiber sharing agreement before we could propose any new projects. I am asking your consent to start working on this agreement with the City. Once we come up with a proposed agreement, we would bring it back to both the Douglas County Commission and the City of Lawrence Commission for approval. The City of Lawrence Commission gave consent to their staff to start working on a proposed agreement with us during their January 10, 2012 meeting.

Recommendation

Authorize Douglas County staff to begin working with the City of Lawrence to develop and propose a fiber sharing agreement to outline how existing and future fiber projects can be accomplished to benefit both organizations. The proposed agreement will be brought back to the Douglas County Commission and the City of Lawrence Commission for approval.

MEMORANDUM

To : Board of County Commissioners

From : Keith A. Browning, P.E., Director of Public Works/County Engineer

Date : January 10, 2012

Re : Permission to solicit bids for Project No. 2010-20
Route 1055 (6th St) reconstruction from US-56 to Route 12 in Baldwin City

Plans and contract documents are essentially complete for Project No. 2010-20, the reconstruction of Route 1055 (6th Street) from US-56 highway to Route 12 in Baldwin City. Rights-of-way and easements acquisition and utility relocations are being finalized. You will recall we are sharing construction and engineering costs equally with Baldwin City except for the cost of sidewalks. Baldwin City is responsible for all sidewalk construction costs. In addition, KDOT is providing Corridor Management funding to cover 100% of construction costs in the vicinity of the Route 1055/US-56 intersection.

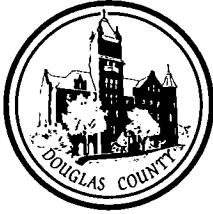
We currently estimate Douglas County total project costs to be \$1,829,579. This project is in Douglas County's 2011 CIP with construction scheduled for 2012. The 2011 CIP allocates \$1,300,000 for this project. We are in the process of updating the CIP for approval by the BOCC. Obviously, we will need to allocate more funds toward Project No. 2010-20. There is room in the CIP to absorb the increased cost of this project.

The project entails reconstructing the existing 2-lane, rural-type road section to a 3-lane, curb & guttered, urban-type roadway. Drainage will be by underground storm sewer. There will be a continuous center turn lane throughout the project length. There will be sidewalks on both sides of the road from US-56 highway to N 400 Road, and a sidewalk on the east side of the road north of N 400 Road. The US-56/Route 1055 intersection will be widened to accommodate an additional turn lane for northbound and southbound traffic and the northbound/southbound through lanes will be better aligned. New traffic signals will be installed.

The project will be constructed in phases from south to north. The road will be closed to all traffic during construction, though access to properties within the project limits will be maintained. The official detour will follow US-56 highway to US-59 highway to Route 460. We recognize E 1750 Road and N 375 Road will experience much higher traffic as local drivers will use these roads as a detour. We are currently working on maintenance improvements to these roads to improve safety given the anticipated higher traffic levels.

We plan to open bids in mid- to late-February. Following the bid opening, a recommended construction contract will be presented to the BOCC for approval. The contract stipulates a calendar completion date of November 21, 2012.

Action Required: Permission to solicit bids for Project No. 2010-20, the reconstruction of Route 1055 (6th Street) from US-56 highway to Route 12 in Baldwin City.



DOUGLAS COUNTY PUBLIC WORKS

1242 Massachusetts Street
Lawrence, KS 66044-3350
(785) 832-5293 Fax (785) 841-0943
dgcopubw@douglas-county.com
www.douglas-county.com

Keith A. Browning, P.E.
Director of Public Works/County Engineer

MEMORANDUM

To : Board of County Commissioners

From : Keith A. Browning, P.E., Director of Public Works/County Engineer *KAB*

Date : January 12, 2012

Re : Consent Agenda Approval of Crushed Rock Bids for Road Maintenance

Sealed bids were opened January 4 for crushed rock aggregates used for road maintenance. A bid tabulation is attached.

This department requests the BOCC accept the following bids:

Aggregate	Vendor	Quantity (tons)	Quarry	Unit Price
Shot Rock	Mid-States	1,000-3,000	Big Springs	\$11.50
	Hunt Martin	1,000-3,000	Sunflower	\$10.00
AB-3	Mid-States	3,000-7,500	Big Springs	\$ 9.35
	Hamm	3,000-7,500	Harrell	\$ 8.50
	Hunt Martin	3,000-7,500	Sunflower	\$ 6.50
Road Rock (Special)	Hamm	3,000-7,500	Harrell	\$ 8.80
	Hunt Martin	3,000-7,500	Sunflower	\$ 7.50
Rip Rap	Mid-States	500-1,500	Big Springs	\$20.50

Accepting bids from two or more vendors for a particular aggregate allows us to consider haul costs to the project site when determining where to obtain rock.

Hunt Martin's Sunflower quarry is in DeSoto. With the difference in price we believe rock from this quarry will be cost effective on a limited basis. We will likely store much of this rock at our Vinland site.

Road & Bridge Fund 201 has \$266,275 allocated in the Road Rock and Rip Rap line items. There is an additional \$11,700 in the Parks budget for Rip Rap.

Action Required: Consent Agenda acceptance of the bid from Mid-States Materials (Big Springs quarry) for the supply of 1,000-3,000 tons Shot Rock, 3,000-7,500 tons AB-3 base rock, and 500-1,500 tons Rip Rap, and the bid from Hamm Quarries (Harrell quarry) for the supply of 3,000-7,500 tons AB-3 base rock and 3,000-7,500 tons Road Rock (Special), and the bid from Hunt Martin (Sunflower quarry) for 1,000-3,000 tons Shot Rock, 3,000-7,500 tons AB-3 base rock, and 3,000-7,500 tons Road Rock (Special).

Bid No. 11-F-0019 Wednesday, January 4, 2012 @ 3:00 P.M.**SHOT ROCK**

VENDOR	QTY/TON	Quarry # 1 \$/Ton	Quarry # 2 \$/Ton	Quarry # 3 \$/Ton
		Eudora	Harrell	N. Law.
Hamm's	1000-3000			\$12.00
		Big Springs		
Mid States	1000-3000	\$11.50		
		Sunflower	Ottawa	
Hunt Martin	1000-3000	\$10.00	\$9.50	

AB-3**AB-3**

VENDOR	QTY/TON	Quarry #1 \$/Ton	Quarry #2 \$/Ton	Quarry #3 \$/Ton	VENDOR	QTY/TON	Quarry # 1 \$/Ton	Quarry # 2 \$/Ton	Quarry # 3 \$/Ton
		Eudora	Harrell	N. Law.			Eudora	Harrell	N. Law.
Hamm's	3000-7500	\$7.85	\$8.50	\$8.00		7501-12000	\$7.85	\$8.50	\$7.00
		Big Springs					Big Springs		
Mid States	3000-7500	\$9.35				7501-12000	\$9.35		
		Sunflower	Ottawa				Sunflower	Ottawa	
Hunt Martin	3000-7500	\$6.50	\$6.50			7501-12000	\$6.50	\$6.50	

SS-3**SS-3**

VENDOR	QTY/TON	Quarry #1 \$/Ton	Quarry #2 \$/Ton	Quarry #3 \$/Ton	VENDOR	QTY/TON	Quarry #1 \$/Ton	Quarry #2 \$/Ton	Quarry #3 \$/Ton
		Eudora	Harrell	N. Law.			Eudora	Harrell	N. Law.
Hamm's	100-3000	\$8.40	\$8.80	\$8.55		3001-10000	\$8.40	\$8.80	\$8.55
		Big Springs					Big Springs		
Mid States	100-3000	\$11.00				3001-10000	\$11.00		
		Sunflower	Ottawa				Sunflower	Ottawa	
Hunt Martin	100-3000	\$7.50	\$7.50			3001-10000	\$7.50	\$7.50	

ROAD ROCK SPECIAL**ROAD ROCK SPECIAL**

VENDOR	QTY/TON	Quarry # 1 \$/Ton	Quarry # 2 \$/Ton	Quarry # 3 \$/Ton	VENDOR	QTY/TON	Quarry # 1 \$/Ton	Quarry # 2 \$/Ton	Quarry # 3 \$/Ton
		Eudora	Harrell	N. Law.			Eudora	Harrell	N. Law.
Hamm's	3000-7500	\$8.40	\$8.80	\$ 8.55		7501-12000	\$8.40	\$8.80	\$8.55
		Big Springs					Big Springs		
Mid States	3000-7500	\$11.00				7501-12000	\$11.00		
		Sunflower	Ottawa				Sunflower	Ottawa	
Hunt Martin	3000-7500	\$7.50	\$8.50			7501-12000			

STONE FOR RIP RAP

		Quarry # 1	Quarry # 2	Quarry # 3
VENDOR	QTY/TON	\$ /Ton	\$ /Ton	\$/Ton
		Eudora	Harrell	N. Law.
Hamm's	500-1500			\$21.50
		Big Springs		
Mid States	500-1500	\$20.50		
		Sunflower	Ottawa	
Hunt Martin	500-1500	\$18.50		

Keith A. Browning, P.E.
Director of Public Works

1/4/2012

Jamison Shew
Douglas County Clerk

Hunt Martin

DOUGLAS COUNTY, KANSAS

BID DOCUMENTS

FOR

VARIOUS AGGREGATES

BID NO. 11-F-0019

DOUGLAS COUNTY, KANSAS

SPECIFICATIONS AND CONTRACT DOCUMENTS

FOR

PUBLIC WORKS DEPARTMENT

VARIOUS AGGREGATES

BID NO. 11-F-0019

BY

THE DOUGLAS COUNTY COMMISSIONERS

Mike Gaughan
Member

Nancy Thellman
Member

James Flory
Chairman

Jamie Shew
County Clerk

Keith A. Browning, P.E.
Director of Public Works

DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
NOTICE TO BIDDERS
Bid # 11-F-0019

Notice is hereby given that Douglas County is accepting sealed bids for Various Aggregates, for use at various locations throughout Douglas County by the Department of Public Works. Bids will be received in the Office of the Douglas County Clerk until 3:00 P.M., Wednesday, January 4, 2012 and then publicly opened in the Office of the Douglas County Clerk.

Bids must be submitted on forms obtainable at either the Office of the Director of Public Works/County Engineer, 1242 Massachusetts Street, Lawrence, Kansas, or on the Internet @ www.demandstar.com. The bids shall be submitted in sealed envelopes, addressed to the Office of the County Clerk, Courthouse, 1100 Massachusetts Street, Lawrence, Kansas 66044, upon which is clearly written or printed "Various Aggregates", along with the name and address of the bidder. Any bid received by the Office of the County Clerk after the closing date and time will be returned unopened. Faxed bids will not be accepted. Douglas County is not responsible for lost or misdirected bids, whether lost or misdirected by the postal or courier service of the bidder or the Douglas County mail room.

The awarded bidder shall agree to offer the prices and the terms and conditions herein to other government agencies who wish to participate in a cooperative purchase program with Douglas County. Other agencies will be responsible for entering into separate agreements with the awarded bidder and for all payments thereunder.

The Douglas County Board of Commissioners reserves the right to reject any or all bids, waive technicalities, and to purchase the product, which in the opinion of the Board, is best suited to the work for which it is intended.

DATED: 12/14/11

DOUGLAS COUNTY PUBLIC WORKS
Keith A. Browning, P.E.
Director of Public Works

Published: Saturday, December 17, 2011
Wednesday, December 21, 2011

cc: Lawrence Journal World
Public Works Accounting
Board of County Commissioners
County Clerk
County Administrator
County Shop
Purchasing Department
File

**DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
STANDARD TERMS AND CONDITIONS
DOUGLAS COUNTY, KANSAS
BID NO. 11-F-0019**

1. **SCOPE:** The following terms and conditions shall prevail unless otherwise modified by Douglas County within this bid document. Douglas County reserves the right to accept or reject any or all bids received, waive technicalities, and to purchase the product, which in the opinion of the Board of County Commissioners, is best suited to the work for which it is intended.
2. **DEFINITIONS AS USED HEREIN:**
 - a. The term "bid request" means a solicitation of a formal sealed bid.
 - b. The term "bid" means the price offered by the bidder.
 - c. The term "bidder" means the offer or vendor.
 - d. The term "County" means Douglas County, Kansas.
 - e. The term "Board of County Commissioners or "BOCC" means the governing body of Douglas County, Kansas.
 - f. The term "awarded bidder" means any bidder awarded a contract pursuant to its bid.
3. **COMPLETING BID:** Bids must be submitted only on the forms (or reproductions thereof) provided in this document. All information must be legible. Any and all corrections and/or erasures must be initialed. Each bid sheet must be signed by the authorized bidder and all required information must be provided.
4. **CONFIDENTIALITY OF BID INFORMATION:** Each bid must be sealed and submitted in an envelope clearly marked "Various Aggregates" to provide confidentiality of the bid information prior to the bid opening. Supporting documents and/or descriptive literature may be submitted with the bid. Do not indicate bid prices on literature.

All bids and supporting bid documents become public information after the bid opening and are available for public inspection by the general public in accordance with the Kansas Open Records Act.
5. **ACCURACY OF BID:** Each bid is publicly opened in the presence of the Douglas County Clerk. It is required that any and all information presented is accurate and/or will be that by which the bidder will perform if awarded a contract.
6. **SUBMISSION OF BID:** Bids must be sealed and received in the Douglas County Clerk's Office, Douglas County Courthouse, 1100 Massachusetts, Lawrence, Kansas 66044, prior to 3:00 P.M., Wednesday, January 4, 2012. Faxed bids will not be accepted. The County is not responsible for lost or misdirected bids, whether lost or misdirected by the postal or currier service of the bidder or the County mail room.
7. **ADDENDA:** All changes in connection with this bid will be issued in the form of a written addendum. Signed acknowledgment of receipt of each addendum must be submitted with the bid.

**DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
STANDARD TERMS AND CONDITIONS
DOUGLAS COUNTY, KANSAS
BID NO. 11-F-0019**

8. **LATE BIDS, CHANGES OR WITHDRAWALS:** Bids received after the deadline designated in this bid document shall not be considered and shall be returned unopened.

Bids may be changed or withdrawn prior to the bid opening. All such transaction must be submitted in writing and received by the County Clerk's Office prior to the bid deadline. Changes or withdrawals may be made after the bid deadline only with the approval of the Board of County Commissioners. After bid opening, no changes in bid prices or other provisions of bids prejudicial to the interest of the County or fair competition shall be permitted.

9. **BIDS BINDING:** All bids submitted shall be binding upon the bidder if accepted by the County within twenty (20) working days after the bid opening.
10. **WARRANTY:** Supplies or services furnished as a result of this bid shall be covered by the most favorable commercial warranties, expressed or implied, that the bidder and/or manufacturer gives to any customer. The rights and remedies provided herein are in addition to and do not limit any rights afforded to the County by any other clause of this bid. The County reserves the right to request from bidders a separate manufacturer certification of all statements made in the proposal.
11. **METHOD OF AWARD AND NOTIFICATION:** Bids will be evaluated and the award made to the lowest and best, responsive and responsible bidder(s) whose bid conforms to the specifications and whose bid is considered to be the best value in the opinion of the Board of County Commissioners.

The County reserves the right to accept or reject any or all bids and any part of a bid; to waive informalities, technical defects, and minor irregularities in bids received; and, to award the bid on an item by item basis, by specified groups of items or to consider bids submitted on an "all or nothing" basis if the bid is clearly designated as such or when it is determined to be in the best interest of the County.

The signed bid shall be considered an offer on the part of the bidder; such offer shall be deemed accepted upon issuance by the County of a Purchase Order or other contractual document.

12. **CREDIT TERMS:** Bidder shall indicate all discounts for full and/or prompt payment. Discounts offered shall be computed from date of receipt of correct invoice or receipt and acceptance of products, whichever is later.
13. **SELLERS INVOICE:** Invoices shall be prepared and submitted in at least two copies to the address shown on the Purchase Order or bid document. Separate invoices are required for each Purchase Order or bid document. Invoices shall contain the following information: Purchase Order Number, contract number, item number, description of supplies or services, sizes, unit of measure, quantity, unit price, extended totals and date of purchase/order.

**DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
STANDARD TERMS AND CONDITIONS
DOUGLAS COUNTY, KANSAS
BID NO. 11-F-0019**

14. **TAX EXEMPT:** The County and its agencies are exempt from State and local sales taxes by K.S.A. 79-3606, as amended. Situs of all transactions under the order(s) that shall be derived from this request shall be deemed to have been accomplished within the State of Kansas.
15. **SAFETY:** All practices, materials, supplies and equipment shall comply with the Federal Occupational Safety and Health Act, as well as any pertinent Federal, state and/or local safety or environmental codes.
16. **DISCLAIMER OF LIABILITY:** The County, or any of its agencies, will not hold harmless or indemnify any bidder for any liability whatsoever.
17. **HOLD HARMLESS:** The awarded bidder agrees to protect, defend, indemnify and hold the Board of County Commissioners, its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings or causes of action of every kind and character in connection with or arising directly or indirectly out of this agreement and/or the performance hereof. Without limiting the generality of the foregoing, and all such claims, etc., relating to personal injury, infringement of any patent, trademark, copyright (or application for any thereof) or of any other tangible or intangible personal or property right, or actual or alleged violation of any applicable statute, ordinance, administrative order, rule or regulation, or decree of any court, shall be included in the indemnity hereunder. The awarded bidder further agrees to investigate, handle, respond to, provide defense for and defend any such claims, etc., at his/her sole expense and agrees to bear all other costs and expenses related thereto, even if such claim is groundless, false or fraudulent.
18. **LAW GOVERNING:** All contractual agreements shall be subject to, governed by, and construed according to the laws of the State of Kansas.
19. **ANTI-DISCRIMINATION CLAUSE:** No bidder on this request shall in any way, directly or indirectly, discriminate against any person because of age, race, color, handicap, sex, national origin, or religious creed.
20. **CONTRACT:** The unit price bid and accepted shall remain in effect from date of acceptance until December 31, 2012. The awarded bidder shall invoice the County in accordance with Section 13, based upon such unit price, at such time as the County accepts delivery of the materials but not to exceed one invoice per month.

**DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
PROPOSAL
BID NO. 11-F-0019**

Proposal of Hunt Martin Materials, to supply Various Aggregates to the
(Name of Firm)

Douglas County Public Works Department for 2012 County wide maintenance.

ITEM DESCRIPTION AND SPECIFICATIONS

I – SHOT ROCK (SELECTABLE) QUARRY RUN

- 1) Material shall consist of durable limestone, reasonably free from earth, soapstone, shale, shale like or other easily disintegrated material that will tend to decrease the durability of the material after placement.
- 2) The aggregate size shall be reasonably well graded from 3" to 24", with not more than 10% by weight passing the 3" sieve.
- 3) The nominal size of aggregate may be selected from material available at time of loading to best accommodate the needs for the particular work locations.

II - COMBINED MATERIAL (AB-3)

- 1) Combined Material (AB-3) shall meet all applicable specifications listed in Sections 1101 & 1104 of the Kansas Department of Transportation Standard Specifications for State Road and Bridge Construction, Edition 2007.

III - SURFACING MATERIAL (SS-3)

- 1) Surfacing Material (SS-3) shall meet all applicable specifications listed in sections 1101 & 1112 of the Kansas Department of Transportation Standard Specifications for State Road and Bridge Construction, Edition 2007, with the following exception: The amount of material passing the 200 mesh sieve by the wash method shall be between 7% and 10%.

IV - SURFACING MATERIAL (ROAD ROCK SPECIAL)

- 1) Surfacing Material (Road Rock Special) shall meet all applicable specifications listed in sections 1101 & 1112 of the Kansas Department of Transportation Standard Specifications for State Road and Bridge Construction, Edition 2007, with the following exception:

The percent retained on standard square mesh sieves shall be as follows:

<u>Sieve</u>	<u>% Retained</u>
1.5"	0
1"	0-5
3/8"	45-85
#30	90-100
% Wash	7-10

**DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
PROPOSAL
BID NO. 11-F-0019**

ITEM DESCRIPTIONS SPECIFICATIONS
(continued)

V – STONE FOR RIP RAP (LIGHT 18”)

- 1) Stone for Rip Rap (Light 18”) shall meet all applicable specifications listed in sections 1101 & 1114 of the Kansas Department of Transportation Standard Specifications for State Road and Bridge Construction, Edition 2007:

GENERAL SPECIFICATIONS

- 1) Douglas County will make a minimum of 1 process control gradation per 5,000 ton lot.
- 2) Material to be loaded by supplier into Douglas County trucks between 8:00 a.m. and 4:30 p.m. Monday through Friday.
- 3) Truck scales must be provided at the quarry.
- 4) Douglas County reserves the right to use previously stockpiled material of the same specification as soon as the bid is approved and the material is available.
- 5) In analyzing bids, Douglas County will consider the probable cost to the County of hauling this material to the anticipated areas of use (including the opportunity cost of reduced production due to longer hauls) and any listed exceptions, in addition to the unit price.
- 6) Payment for material used will be by invoice submitted by supplier, not to exceed one per month.

AWARD OF CONTRACT

The County reserves the right to reject any and all bids. The County also reserves the right to split the contract award. The basis for awarding more than one contract for the total quantity specified shall be multiple sources for assurance of continuous supply, consideration of the County's expense for transporting the materials to various sectors of Douglas County, and the price per ton of the various aggregate. Locations of use have not been specifically determined at this time, but some use is anticipated throughout the County.

DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
BID FORM FOR 2010 VARIOUS AGGREGATE BID
(Page #1)

BID NO. 11-F-0019

I - SHOT ROCK (SELECTABLE) QUARRY RUN

ITEM	QUANTITY	QUARRY LOCATION(S)	UNIT PRICE
Shot Rock (Sel.) Qry Run	1,000-3,000 Tons	#1 <u>Sunflower</u>	\$ <u>10.00</u>
Shot Rock (Sel.) Qry Run	1,000-3,000 Tons	#2 <u>Ottawa</u>	\$ <u>9.50</u>
Shot Rock (Sel.) Qry Run	1,000-3,000 Tons	#3 _____	\$ _____

II - COMBINED MATERIAL (AB-3)

ITEM	QUANTITY	QUARRY LOCATION(S)	UNIT PRICE
Combined Mat'l (AB-3)	3,000-7,500 Tons	#1 <u>Sunflower</u>	\$ <u>6.50</u>
Combined Mat'l (AB-3)	3,000-7,500 Tons	#2 <u>Ottawa</u>	\$ <u>6.50</u>
Combined Mat'l (AB-3)	3,000-7,500 Tons	#3 _____	\$ _____
Combined Mat'l (AB-3)	7,501-12,000 Tons	#1 <u>Sunflower</u>	\$ <u>6.50</u>
Combined Mat'l (AB-3)	7,501-12,000 Tons	#2 <u>Ottawa</u>	\$ <u>6.50</u>
Combined Mat'l (AB-3)	7,501-12,000 Tons	#3 _____	\$ _____

III - SURFACING MATERIAL (SS-3)

ITEM	QUANTITY	QUARRY LOCATION(S)	UNIT PRICE
Surfacing Mat'l (SS-3)	100-3,000 Tons	#1 <u>Sunflower</u>	\$ <u>7.50</u>
Surfacing Mat'l (SS-3)	100-3,000 Tons	#2 <u>Ottawa</u>	\$ <u>7.50</u>
Surfacing Mat'l (SS-3)	100-3,000 Tons	#3 _____	\$ _____
Surfacing Mat'l (SS-3)	3,001-10,000 Tons	#1 <u>Sunflower</u>	\$ <u>7.50</u>
Surfacing Mat'l (SS-3)	3,001-10,000 Tons	#2 <u>Ottawa</u>	\$ <u>7.50</u>
Surfacing Mat'l (SS-3)	3,001-10,000 Tons	#3 _____	\$ _____

DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
BID FORM FOR 2010 VARIOUS AGGREGATE BID
(Page # 2)

BID NO. 11-F-0019

IV - SURFACING MATERIAL (ROAD ROCK SPECIAL)

ITEM	QUANTITY	QUARRY LOCATION(S)	UNIT PRICE
Surfacing Mat'l (Rd Rock Special)	3,000-7,500 Ton	#1 <u>Sunflower</u>	\$ <u>7.50</u>
Surfacing Mat'l (Rd Rock Special)	3,000-7,500 Tons	#2 <u>O'Hare</u>	\$ <u>8.50</u>
Surfacing Mat'l (Rd Rock Special)	3,000-7,500 Tons	#3 _____	\$ _____
Surfacing Mat'l (Rd Rock Special)	7,501-12,000 Tons	#1 _____	\$ _____
Surfacing Mat'l (Rd Rock Special)	7,501-12,000 Tons	#2 _____	\$ _____
Surfacing Mat'l (Rd Rock Special)	7,501-12,000 Tons	#3 _____	\$ _____

V. STONE FOR RIP RAP (LIGHT 18")

ITEM	QUANTITY	QUARRY LOCATION(S)	UNIT PRICE
Stone for Rip Rap (Light 18")	500-1,500 Ton	#1 <u>Sunflower</u>	\$ <u>18.50</u>
Stone for Rip Rap (Light 18")	500-1,500 Ton	#1 _____	\$ _____
Stone for Rip Rap (Light 18")	500-1,500 Ton	#1 _____	\$ _____

List any exceptions to specifications:



DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
BID FORM FOR 2010 VARIOUS AGGREGATE BID
(Page # 3)

BID NO. 11-F-0019

Bids are due by: 3:00 P.M., Wednesday, January 4, 2012.

Supplier: Hunt Martin Materials

By: Bob Davison

Date: 1/4/12

RECOMMENDED FOR APPROVAL:

Keith A. Browning
Keith A. Browning, P.E.
Director of Public Works

ACCEPTED:
DOUGLAS COUNTY
BOARD OF COUNTY COMMISSIONERS

James Flory, ~~Chairman~~ Member

Nancy Thellman, Member

Mike Gaughan, ~~Member~~ Chairman

Date

Hamm's

DOUGLAS COUNTY, KANSAS

BID DOCUMENTS

FOR

VARIOUS AGGREGATES

BID NO. 11-F-0019

DOUGLAS COUNTY, KANSAS

SPECIFICATIONS AND CONTRACT DOCUMENTS

FOR

PUBLIC WORKS DEPARTMENT

VARIOUS AGGREGATES

BID NO. 11-F-0019

BY

THE DOUGLAS COUNTY COMMISSIONERS

Mike Gaughan
Member

Nancy Thellman
Member

James Flory
Chairman

Jamie Shew
County Clerk

Keith A. Browning, P.E.
Director of Public Works

DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
NOTICE TO BIDDERS
Bid # 11-F-0019

Notice is hereby given that Douglas County is accepting sealed bids for Various Aggregates, for use at various locations throughout Douglas County by the Department of Public Works. Bids will be received in the Office of the Douglas County Clerk until 3:00 P.M., Wednesday, January 4, 2012 and then publicly opened in the Office of the Douglas County Clerk.

Bids must be submitted on forms obtainable at either the Office of the Director of Public Works/County Engineer, 1242 Massachusetts Street, Lawrence, Kansas, or on the Internet @ www.demandstar.com. The bids shall be submitted in sealed envelopes, addressed to the Office of the County Clerk, Courthouse, 1100 Massachusetts Street, Lawrence, Kansas 66044, upon which is clearly written or printed "Various Aggregates", along with the name and address of the bidder. Any bid received by the Office of the County Clerk after the closing date and time will be returned unopened. Faxed bids will not be accepted. Douglas County is not responsible for lost or misdirected bids, whether lost or misdirected by the postal or courier service of the bidder or the Douglas County mail room.

The awarded bidder shall agree to offer the prices and the terms and conditions herein to other government agencies who wish to participate in a cooperative purchase program with Douglas County. Other agencies will be responsible for entering into separate agreements with the awarded bidder and for all payments thereunder.

The Douglas County Board of Commissioners reserves the right to reject any or all bids, waive technicalities, and to purchase the product, which in the opinion of the Board, is best suited to the work for which it is intended.

DATED: 12/14/11

DOUGLAS COUNTY PUBLIC WORKS
Keith A. Browning, P.E.
Director of Public Works

Published: Saturday, December 17, 2011
Wednesday, December 21, 2011

cc: Lawrence Journal World
Public Works Accounting
Board of County Commissioners
County Clerk
County Administrator
County Shop
Purchasing Department
File

**DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
STANDARD TERMS AND CONDITIONS
DOUGLAS COUNTY, KANSAS
BID NO. 11-F-0019**

1. **SCOPE:** The following terms and conditions shall prevail unless otherwise modified by Douglas County within this bid document. Douglas County reserves the right to accept or reject any or all bids received, waive technicalities, and to purchase the product, which in the opinion of the Board of County Commissioners, is best suited to the work for which it is intended.
2. **DEFINITIONS AS USED HEREIN:**
 - a. The term "bid request" means a solicitation of a formal sealed bid.
 - b. The term "bid" means the price offered by the bidder.
 - c. The term "bidder" means the offer or vendor.
 - d. The term "County" means Douglas County, Kansas.
 - e. The term "Board of County Commissioners or "BOCC" means the governing body of Douglas County, Kansas.
 - f. The term "awarded bidder" means any bidder awarded a contract pursuant to its bid.
3. **COMPLETING BID:** Bids must be submitted only on the forms (or reproductions thereof) provided in this document. All information must be legible. Any and all corrections and/or erasures must be initialed. Each bid sheet must be signed by the authorized bidder and all required information must be provided.
4. **CONFIDENTIALITY OF BID INFORMATION:** Each bid must be sealed and submitted in an envelope clearly marked "Various Aggregates" to provide confidentiality of the bid information prior to the bid opening. Supporting documents and/or descriptive literature may be submitted with the bid. Do not indicate bid prices on literature.

All bids and supporting bid documents become public information after the bid opening and are available for public inspection by the general public in accordance with the Kansas Open Records Act.
5. **ACCURACY OF BID:** Each bid is publicly opened in the presence of the Douglas County Clerk. It is required that any and all information presented is accurate and/or will be that by which the bidder will perform if awarded a contract.
6. **SUBMISSION OF BID:** Bids must be sealed and received in the Douglas County Clerk's Office, Douglas County Courthouse, 1100 Massachusetts, Lawrence, Kansas 66044, prior to 3:00 P.M., Wednesday, January 4, 2012. Faxed bids will not be accepted. The County is not responsible for lost or misdirected bids, whether lost or misdirected by the postal or currier service of the bidder or the County mail room.
7. **ADDENDA:** All changes in connection with this bid will be issued in the form of a written addendum. Signed acknowledgment of receipt of each addendum must be submitted with the bid.

**DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
STANDARD TERMS AND CONDITIONS
DOUGLAS COUNTY, KANSAS
BID NO. 11-F-0019**

8. **LATE BIDS, CHANGES OR WITHDRAWALS:** Bids received after the deadline designated in this bid document shall not be considered and shall be returned unopened.

Bids may be changed or withdrawn prior to the bid opening. All such transaction must be submitted in writing and received by the County Clerk's Office prior to the bid deadline. Changes or withdrawals may be made after the bid deadline only with the approval of the Board of County Commissioners. After bid opening, no changes in bid prices or other provisions of bids prejudicial to the interest of the County or fair competition shall be permitted.

9. **BIDS BINDING:** All bids submitted shall be binding upon the bidder if accepted by the County within twenty (20) working days after the bid opening.
10. **WARRANTY:** Supplies or services furnished as a result of this bid shall be covered by the most favorable commercial warranties, expressed or implied, that the bidder and/or manufacturer gives to any customer. The rights and remedies provided herein are in addition to and do not limit any rights afforded to the County by any other clause of this bid. The County reserves the right to request from bidders a separate manufacturer certification of all statements made in the proposal.
11. **METHOD OF AWARD AND NOTIFICATION:** Bids will be evaluated and the award made to the lowest and best, responsive and responsible bidder(s) whose bid conforms to the specifications and whose bid is considered to be the best value in the opinion of the Board of County Commissioners.

The County reserves the right to accept or reject any or all bids and any part of a bid; to waive informalities, technical defects, and minor irregularities in bids received; and, to award the bid on an item by item basis, by specified groups of items or to consider bids submitted on an "all or nothing" basis if the bid is clearly designated as such or when it is determined to be in the best interest of the County.

The signed bid shall be considered an offer on the part of the bidder; such offer shall be deemed accepted upon issuance by the County of a Purchase Order or other contractual document.

12. **CREDIT TERMS:** Bidder shall indicate all discounts for full and/or prompt payment. Discounts offered shall be computed from date of receipt of correct invoice or receipt and acceptance of products, whichever is later.
13. **SELLERS INVOICE:** Invoices shall be prepared and submitted in at least two copies to the address shown on the Purchase Order or bid document. Separate invoices are required for each Purchase Order or bid document. Invoices shall contain the following information: Purchase Order Number, contract number, item number, description of supplies or services, sizes, unit of measure, quantity, unit price, extended totals and date of purchase/order.

**DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
STANDARD TERMS AND CONDITIONS
DOUGLAS COUNTY, KANSAS
BID NO. 11-F-0019**

14. **TAX EXEMPT:** The County and its agencies are exempt from State and local sales taxes by K.S.A. 79-3606, as amended. Situs of all transactions under the order(s) that shall be derived from this request shall be deemed to have been accomplished within the State of Kansas.
15. **SAFETY:** All practices, materials, supplies and equipment shall comply with the Federal Occupational Safety and Health Act, as well as any pertinent Federal, state and/or local safety or environmental codes.
16. **DISCLAIMER OF LIABILITY:** The County, or any of its agencies, will not hold harmless or indemnify any bidder for any liability whatsoever.
17. **HOLD HARMLESS:** The awarded bidder agrees to protect, defend, indemnify and hold the Board of County Commissioners, its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings or causes of action of every kind and character in connection with or arising directly or indirectly out of this agreement and/or the performance hereof. Without limiting the generality of the foregoing, and all such claims, etc., relating to personal injury, infringement of any patent, trademark, copyright (or application for any thereof) or of any other tangible or intangible personal or property right, or actual or alleged violation of any applicable statute, ordinance, administrative order, rule or regulation, or decree of any court, shall be included in the indemnity hereunder. The awarded bidder further agrees to investigate, handle, respond to, provide defense for and defend any such claims, etc., at his/her sole expense and agrees to bear all other costs and expenses related thereto, even if such claim is groundless, false or fraudulent.
18. **LAW GOVERNING:** All contractual agreements shall be subject to, governed by, and construed according to the laws of the State of Kansas.
19. **ANTI-DISCRIMINATION CLAUSE:** No bidder on this request shall in any way, directly or indirectly, discriminate against any person because of age, race, color, handicap, sex, national origin, or religious creed.
20. **CONTRACT:** The unit price bid and accepted shall remain in effect from date of acceptance until December 31, 2012. The awarded bidder shall invoice the County in accordance with Section 13, based upon such unit price, at such time as the County accepts delivery of the materials but not to exceed one invoice per month.

**DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
PROPOSAL
BID NO. 11-F-0019**

Proposal of HAMM QUARRY, INC, to supply Various Aggregates to the
(Name of Firm)

Douglas County Public Works Department for 2012 County wide maintenance.

ITEM DESCRIPTION AND SPECIFICATIONS

I – SHOT ROCK (SELECTABLE) QUARRY RUN

- 1) Material shall consist of durable limestone, reasonably free from earth, soapstone, shale, shale like or other easily disintegrated material that will tend to decrease the durability of the material after placement.
- 2) The aggregate size shall be reasonably well graded from 3" to 24", with not more than 10% by weight passing the 3" sieve.
- 3) The nominal size of aggregate may be selected from material available at time of loading to best accommodate the needs for the particular work locations.

II - COMBINED MATERIAL (AB-3)

- 1) Combined Material (AB-3) shall meet all applicable specifications listed in Sections 1101 & 1104 of the Kansas Department of Transportation Standard Specifications for State Road and Bridge Construction, Edition 2007.

III - SURFACING MATERIAL (SS-3)

- 1) Surfacing Material (SS-3) shall meet all applicable specifications listed in sections 1101 & 1112 of the Kansas Department of Transportation Standard Specifications for State Road and Bridge Construction, Edition 2007, with the following exception: The amount of material passing the 200 mesh sieve by the wash method shall be between 7% and 10%.

IV - SURFACING MATERIAL (ROAD ROCK SPECIAL)

- 1) Surfacing Material (Road Rock Special) shall meet all applicable specifications listed in sections 1101 & 1112 of the Kansas Department of Transportation Standard Specifications for State Road and Bridge Construction, Edition 2007, with the following exception:

The percent retained on standard square mesh sieves shall be as follows:

<u>Sieve</u>	<u>% Retained</u>
1.5"	0
1"	0-5
3/8"	45-85
#30	90-100
% Wash	7-10

**DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
PROPOSAL
BID NO. 11-F-0019**

ITEM DESCRIPTIONS SPECIFICATIONS
(continued)

V – STONE FOR RIP RAP (LIGHT 18”)

- 1) Stone for Rip Rap (Light 18”) shall meet all applicable specifications listed in sections 1101 & 1114 of the Kansas Department of Transportation Standard Specifications for State Road and Bridge Construction, Edition 2007:

GENERAL SPECIFICATIONS

- 1) Douglas County will make a minimum of 1 process control gradation per 5,000 ton lot.
- 2) Material to be loaded by supplier into Douglas County trucks between 8:00 a.m. and 4:30 p.m. Monday through Friday.
- 3) Truck scales must be provided at the quarry.
- 4) Douglas County reserves the right to use previously stockpiled material of the same specification as soon as the bid is approved and the material is available.
- 5) In analyzing bids, Douglas County will consider the probable cost to the County of hauling this material to the anticipated areas of use (including the opportunity cost of reduced production due to longer hauls) and any listed exceptions, in addition to the unit price.
- 6) Payment for material used will be by invoice submitted by supplier, not to exceed one per month.

AWARD OF CONTRACT

The County reserves the right to reject any and all bids. The County also reserves the right to split the contract award. The basis for awarding more than one contract for the total quantity specified shall be multiple sources for assurance of continuous supply, consideration of the County's expense for transporting the materials to various sectors of Douglas County, and the price per ton of the various aggregate. Locations of use have not been specifically determined at this time, but some use is anticipated throughout the County.

DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
BID FORM FOR 2012 VARIOUS AGGREGATE BID

(Page #1)

BID NO. 11-F-0019

I - SHOT ROCK (SELECTABLE) QUARRY RUN

ITEM	QUANTITY	QUARRY LOCATIONS	UNIT PRICE
Shot Rock (Sel.) Qry Run	1,000-3,000 Tons	#1 <u>NORTH LAWRENCE</u>	\$ <u>12.00</u>
Shot Rock (Sel.) Qry Run	1,000-3,000 Tons	#2 <u></u>	\$ <u></u>
Shot Rock (Sel.) Qry Run	1,000-3,000 Tons	#3 <u></u>	\$ <u></u>

II - COMBINED MATERIAL (AB-3)

ITEM	QUANTITY	QUARRY LOCATIONS	UNIT PRICE
Combined Mat'l (AB-3)	3,000-7,500 Tons	#1 <u>NORTH LAWRENCE</u>	\$ <u>8.00</u>
Combined Mat'l (AB-3)	3,000-7,500 Tons	#2 <u>EUDORA</u>	\$ <u>7.85</u>
Combined Mat'l (AB-3)	3,000-7,500 Tons	#3 <u>HARRELL</u>	\$ <u>8.50</u>
Combined Mat'l (AB-3)	7,501-12,000 Tons	#1 <u>NORTH LAWRENCE</u>	\$ <u>7.00</u>
Combined Mat'l (AB-3)	3,000-7,500 Tons	#2 <u>EUDORA</u>	\$ <u>7.85</u>
Combined Mat'l (AB-3)	3,000-7,500 Tons	#3 <u>HARRELL</u>	\$ <u>8.50</u>

III - SURFACING MATERIAL (SS-3)

ITEM	QUANTITY	QUARRY LOCATIONS	UNIT PRICE
Sufacing Mat'l (SS-3)	100-3,000 Tons	#1 <u>NORTH LAWRENCE</u>	\$ <u>8.55</u>
Sufacing Mat'l (SS-3)	100-3,000 Tons	#2 <u>EUDORA</u>	\$ <u>8.40</u>
Sufacing Mat'l (SS-3)	100-3,000 Tons	#3 <u>HARRELL</u>	\$ <u>8.80</u>
Sufacing Mat'l (SS-3)	3,001-10,000 Tons	#1 <u>NORTH LAWRENCE</u>	\$ <u>8.55</u>
Sufacing Mat'l (SS-3)	3,001-10,000 Tons	#2 <u>EUDORA</u>	\$ <u>8.40</u>
Sufacing Mat'l (SS-3)	3,001-10,000 Tons	#3 <u>HARRELL</u>	\$ <u>8.80</u>

DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
BID FORM FOR 2012 VARIOUS AGGREGATE BID
 (Page #2)

BID NO. 11-F-0019

IV - SURFACING MATERIAL (ROAD ROCK SPECIAL)

ITEM	QUANTITY	QUARRY LOCATIONS	UNIT PRICE
Surfacing Mat'l (Rd Rock Special)	3,000-7,500 Tons	#1 <u>NORTH LAWRENCE</u>	\$ <u>8.55</u>
Surfacing Mat'l (Rd Rock Special)	3,000-7,500 Tons	#2 <u>EUDORA</u>	\$ <u>8.40</u>
Surfacing Mat'l (Rd Rock Special)	3,000-7,500 Tons	#3 <u>HARRELL</u>	\$ <u>8.80</u>
Surfacing Mat'l (Rd Rock Special)	7,501-12,000 Tons	#1 <u>NORTH LAWRENCE</u>	\$ <u>8.55</u>
Surfacing Mat'l (Rd Rock Special)	3,000-7,500 Tons 7,501-12,000 Tons	#2 <u>EUDORA</u>	\$ <u>8.40</u>
Surfacing Mat'l (Rd Rock Special)	3,000-7,500 Tons 7,501-12,000 Tons	#3 <u>HARRELL</u>	\$ <u>8.80</u>

V - STONE FOR RIP RAP (LIGHT 18")

ITEM	QUANTITY	QUARRY LOCATIONS	UNIT PRICE
Stone for Rip Rap (Light 18")	500-1,500 Ton	#1 <u>NORTH LAWRENCE</u>	\$ <u>21.50</u>
Stone for Rip Rap (Light 18")	500-1,500 Ton	#2 _____	\$ _____
Stone for Rip Rap (Light 18")	500-1,500 Ton	#3 _____	\$ _____

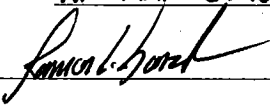
List any exceptions to specifications:

DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
BID FORM FOR 2010 VARIOUS AGGREGATE BID
(Page # 3)

BID NO. 11-F-0019

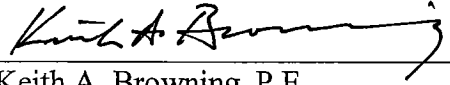
Bids are due by: 3:00 P.M., Wednesday, January 4, 2012.

Supplier: N.R. HAMM QUARRY, INC

By:  RAMON GONZALEZ

Date: 1-3-2012

RECOMMENDED FOR APPROVAL:


Keith A. Browning, P.E.
Director of Public Works

ACCEPTED:
DOUGLAS COUNTY
BOARD OF COUNTY COMMISSIONERS

James Flory, ~~Chairman~~ Member

Nancy Thellman, Member

Mike Gaughan, ~~Member~~ Chairman

Date

Mid States

DOUGLAS COUNTY, KANSAS

BID DOCUMENTS

FOR

VARIOUS AGGREGATES

BID NO. 11-F-0019

DOUGLAS COUNTY, KANSAS

SPECIFICATIONS AND CONTRACT DOCUMENTS

FOR

PUBLIC WORKS DEPARTMENT

VARIOUS AGGREGATES

BID NO. 11-F-0019

BY

THE DOUGLAS COUNTY COMMISSIONERS

Mike Gaughan
Member

Nancy Thellman
Member

James Flory
Chairman

Jamie Shew
County Clerk

Keith A. Browning, P.E.
Director of Public Works

DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
NOTICE TO BIDDERS
Bid # 11-F-0019

Notice is hereby given that Douglas County is accepting sealed bids for Various Aggregates, for use at various locations throughout Douglas County by the Department of Public Works. Bids will be received in the Office of the Douglas County Clerk until 3:00 P.M., Wednesday, January 4, 2012 and then publicly opened in the Office of the Douglas County Clerk.

Bids must be submitted on forms obtainable at either the Office of the Director of Public Works/County Engineer, 1242 Massachusetts Street, Lawrence, Kansas, or on the Internet @ www.demandstar.com. The bids shall be submitted in sealed envelopes, addressed to the Office of the County Clerk, Courthouse, 1100 Massachusetts Street, Lawrence, Kansas 66044, upon which is clearly written or printed "Various Aggregates", along with the name and address of the bidder. Any bid received by the Office of the County Clerk after the closing date and time will be returned unopened. Faxed bids will not be accepted. Douglas County is not responsible for lost or misdirected bids, whether lost or misdirected by the postal or courier service of the bidder or the Douglas County mail room.

The awarded bidder shall agree to offer the prices and the terms and conditions herein to other government agencies who wish to participate in a cooperative purchase program with Douglas County. Other agencies will be responsible for entering into separate agreements with the awarded bidder and for all payments thereunder.

The Douglas County Board of Commissioners reserves the right to reject any or all bids, waive technicalities, and to purchase the product, which in the opinion of the Board, is best suited to the work for which it is intended.

DATED: 12/14/11

DOUGLAS COUNTY PUBLIC WORKS
Keith A. Browning, P.E.
Director of Public Works

Published: Saturday, December 17, 2011
Wednesday, December 21, 2011

cc: Lawrence Journal World
Public Works Accounting
Board of County Commissioners
County Clerk
County Administrator
County Shop
Purchasing Department
File

**DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
STANDARD TERMS AND CONDITIONS
DOUGLAS COUNTY, KANSAS
BID NO. 11-F-0019**

1. SCOPE: The following terms and conditions shall prevail unless otherwise modified by Douglas County within this bid document. Douglas County reserves the right to accept or reject any or all bids received, waive technicalities, and to purchase the product, which in the opinion of the Board of County Commissioners, is best suited to the work for which it is intended.
2. DEFINITIONS AS USED HEREIN:
 - a. The term "bid request" means a solicitation of a formal sealed bid.
 - b. The term "bid" means the price offered by the bidder.
 - c. The term "bidder" means the offer or vendor.
 - d. The term "County" means Douglas County, Kansas.
 - e. The term "Board of County Commissioners or "BOCC" means the governing body of Douglas County, Kansas.
 - f. The term "awarded bidder" means any bidder awarded a contract pursuant to its bid.
3. COMPLETING BID: Bids must be submitted only on the forms (or reproductions thereof) provided in this document. All information must be legible. Any and all corrections and/or erasures must be initialed. Each bid sheet must be signed by the authorized bidder and all required information must be provided.
4. CONFIDENTIALITY OF BID INFORMATION: Each bid must be sealed and submitted in an envelope clearly marked "Various Aggregates" to provide confidentiality of the bid information prior to the bid opening. Supporting documents and/or descriptive literature may be submitted with the bid. Do not indicate bid prices on literature.

All bids and supporting bid documents become public information after the bid opening and are available for public inspection by the general public in accordance with the Kansas Open Records Act.
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6. SUBMISSION OF BID: Bids must be sealed and received in the Douglas County Clerk's Office, Douglas County Courthouse, 1100 Massachusetts, Lawrence, Kansas 66044, prior to 3:00 P.M., Wednesday, January 4, 2012. Faxed bids will not be accepted. The County is not responsible for lost or misdirected bids, whether lost or misdirected by the postal or courier service of the bidder or the County mail room.
7. ADDENDA: All changes in connection with this bid will be issued in the form of a written addendum. Signed acknowledgment of receipt of each addendum must be submitted with the bid.

**DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
STANDARD TERMS AND CONDITIONS
DOUGLAS COUNTY, KANSAS
BID NO. 11-F-0019**

8. **LATE BIDS, CHANGES OR WITHDRAWALS:** Bids received after the deadline designated in this bid document shall not be considered and shall be returned unopened.

Bids may be changed or withdrawn prior to the bid opening. All such transaction must be submitted in writing and received by the County Clerk's Office prior to the bid deadline. Changes or withdrawals may be made after the bid deadline only with the approval of the Board of County Commissioners. After bid opening, no changes in bid prices or other provisions of bids prejudicial to the interest of the County or fair competition shall be permitted.

9. **BIDS BINDING:** All bids submitted shall be binding upon the bidder if accepted by the County within twenty (20) working days after the bid opening.
10. **WARRANTY:** Supplies or services furnished as a result of this bid shall be covered by the most favorable commercial warranties, expressed or implied, that the bidder and/or manufacturer gives to any customer. The rights and remedies provided herein are in addition to and do not limit any rights afforded to the County by any other clause of this bid. The County reserves the right to request from bidders a separate manufacturer certification of all statements made in the proposal.
11. **METHOD OF AWARD AND NOTIFICATION:** Bids will be evaluated and the award made to the lowest and best, responsive and responsible bidder(s) whose bid conforms to the specifications and whose bid is considered to be the best value in the opinion of the Board of County Commissioners.

The County reserves the right to accept or reject any or all bids and any part of a bid; to waive informalities, technical defects, and minor irregularities in bids received; and, to award the bid on an item by item basis, by specified groups of items or to consider bids submitted on an "all or nothing" basis if the bid is clearly designated as such or when it is determined to be in the best interest of the County.

The signed bid shall be considered an offer on the part of the bidder; such offer shall be deemed accepted upon issuance by the County of a Purchase Order or other contractual document.

12. **CREDIT TERMS:** Bidder shall indicate all discounts for full and/or prompt payment. Discounts offered shall be computed from date of receipt of correct invoice or receipt and acceptance of products, whichever is later.
13. **SELLERS INVOICE:** Invoices shall be prepared and submitted in at least two copies to the address shown on the Purchase Order or bid document. Separate invoices are required for each Purchase Order or bid document. Invoices shall contain the following information: Purchase Order Number, contract number, item number, description of supplies or services, sizes, unit of measure, quantity, unit price, extended totals and date of purchase/order.

**DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
STANDARD TERMS AND CONDITIONS
DOUGLAS COUNTY, KANSAS
BID NO. 11-F-0019**

14. **TAX EXEMPT:** The County and its agencies are exempt from State and local sales taxes by K.S.A. 79-3606, as amended. Situs of all transactions under the order(s) that shall be derived from this request shall be deemed to have been accomplished within the State of Kansas.
15. **SAFETY:** All practices, materials, supplies and equipment shall comply with the Federal Occupational Safety and Health Act, as well as any pertinent Federal, state and/or local safety or environmental codes.
16. **DISCLAIMER OF LIABILITY:** The County, or any of its agencies, will not hold harmless or indemnify any bidder for any liability whatsoever.
17. **HOLD HARMLESS:** The awarded bidder agrees to protect, defend, indemnify and hold the Board of County Commissioners, its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings or causes of action of every kind and character in connection with or arising directly or indirectly out of this agreement and/or the performance hereof. Without limiting the generality of the foregoing, and all such claims, etc., relating to personal injury, infringement of any patent, trademark, copyright (or application for any thereof) or of any other tangible or intangible personal or property right, or actual or alleged violation of any applicable statute, ordinance, administrative order, rule or regulation, or decree of any court, shall be included in the indemnity hereunder. The awarded bidder further agrees to investigate, handle, respond to, provide defense for and defend any such claims, etc., at his/her sole expense and agrees to bear all other costs and expenses related thereto, even if such claim is groundless, false or fraudulent.
18. **LAW GOVERNING:** All contractual agreements shall be subject to, governed by, and construed according to the laws of the State of Kansas.
19. **ANTI-DISCRIMINATION CLAUSE:** No bidder on this request shall in any way, directly or indirectly, discriminate against any person because of age, race, color, handicap, sex, national origin, or religious creed.
20. **CONTRACT:** The unit price bid and accepted shall remain in effect from date of acceptance until December 31, 2012. The awarded bidder shall invoice the County in accordance with Section 13, based upon such unit price, at such time as the County accepts delivery of the materials but not to exceed one invoice per month.

**DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
PROPOSAL
BID NO. 11-F-0019**

Proposal of MidStates Materials, to supply Various Aggregates to the
(Name of Firm)

Douglas County Public Works Department for 2012 County wide maintenance.

ITEM DESCRIPTION AND SPECIFICATIONS

I – SHOT ROCK (SELECTABLE) QUARRY RUN

- 1) Material shall consist of durable limestone, reasonably free from earth, soapstone, shale, shale like or other easily disintegrated material that will tend to decrease the durability of the material after placement.
- 2) The aggregate size shall be reasonably well graded from 3" to 24", with not more than 10% by weight passing the 3" sieve.
- 3) The nominal size of aggregate may be selected from material available at time of loading to best accommodate the needs for the particular work locations.

II - COMBINED MATERIAL (AB-3)

- 1) Combined Material (AB-3) shall meet all applicable specifications listed in Sections 1101 & 1104 of the Kansas Department of Transportation Standard Specifications for State Road and Bridge Construction, Edition 2007.

III - SURFACING MATERIAL (SS-3)

- 1) Surfacing Material (SS-3) shall meet all applicable specifications listed in sections 1101 & 1112 of the Kansas Department of Transportation Standard Specifications for State Road and Bridge Construction, Edition 2007, with the following exception: The amount of material passing the 200 mesh sieve by the wash method shall be between 7% and 10%.

IV - SURFACING MATERIAL (ROAD ROCK SPECIAL)

- 1) Surfacing Material (Road Rock Special) shall meet all applicable specifications listed in sections 1101 & 1112 of the Kansas Department of Transportation Standard Specifications for State Road and Bridge Construction, Edition 2007, with the following exception:

The percent retained on standard square mesh sieves shall be as follows:

<u>Sieve</u>	<u>% Retained</u>
1.5"	0
1"	0-5
3/8"	45-85
#30	90-100
% Wash	7-10

**DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
PROPOSAL
BID NO. 11-F-0019**

**ITEM DESCRIPTIONS SPECIFICATIONS
(continued)**

V – STONE FOR RIP RAP (LIGHT 18")

- 1) Stone for Rip Rap (Light 18") shall meet all applicable specifications listed in sections 1101 & 1114 of the Kansas Department of Transportation Standard Specifications for State Road and Bridge Construction, Edition 2007:

GENERAL SPECIFICATIONS

- 1) Douglas County will make a minimum of 1 process control gradation per 5,000 ton lot.
- 2) Material to be loaded by supplier into Douglas County trucks between 8:00 a.m. and 4:30 p.m. Monday through Friday.
- 3) Truck scales must be provided at the quarry.
- 4) Douglas County reserves the right to use previously stockpiled material of the same specification as soon as the bid is approved and the material is available.
- 5) In analyzing bids, Douglas County will consider the probable cost to the County of hauling this material to the anticipated areas of use (including the opportunity cost of reduced production due to longer hauls) and any listed exceptions, in addition to the unit price.
- 6) Payment for material used will be by invoice submitted by supplier, not to exceed one per month.

AWARD OF CONTRACT

The County reserves the right to reject any and all bids. The County also reserves the right to split the contract award. The basis for awarding more than one contract for the total quantity specified shall be multiple sources for assurance of continuous supply, consideration of the County's expense for transporting the materials to various sectors of Douglas County, and the price per ton of the various aggregate. Locations of use have not been specifically determined at this time, but some use is anticipated throughout the County.

DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
BID FORM FOR 2010 VARIOUS AGGREGATE BID
(Page #1)

BID NO. 11-F-0019

I - SHOT ROCK (SELECTABLE) QUARRY RUN

ITEM	QUANTITY	QUARRY LOCATION(S)	UNIT PRICE
Shot Rock (Sel.) Qry Run	1,000-3,000 Tons	#1 <u>Big Springs</u>	\$ <u>11.50</u>
Shot Rock (Sel.) Qry Run	1,000-3,000 Tons	#2 _____	\$ _____
Shot Rock (Sel.) Qry Run	1,000-3,000 Tons	#3 _____	\$ _____

II - COMBINED MATERIAL (AB-3)

ITEM	QUANTITY	QUARRY LOCATION(S)	UNIT PRICE
Combined Mat'l (AB-3)	3,000-7,500 Tons	#1 <u>Big Springs</u>	\$ <u>9.35</u>
Combined Mat'l (AB-3)	3,000-7,500 Tons	#2 _____	\$ _____
Combined Mat'l (AB-3)	3,000-7,500 Tons	#3 _____	\$ _____
Combined Mat'l (AB-3)	7,501-12,000 Tons	#1 <u>Big Springs</u>	\$ <u>9.35</u>
Combined Mat'l (AB-3)	7,501-12,000 Tons	#2 _____	\$ _____
Combined Mat'l (AB-3)	7,501-12,000 Tons	#3 _____	\$ _____

III - SURFACING MATERIAL (SS-3)

ITEM	QUANTITY	QUARRY LOCATION(S)	UNIT PRICE
Surfacing Mat'l (SS-3)	100-3,000 Tons	#1 <u>Big Springs</u>	\$ <u>11.00</u>
Surfacing Mat'l (SS-3)	100-3,000 Tons	#2 _____	\$ _____
Surfacing Mat'l (SS-3)	100-3,000 Tons	#3 _____	\$ _____
Surfacing Mat'l (SS-3)	3,001-10,000 Tons	#1 <u>Big Springs</u>	\$ <u>11.00</u>
Surfacing Mat'l (SS-3)	3,001-10,000 Tons	#2 _____	\$ _____
Surfacing Mat'l (SS-3)	3,001-10,000 Tons	#3 _____	\$ _____

DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
BID FORM FOR 2010 VARIOUS AGGREGATE BID
(Page # 2)

BID NO. 11-F-0019

IV - SURFACING MATERIAL (ROAD ROCK SPECIAL)

ITEM	QUANTITY	QUARRY LOCATION(S)	UNIT PRICE
Surfacing Mat'l (Rd Rock Special)	3,000-7,500 Ton #1	Big Springs	\$ 11.00
Surfacing Mat'l (Rd Rock Special)	3,000-7,500 Tons #2		\$
Surfacing Mat'l (Rd Rock Special)	3,000-7,500 Tons #3		\$
Surfacing Mat'l (Rd Rock Special)	7,501-12,000 Tons #1	Big Springs	\$ 11.00
Surfacing Mat'l (Rd Rock Special)	7,501-12,000 Tons #2		\$
Surfacing Mat'l (Rd Rock Special)	7,501-12,000 Tons #3		\$

V. STONE FOR RIP RAP (LIGHT 18")

ITEM	QUANTITY	QUARRY LOCATION(S)	UNIT PRICE
Stone for Rip Rap (Light 18")	500-1,500 Ton #1	Big Springs	\$ 20.50
Stone for Rip Rap (Light 18")	500-1,500 Ton #1		\$
Stone for Rip Rap (Light 18")	500-1,500 Ton #1		\$

List any exceptions to specifications:

Additional Materials

1 1/4 Millings Big Springs at \$ 14.00

SL
JL

DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS
BID FORM FOR 2010 VARIOUS AGGREGATE BID
(Page # 3)

BID NO. 11-F-0019

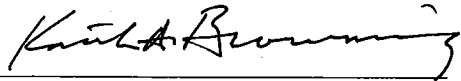
Bids are due by: 3:00 P.M., Wednesday, January 4, 2012.

Supplier: Mid-states Materials

By: Adam Gray

Date: 1.4.2012

RECOMMENDED FOR APPROVAL:



Keith A. Browning, P.E.
Director of Public Works

ACCEPTED:

DOUGLAS COUNTY
BOARD OF COUNTY COMMISSIONERS

James Flory, Chairman Member

Nancy Thellman, Member

Mike Gaughan, Member Chairman

Date

MEMO TO: The Board of County Commissioners
Craig Weinaug, County Administrator

FROM: Jackie Waggoner, Purchasing Director
Division of Purchasing

SUBJECT: Consider Purchase to Improve Technology in Division V Courtroom

DATE: January 12, 2012

The District Court has allocated funds to improve technology in Division V Courtroom.

Back in 2007 we explored different technology options, and found courtrooms to be a perfect match for the capabilities found in the Pointmaker Video Makers. This allows evidence that need to be viewed by the judge, jury, witnesses, lawyers, and sometimes public. It is important for everyone involved to have clarity about what portion of diagrams, pictures, or documents being discussed are important. The Pointmaker makes it easy to achieve clarity with evidence presentations. With this technology, you can:

- Focus attention to evidentiary details.
- Provide control to the judge as to whether the evidence is admissible.
- Allow attorneys to precisely make points for the entire room to plainly see through multiple devices (VCR, DVD, document camera, software).
- Enable witnesses or attorneys to make annotations and/or point over video and computer evidence.

This equipment has been installed in Divisions I, VI, IV, and the Pro Tem courtrooms. It has been the court's intent to phase this technology in each courtroom as funds become available. Mission Electronics is the awarded State contractor for this equipment. Following review of the equipment needs for the courtroom, our quote with the State pricing is \$56,635.85. Funds are available in equipment reserve for this acquisition. Our Purchasing Policy requires commission approval for purchases greater than \$20,000, but allows the Board to waive our formal bidding process when we access a State/Cooperative contract.

Linda Koester-Vogelsang, Court Administrator, and I will be available at the commissioner meeting to answer any questions you may have.

RECOMMENDATION: The Board of County Commissioners waive the formal bidding process and authorize staff to access the State contract with Mission Electronics Inc. in the amount of \$56,635.85 for technology improvements in Division V courtroom.

Douglas County Heritage Conservation Council
NATURAL AND CULTURAL HERITAGE GRANT PROJECT AGREEMENT

Grant Recipient: Clearfield Community Historical Society

Project No: 2011-08

Total Project Budget \$26,521

Award: \$3,000

THIS AGREEMENT is hereby entered into this 30 day of December, 2011 by and between Douglas County, 1100 Massachusetts Street, Lawrence, KS 66044, acting through the Heritage Conservation Council (HCC), and, Clearfield Community Historical Society, 2045 N. 600 Road, Baldwin City, KS 66006, herein called the Grantee.

WHEREAS, the Grantee has applied for and been awarded **\$3,000** from the *Natural and Cultural Heritage Grant Program* for roof repair as outlined in **"With restoration on interior and exterior, make Clearfield School a heritage visitor's stop."**

NOW THEREFORE, in consideration of the award of the grant, the Grantee agrees to administer said grant in accordance with the following policies and procedures:

A. PROJECT DESCRIPTION

The Grantee agrees:

1) to perform and produce the scope of work described in the grant application (Appendix A) and as applicable, HCC amendments (Appendix B) to the scope of work, in accordance with all applicable plans and specifications. If changes to the project scope are necessary, grantee agrees to get approval from the county before money is spent for items/activities that are not contained in this agreement.

2) Grantee will inform the HCC Coordinator as soon as possible of any significant problems, or delays that will materially affect the project or cause the project to fall behind schedule.

B. GRANT PERIOD

Starting Date: 1/1/2012

Ending Date: 6/1/2012

C. COMPETITIVE PROCUREMENT PROCESS

1) Any services and/or materials that are expected to cost \$20,000 or more must seek at least three competitive bids or quotes from qualified individuals/firms. The Grantee must maintain financial records that verify the cost was competitively based from at least three written quotes submitted in response to written specifications. A waiver is permitted if fewer than three qualified individuals/firms are available to perform services and/or provide materials. Although it is not always necessary to select the lowest bid, an explanation for the selection must be documented which should be retained in your files and made available to the county upon request. County staff is available to help the grantee in meeting any procurement issues.

D. PAYMENT SCHEDULE

Below are the preferred payment schedules. An alternate payment schedule can be arranged with the HCC Coordinator, if needed.

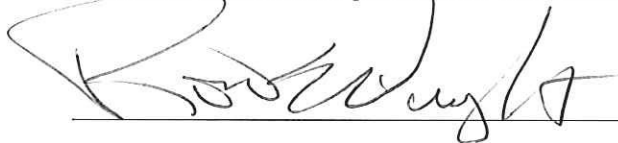
2) When issuing press releases, official statements or documents that describe the project funded by Douglas County, an acknowledgement of the Douglas County Board of County Commissioners and the Natural Cultural Heritage Program should be included.

3) The Grantee agrees that it will comply with and abide by all applicable statutes, including applicable zoning and building code requirements, the Federal Civil Rights Act of 1964, the Kansas Conflict of Interest Act, K.S.A. 75-4301 et seq., the Kansas Open Records Act, K.S.A. 45-215 through 45-225, and the Federal Immigration Reform and Control Act of 1986. The Grantee also agrees to retain all books, records, and other documents relative to this agreement for five (5) years after final payment,

4) The grantee agrees that Douglas County and all of their officers, agents and employees shall not be liable for claims on account of personal bodily injuries or death or on account of property damages arising out of the work to be performed by the grant recipient hereunder and resulting solely from the negligent acts or omissions of the grant recipient, its agents, employees and subcontractors. Such claims may not be pursued in accordance with the provisions of the Kansas Tort Claims Act, K.S.A. 75-6101 et seq.

I have read the above agreement and agree to abide by all of its provisions. Upon execution, this Agreement controls all activities during the project period.

In witness whereof, the parties have executed this project agreement.

 1-11-2012

Grantee, Authoring Official

Date



Typed or Printed Name and Title of Signator

Grantee, Project Director (if different than above) Date

Typed or Printed Name, Title and Contact Information of Signator

County

Date

2011-08

Natural & Cultural Heritage Grant Program

TARGET Project Application

2011



The Douglas County Commission allocated \$350,000 for the 2011 County budget to assist with the development and creation of natural and cultural heritage conservation projects. As part of this process, the Douglas County Commission created the Natural & Cultural Heritage Task Force in the fall of 2011 with the objective of recommending the process for awarding the allocated money.

The grant application materials are designed to be straight forward enough to encourage grant submissions from a wide variety of interests. Individuals, organizations and businesses can apply. The amount of detail and verification required should be dependent in part on the amount of the request. At the same time, applicants should provide enough information to demonstrate their ability to carry out and accomplish the purpose for which they are requesting public funds. The grant application should convey what is expected in terms of the requirements for eligibility and the desired outcomes.

This packet is the application for a **TARGET PROJECT**. The Natural & Cultural Heritage Task Force has defined a target project as a proposal requesting at most \$104,999. Please refer to pages 8-9 of the *Natural & Cultural Heritage Task Force's Final Report* to learn how heritage applications will be evaluated.

Grant monies will be distributed to each grant recipient under terms of a performance agreement between the recipient and Douglas County.

The Heritage Conservation Council may contact applicants for further information or clarification. If you have any additional questions or concerns please contact:

Heritage Conservation Council
Douglas County Courthouse
1100 Massachusetts Street, 2nd Level
Lawrence, KS 66044
785-832-5268

To apply, please send your application to the above address by Friday, September 23, 2011 by the close of the business day. Include as much information as possible about the proposed project. You may attach additional pages and any supplemental information if necessary. Electronic applications are encouraged.

Section 1: Applicant Information

Please fill out the following

Clearfield Community Historical Society

Name of Applicant or Organization:

Ron Wright

Name of Organization's Director (if different from above)

2045 N 600 Rd, Baldwin City 66006. Palmyra Township

Address (include township if applicable):

wrightlr@embarqmail.com

Email:

785-766-0494

785-883-4178

Phone #

Cell Phone #



Unplanned Horse Carriage in front of Clearfield School Building 22 September 2011

Section 2: Project Information

With restoration on interior and exterior, make Clearfield School a heritage visitor's stop

Project Title:

2152 E 600, Baldwin City, Palmyra Township

Address of Project:

Clearfield Community Historical Society

Names of individuals/organization that own the property:

Ron Wright, 785-766-0494 wrightlr@embarqmail.com

Contact Information for those individuals and/or groups:

Repair exterior walls and foundation. Remove honey bees and tree limbs too close to building. Restore electricity to the building. Make rudimentary meeting hall for community gatherings.

Project Description Summary:

approximately 1/2

Number of Acres:

\$23,280

Amount Requested

\$26,521

Project Budget

Scope of project:

(Please check all that apply)



Historic Structures



Prairie; woodlands, waterways; habitat restoration/preservation



Agriculture; working farms; heritage farms



Freedom's Frontier themes (Civil War and pre-Civil War heritage; Settlement stories before and after Civil War; Enduring struggle for freedom)



Pre-settlement history

Section 3: Project Description

- a) Specifically explain the proposed project, including any regulations, guidelines, or best practices that will be followed. What do you plan to do? When? How? Photos, plans, drawings, illustrations, building condition reports or building inspections that are related to the proposed project may be included separately as support materials.

See APPENDIX I Clearfield Preservation Goal

This project is to prepare the school building to be the center of the Shawnee and German heritage and culture of East Southeast Douglas County. It is to prepare it so that it may be fully renovated to be a visitor's and community center in future years. Current regulations are those related to remodeling a private building, guidelines are to make the building ready for people to see exterior anytime and the interior by appointment. Other guidelines are to try to make it look like it was around 1921 and make preparation for a hidden HVAC system. As a best practice, we plan to use Scott Braddock, restoration expert for the Vinland Church, Parmenter Hall, and Mueller stage for Ballad of Black Jack and in this and future renovation.

SEE APPENDIX II Project Plan with Time Line

- b) Describe the natural and cultural heritage significance of the project, structure, and or property?

The Clearfield School represents a reminder of the Clearfield Community. The Clearfield Community encompasses the headwaters of the Little Wakarusa River and a large part of Captain's Creek including its waterfalls. Several geological zones are found. The community represents over 2400 acres the Shawnee were forced to pick and forced to migrate away. The community saw a limited number of people leaving the Oregon Trail to go to the National Road (Santa Fe Trail). It represents German and Pennsylvania Dutch who came before Bloody Kansas to establish possibly the second school in Kansas, which the proposed renovation is the second or third building of the district. The community represents limited involvement with the Freedom's Frontier and the last rural school building prior to consolidation. It represents a heritage of working with multiple peer government entities. Directly the structure and property represents 160 years of education and faith in God, 130 years of existence and 100 years of being at the current location and 70 years of Grange usage, and 20 years of volunteers trying to tell this story.

- c) Please describe how this project provides a substantial benefit for the conservation of Douglas County natural and cultural resources?
1. Provides korpgeist or something that East Southeast Douglas County residents may rally behind.
 2. Provides meeting place for current community.
 3. Provides a collective memory and storage of archival materials of what made ESE Douglas it is today.
 4. Existing heritage structure needs limited resources to become draw to non-Douglas County residents.
 5. Existing heritage structure will highlight and not sacrifice current natural resources.
 6. Provides demonstrated first and last education in Douglas County, Shawnee and German heritage.

d) If applicable, please describe the condition of the property and include photos.

Basic structure is in good condition and keeps the interior dry, but not authentic to proposed use.

Honey bees and raccoons and other "critters" have exposed the structure to weather damage.

Last exterior painting since 2006.

SEE APPENDIX III Urgency Photographs

e) Please describe the urgency of the project.

Owned by Clearfield Community Historical Society, a Kansas not-for-profit entity with limited financial means. Deterioration is constant by weather and escalated as damage by wild creatures. At minimum, \$2,780 is needed to repair roof for 5 years or less. Structure to encourage tourism to Douglas County and a good feeling in area. It is urgent because there is no tourism and estimated 20% residents know they live in this community. The longer the building stands idle the fewer residents will know.

f) Describe the expected timeline for completion of this project.

SEE APPENDIX II Project Plan with Time Line

Completion Draws for March, May and June. Ribbon Cutting 20 September 2012 7:30PM

g) How will this project connect the physical sites and interpretative stories of Douglas County?

The structure will connect golden Douglas County residents to current scholars via volunteers and relatable stories. This project will have limited signage encouraging gathering similarly as of old.

Section 4: Community Impact

a) Describe how the project contributes to maintaining or enhancing Douglas County's heritage.

1. Encourage unity of 150+ Douglas County landowners and their families.
2. Encourage cooperation with Hopewell and the United Methodist.
3. Encourage cooperation between Palmyra and Eudora Townships.
4. Encourage one-room school enthusiasts to Douglas County.
5. Encourage Shawnee enthusiasts to Douglas County.
6. Encourage Western Johnson County residents to Douglas County.

b) Will you allow public access to the facility/property?

Yes

☒

No

☐

Please explain your response above

When fully renovated, the Clearfield School is expected to be open 12 hours per week for manual interpretative stories and by appointment. Hours to correspond with the Eudora, Lanesfield and Monticello Museums.

With the current project, the Clearfield School building is expected to tell its story from its exterior from sunrise to sunset.

c) Please describe the public benefit derived from this project.

Good will from residents in the ESE of the county.

Additional reasons for out-of-county travelers to come to the county.

Keeping a centennial building from larger expenses from not maintaining.

A focal point from scattered non-associated area residents.

The current project will allow for a limited inexpensive local field trip for Baldwin and Eudora School Districts.

d) Will the project incorporate any educational programs?

Yes

☒

No

☐

Please explain your response above

This project is limited in its educational program. With signage it will tell about itself.

Volunteers will be able give a limited summary on Clearfield, especially to encourage "korpgeist", community spirit.

When fully renovated, volunteers and signage will be able to give many stories.

Section 5: Project Costs

- a) What are the estimated costs (acquisition, rehabilitation, etc...) for this project? Please include any estimates or bids that have been completed. If the budget presented in this application is a preliminary budget arrived at without firm bids, explain how the cost estimates were determined.

Since 1999, Clearfield Community Historical Society built a relationship with Scott Braddock of Scott's Repair of Baldwin and Douglas County Heritage Restorer of Vinland Church, Parmenter Hall, and the Mueller stage for Ballad of Black Jack. We asked him to estimate how much it would take to "critter proof" as well as start towards fully renovation.

See Appendix V Estimate. Total Project \$26,521 . Heritage Conversation Council Request- \$23,280

- b) How will the project be sustained once the project is completed? For instance, how will on-going maintenance costs be financed?

Volunteers from The Clearfield Community Historical Society and area residents have donated and maintained the grounds since 1999. We are recruiting additional members, volunteers and building good will with residents, the United Methodist Church, Hopewell and Eudora Historical Societies. We are developing youth resources to the end of seeing future maintenance.

- c) Explain if there are any other resources you intend to use in order to complete this project. This may include other sources of funding, loans, or in-kind contributions.

See Appendix IV - Other Funding Sources. Total \$3,241 with NO loans and primarily in-kind contributions.

- d) How is this project unique to Douglas County?

1. Building heir of first school in Douglas County and second in Kansas.
2. Commemorates a high concentration of Shawnee ownership.
3. School building a tourism draw with little money and owned by Historical Society.
4. Local Historian John More will help to make this the less expensive for biggest benefit for the council and county commissioners.

Section 6: Signature

Signature



Date

9-22-2011

Table of Appendix

I – Clearfield Preservation Goal
Ia - 2011 Project Interior Items
Ib – 2011 Projects Upper Exterior Items
II – Project Plan with Time Line
III – Urgency Photographs page 1
IIIa – Urgency Photographs page 2
IIIb – Urgency Photographs page 3
IV – Other Funding Sources
V - Estimate
Va – Estimate – Braddock Page 1
Vb – Estimate – Braddock Page 2

APPENDIX I - Clearfield Preservation Goal

Persuade following generations to be thankful or “korpgeist” by remembering the deliverance their Creator gave their forefathers in the Clearfield area.

The Clearfield School Building is one of four 100+ year old structures in South Eudora and Northeast Palmyra townships. We hope to have all possible on the National Historical Registry.

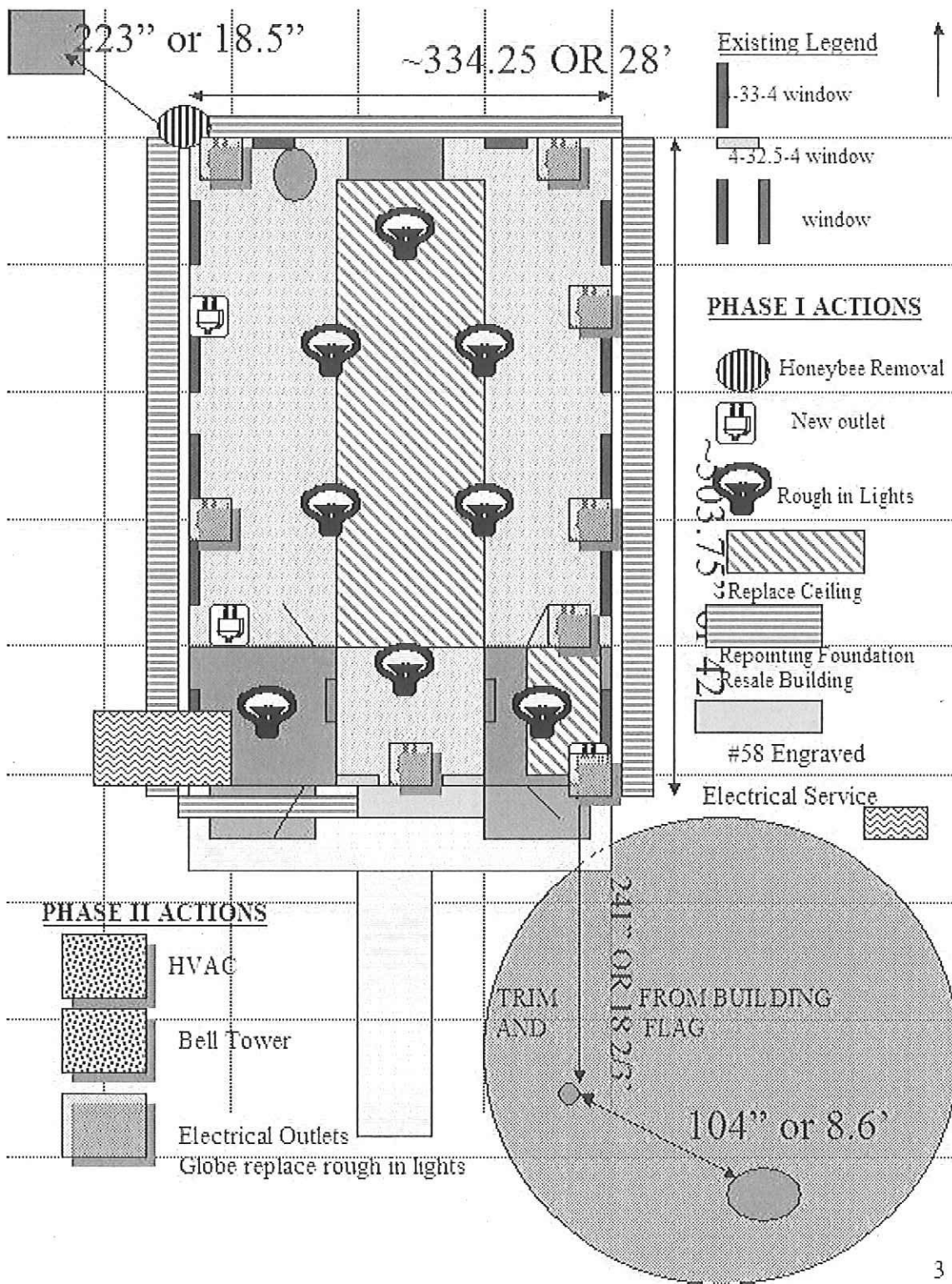
Working with the Hopewell Church and Barn and Clearfield United Methodist Church, we show how the Greatest to the current generation is better because of people of the past actions in the Captain’s Creek and Clearfield hamlet.

We have a rich connection with the Santa Fe Trail Association of Douglas County and Eudora Area Historical Society.

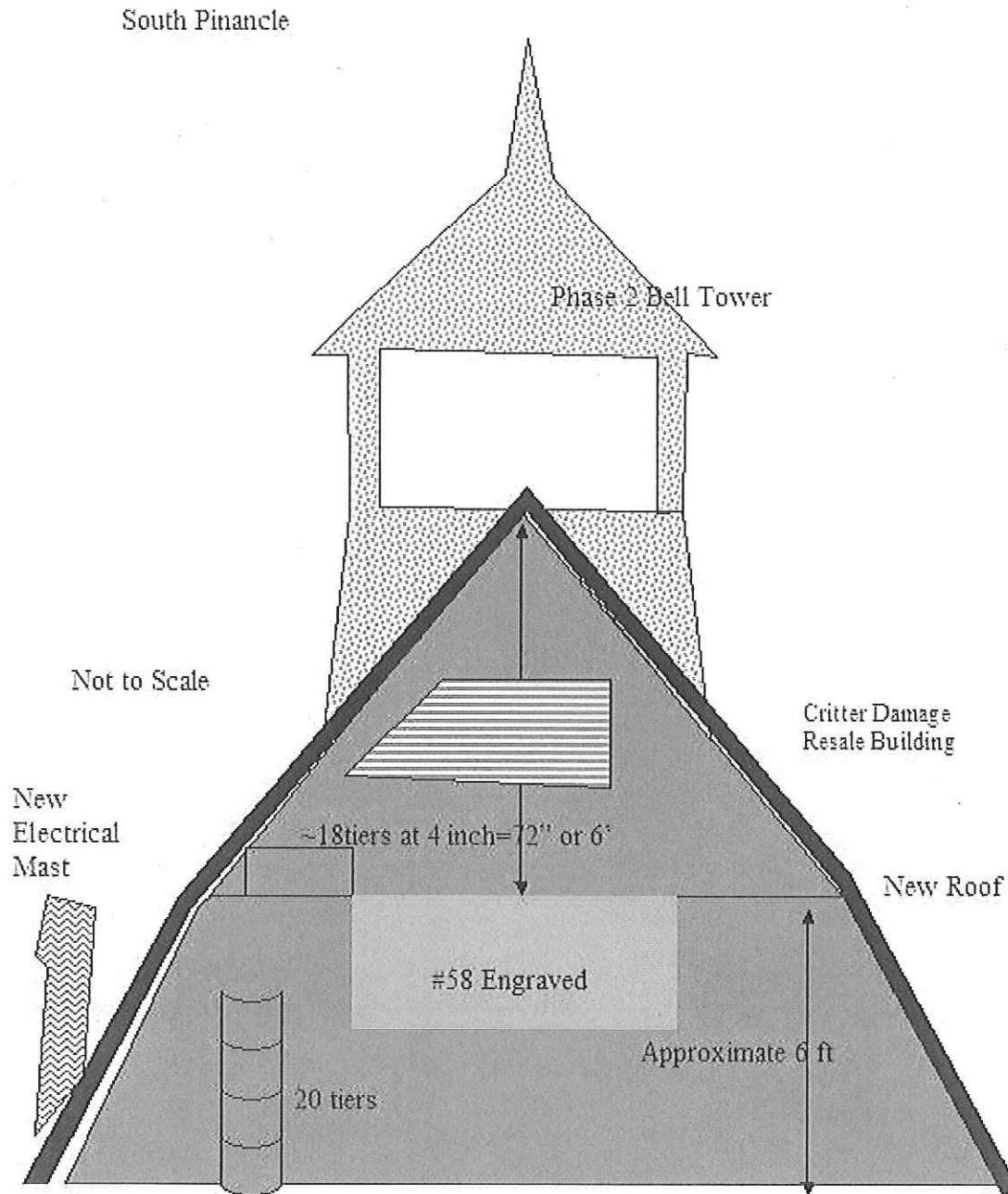
Our Stated Purpose is:

1. To preserve, maintain and restore the building and grounds thereof known as Clearfield school no. 58. also known as “Union”. also known as Clearfield School Dist. #24. also known as the Clearfield Grange Hall. The legal description of this property is ½ acre more or less located in the S.E. ¼ of Sec 17 T. 14 N 21 in Palmyra Township, Douglas County, KS.
2. To use this building as a repository for and display of documents, photos, artifacts and other articles deemed by the society members to be of historical significance to the Clearfield Community.
3. To manage and oversee the occupancy and use of the building and grounds by the community service groups and to collect fees from those groups to cover routine maintenance and expenses.

APPENDIX Ia - Clearfield Preservation Goal- Continued 2011 Project Interior Items



APPENDIX Ib - Clearfield Preservation Goal Continued – 2011 Project Upper Exterior Items



APPENDIX II Project Plan with Time Line**January – March 2012**

	DCHCC	Inkind
Project Management Meetings at Clearfield United Methodist		\$300
Remove honey bees		300
Remove excess desks and furniture.		135
Store desks and furniture for re-use.		19
Rudimentary interior cleaning.		77
Re-mast and re-connect electrical service.	\$2,000	19
Basic Project Management		132
Donated Project Utilities		90
Provide first Council report.		19
Subtotal for Draw One	2,000	1,091

April-May

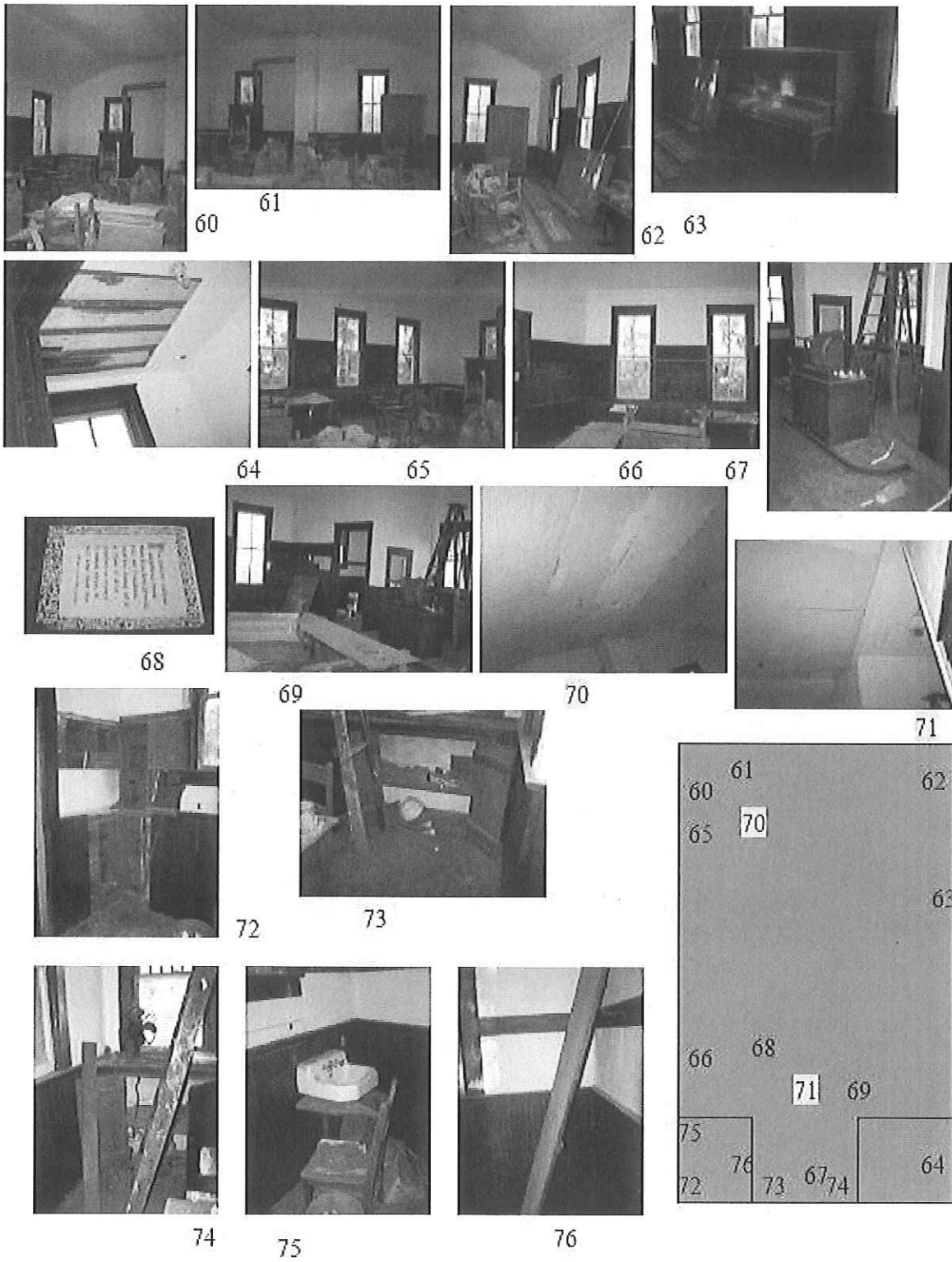
Project Management Meetings at Clearfield United Methodist		100
Build awareness in Palmyra and Eudora townships		16
Coordinate activities with Hopewell Historical officers		15
Awareness Volunteers		87
Rebuild crawlspace access, re-set stones and re-tuck point masonry.	4,500	12
Replace roof with 30 year dimensional shingles.	9,180	12
Basic Project Management		96
Donated Project Utilities		60
Provide second Council report		19
Subtotal for Draw Two	13,680	417

June

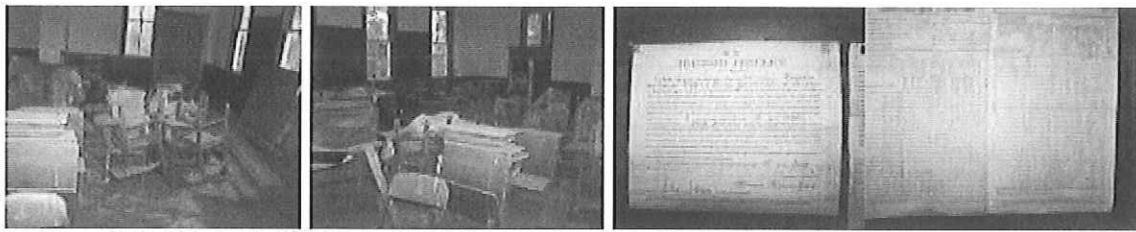
Repair areas on siding, cornice molding, exterior trim.	550	12
Rebuild front gable decorative panel.	850	12
Rebuild interior ceiling.	4,900	12
Repair Drywall in utility area	500	12
Rough in wiring for 6 light openings in main and 2 opening in front rooms	800	12
Trim walnut tree		154
Repaint exterior		385
Repaint flag pole		48
Interior cleaning.		154
Additional Volunteerism		371
Donated Project Utilities and Finishing Items including sign.		50
Basic Project Management		492
Provide final Council report		19
Subtotal for Draw Three	7,600	1,733
Total for Application	23,280	3,241

Thursday 20 September 2012 7:30PM - Invite County Officials, residents, Eudora Area Historical Society and Clearfield United Methodist Church to Meet at the Clearfield School for ribbon cutting Presentation What did I get myself into? the Sequel. The Clearfield Community 1900-2012 by John More

APPENDIX III – Urgency 2011 Photographs (SEE ALSO APPENDIX IIIA & IIIB)



APPENDIX IIIA – Urgency 2011 Photographs (SEE ALSO APPENDIX III & IIIB)



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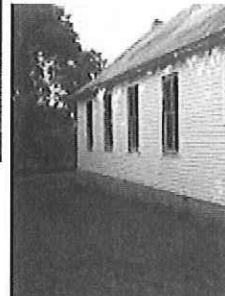
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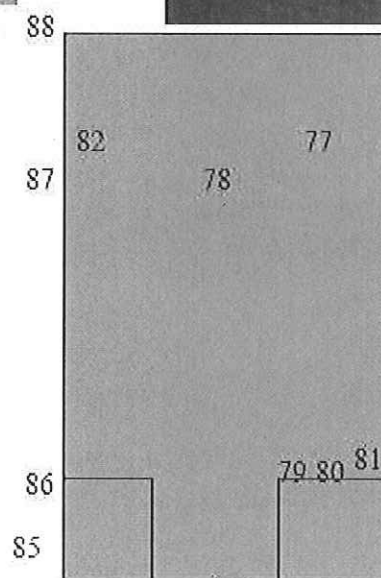
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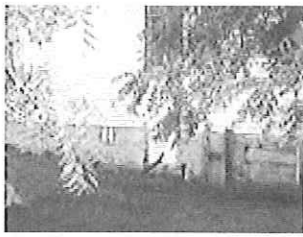


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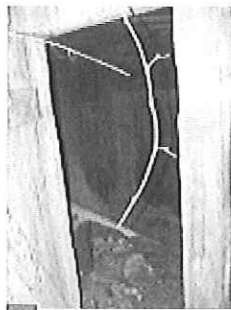


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APPENDIX IIIB – Urgency 2011 Photographs (SEE ALSO APPENDIX III & IIIA)



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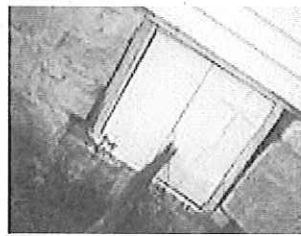
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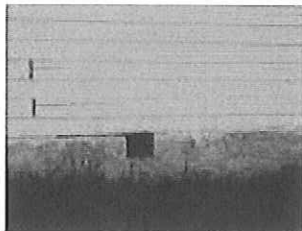
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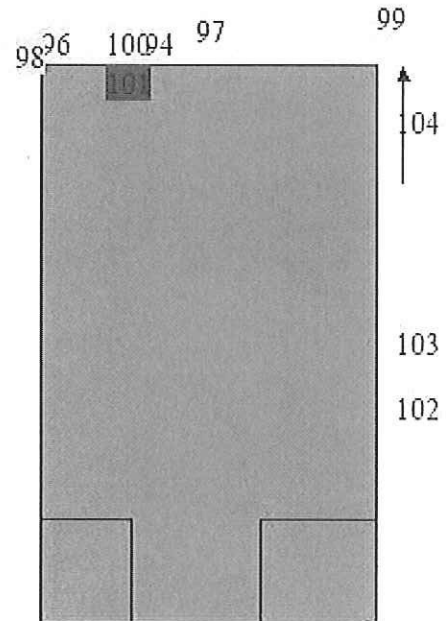


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APPENDIX IV – Other Funding Sources

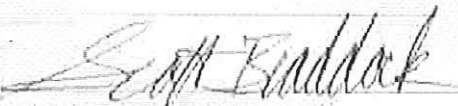
<u>Description</u>	<u>Hours/ Amount</u>	<u>Rate</u>	<u>Extended</u>
Volunteer Project Manager	100	12	\$1,200
Volunteers including John More	100	7.25	725
Volunteers for exterior painting	20	7.25	145
Donated Gallons of white paint @ \$30/gallon	8	30	240
Society funded Beekeeper services	1	300	300
Maintenance Donations	1	200	200
Clearfield United Methodist Church rental	20	20	400
Officers time to talk with project representatives			
Hopewell Historical in-kind	1	15	15
Palmyra Township in-kind	0.25	30	8
Eudora Township in-kind	0.25	30	8
Total			<u>3,241</u>

APPENDIX V – Estimate (SEE ALSO APPENDIX VA&VB)

With restoration on interior and exterior, make Clearfield School a heritage visitor's stop

Re-mast and re-connect electrical service.	\$2,000
Rebuild front gable decorative panel.	850
Repair areas on siding, cornice molding, exterior trim.	550
Replace roof with 30 year dimensional shingles.	9,180
Rebuild crawlspace access, re-set stones and re-tuck point masonry.	4,500
Rebuild interior ceiling.	4,900
Repair Drywall in utility area	500
Rough in wiring for 6 light openings in main and 2 opening in front rooms	800
Douglas County Heritage Conservation Council Funding Request	<u>\$23,280</u>
Other Funding Sources	<u>\$3,241</u>
Estimated Project Cost	<u><u>\$26,521</u></u>

APPENDIX VA – Estimate – Braddock Page 1

Proposal			
Braddock, LLC 101 E. 7th St. Braddock, PA 15106			
Project Name: Clearfield School House	Job Name: _____		
Address: _____	Date: 4/20/11		
Project #: _____	Anticipated: _____		
We hereby submit specifications and estimates for Restoration of Interior / exterior of vacant Clearfield School House			
Exterior Repair Repair Front Gable decorative Panel 850.00 Repair areas on siding, cornice molding, exterior trim where animals have destroyed wood 550.00 Repair metal roof, add 10 pieces as needed, 16 LxH + screws on existing metal + coat metal with metal roof coating 2780.00 Option - Tear off existing metal, composition + wood shingles, deck with 3/4" OSB, Tar Paper + shingle with 30 yr dimensional 980.00 Rebuild fireplace Address, 16-set stones + 16-tuck point 4500.00 NW Corner			
We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of \$ _____ Dollars			
with payments to be made as follows: We warrant our estimate here above was based on correct description of the work and we warrant our estimate was based on correct description of the work and we warrant our estimate was based on correct description of the work.			
Honesty submitted _____ Date: 4/20/11	Signature  Date: 4/20/11		
Acceptance of Proposal			
The above prices, specifications and conditions are hereby accepted and the work is ordered to be performed in accordance with the above specifications.	Signature _____		
Date of Acceptance _____	Signature _____		

APPENDIX VB – Estimate- Braddock Page 2

Braddock Repair, LLC 1500 Braddock 1001 E. 10th St. Braddock, PA 15106 Proposal Page 2 of 2			
COVERED			
Proposal to be made for:		Job Name:	
Address:		Job Location:	
Phone #		Date:	
Fax #		Title of Firm:	
E-mail:		Address:	
We hereby submit specifications and estimates for: INTERIOR REPAIR - DEMO ALL CEILING (Plaster, Metal, + drywall) clean up, hang new 1/2" drywall, Tape, Joint Finish drywall 4900.00 - REPAIR drywall in main Panel Electric Box area 500.00 - BOUGH IN WIRING FOR LIGHTS IN MAIN area + TWO SMALL FRONT ROOMS (Total 8 openings) 800.00			
We propose hereby to furnish material and labor to complete in accordance with the above specifications for the sum of:			
\$		Dollars	
with payments to be made as follows:			
Any alteration or modification to these specifications without written consent of the undersigned may void the contract and the contractor shall not be responsible for any work done or materials used.		Respectfully submitted:	
Note: This proposal may be withdrawn by return of this document.		Date:	
Acceptance of Proposal			
The undersigned, as the owner, hereby accepts the contract and the terms and conditions of the proposal as shown on the drawings and specifications.		Signature:	
Date of Acceptance:		Signature:	

60-100000

APPENDIX B

HERITAGE COUNCIL AMMENDMENTS

1. The Heritage Council awards \$3,000 for exterior perimeter work on the Clearfield School House including patching the roof, work outside to keep rodents out of the building and foundation work on the back corner of the building. The funds were not approved to work on the interior ceiling.

A handwritten signature in cursive script, appearing to read "Ron Wigg". The signature is written in dark ink on a white background.

Douglas County Heritage Conservation Council
NATURAL AND CULTURAL HERITAGE GRANT PROJECT AGREEMENT

Grant Recipient: Lecompton Historical Society

Project No: 2011-05

Total Project Budget \$69,900

Award: \$15,000

THIS AGREEMENT is hereby entered into this 30 day of December, 2011 by and between Douglas County, 1100 Massachusetts Street, Lawrence, KS 66044, acting through the Heritage Conservation Council (HCC), and, **Lecompton Historical Society, 640 Woodson Avenue, Lecompton, Kansas 66050-0068**, herein called the Grantee.

WHEREAS, the Grantee has applied for and been awarded \$15,000 from the *Natural and Cultural Heritage Grant Program* for “**Relocation of 1892 Lecompton City Jail.**”

NOW THEREFORE, in consideration of the award of the grant, the Grantee agrees to administer said grant in accordance with the following policies and procedures:

A. PROJECT DESCRIPTION

The Grantee agrees:

1) to perform and produce the scope of work described in the grant application (Appendix A) and as applicable, HCC amendments (Appendix B) to the scope of work, in accordance with all applicable plans and specifications. If changes to the project scope are necessary, grantee agrees to get approval from the county before money is spent for items/activities that are not contained in this agreement.

2) Grantee will inform the HCC Coordinator as soon as possible of any significant problems, or delays that will materially affect the project or cause the project to fall behind schedule.

B. GRANT PERIOD

Starting Date: 1/1/2012

Ending Date: 12/31/2012

C. COMPETITIVE PROCUREMENT PROCESS

1) Any services and/or materials that are expected to cost \$20,000 or more must seek at least three competitive bids or quotes from qualified individuals/firms. The Grantee must maintain financial records that verify the cost was competitively based from at least three written quotes submitted in response to written specifications. A waiver is permitted if fewer than three qualified individuals/firms are available to perform services and/or provide materials. Although it is not always necessary to select the lowest bid, an explanation for the selection must be documented which should be retained in your files and made available to the county upon request. County staff is available to help the grantee in meeting any procurement issues.

D. PAYMENT SCHEDULE

Below are the preferred payment schedules. An alternate payment schedule can be arranged with the HCC Coordinator, if needed.

Grants less than or equal to \$5,000

- 1) Once a grant performance agreement has been fully executed, the Grantee may begin project work. Grantee will receive a check from Douglas County for entire award amount.
- 2) Within 90 days of the completion of the project, the grantee needs to submit the receipt of fiscal documentation and a Final Project Report.

Grants greater than \$5,000

- 1) Once a performance agreement has been fully executed, the County will issue a payment of 30% of the project work.
- 2) When those funds have been expended and the grantee is ready for an additional payment, the Grantee shall submit an interim report that includes financial information related to the initial 30% of project award, as well as plans for the use of the next project award payment. See the guidelines for the interim report available from the HCC.
- 3) Once the interim report is reviewed and approved by the HCC Coordinator, the County will disburse the next 60% of the project award as soon as reasonably possible.
- 4) The remaining 10% of the total grant amount will be distributed as a reimbursement and will be issued once the Final Project Report has been reviewed and approved by the HCC Coordinator. The Final Project Report Template is available from the HCC Coordinator

F. CANCELLATION

The County or the Grantee reserve the right of termination for cause on a thirty (30) day notice should it be determined that either has failed to materially comply with the terms and conditions of the agreement, or when both parties agree that the project will not produce beneficial results commensurate with further expenditure of funds or because of circumstances beyond the control of the County and/or Grantee.

G. MAINTENANCE AGREEMENT

The Grantee agrees to own and maintain the property, and if not the owner, to maintain the property, beginning with the signing of this agreement and ending five years from the completion of the project as indicated by the acceptance of the completion report by the County. Failure to maintain any improvements financed by this grant could provide cause for the county to seek reimbursement of all or part of the grant funds disbursed to the grantee. Exceptions to this requirement may be granted by the county for damages that result from fire, flood, tornado, or other events beyond the control of the grantee.

GENERAL CONDITIONS

- 1) If a concern or problem occurs during the implementation of the grant project plan, the HCC Coordinator will work with County staff and the grantee to resolve the issue. If the concern persists, it can be brought before the Board of County Commissioners.

2) When issuing press releases, official statements or documents that describe the project funded by Douglas County, an acknowledgement of the Douglas County Board of County Commissioners and the Natural Cultural Heritage Program should be included.

3) The Grantee agrees that it will comply with and abide by all applicable statutes, including applicable zoning and building code requirements, the Federal Civil Rights Act of 1964, the Kansas Conflict of Interest Act, K.S.A. 75-4301 et seq., the Kansas Open Records Act, K.S.A. 45-215 through 45-225, and the Federal Immigration Reform and Control Act of 1986. The Grantee also agrees to retain all books, records, and other documents relative to this agreement for five (5) years after final payment,

4) The grantee agrees that Douglas County and all of their officers, agents and employees shall not be liable for claims on account of personal bodily injuries or death or on account of property damages arising out of the work to be performed by the grant recipient hereunder and resulting solely from the negligent acts or omissions of the grant recipient, its agents, employees and subcontractors. Such claims may not be pursued in accordance with the provisions of the Kansas Tort Claims Act, K.S.A. 75-6101 et seq.

I have read the above agreement and agree to abide by all of its provisions. Upon execution, this Agreement controls all activities during the project period.

In witness whereof, the parties have executed this project agreement.

Paul M. Bahnmaier Jan 10 2012

Grantee, Authoring Official

Date

Paul M. Bahnmaier

Typed or Printed Name and Title of Signator

Grantee, Project Director (if different than above) Date

Typed or Printed Name, Title and Contact Information of Signator

County

Date _____

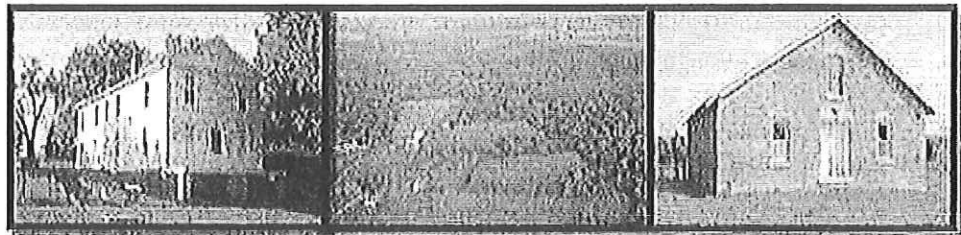
APPENDIX A

GRANT APPLICATION

Natural & Cultural Heritage Grant Program

TARGET Project Application

2011



The Douglas County Commission allocated \$350,000 for the 2011 County budget to assist with the development and creation of natural and cultural heritage conservation projects. As part of this process, the Douglas County Commission created the Natural & Cultural Heritage Task Force in the fall of 2011 with the objective of recommending the process for awarding the allocated money.

The grant application materials are designed to be straight forward enough to encourage grant submissions from a wide variety of interests. Individuals, organizations and businesses can apply. The amount of detail and verification required should be dependent in part on the amount of the request. At the same time, applicants should provide enough information to demonstrate their ability to carry out and accomplish the purpose for which they are requesting public funds. The grant application should convey what is expected in terms of the requirements for eligibility and the desired outcomes.

This packet is the application for a **TARGET PROJECT**. The Natural & Cultural Heritage Task Force has defined a target project as a proposal requesting at most \$104,999. Please refer to pages 8-9 of the *Natural & Cultural Heritage Task Force's Final Report* to learn how heritage applications will be evaluated.

Grant monies will be distributed to each grant recipient under terms of a performance agreement between the recipient and Douglas County.

The Heritage Conservation Council may contact applicants for further information or clarification. If you have any additional questions or concerns please contact:

Heritage Conservation Council
Douglas County Courthouse
1100 Massachusetts Street, 2nd Level
Lawrence, KS 66044
785-832-5268

To apply, please send your application to the above address by Friday, September 23, 2011 by the close of the business day. Include as much information as possible about the proposed project. You may attach additional pages and any supplemental information if necessary. Electronic applications are encouraged.

Section 1: Applicant Information

Please fill out the following

LECOMPTON HISTORICAL SOCIETY

Name of Applicant or Organization:

Paul M. Bahnmaier, President

Name of Organization's Director (if different from above)

640 E. Woodson Avenue, Lecompton, KS 66050-0068

Address (include township if applicable):

Lanemuseum@aol.com

Email:

785.887.6148 (museum)

785.87.6275 (home)

none

Phone #

Cell Phone #

Section 2: Project Information

Relocation of 1892 Lecompton City Jail

Project Title:

315 Elmore Street, Lecompton, Douglas County, Kansas 66050

Address of Project:

Lecompton Historical Society

Names of individuals/organization that own the property:

Paul Bahnmaier, President – (museum) 785-887-6148, (home) 785-887-6275

Contact Information for those individuals and/or groups:

Relocation of 1892 Leocompton City Jail from private property, owned by Tom and Carla Myer, 314 Isacks Street, Leocompton, Kansas, approximately 50 yards, across the alley to property owned by the Leocompton Historical Society which is adjacent to Constitution Hall, a National Landmark and Kansas State Historical Site.

Project Description Summary:

Less than one-half acre.

Number of Acres:

\$58,400

\$69,900

Amount Requested

Project Budget

Scope of project:

(Please check all that apply)



Historic Structures



Prairie; woodlands, waterways; habitat restoration/preservation



Agriculture; working farms; heritage farms



Freedom's Frontier themes (Civil War and pre-Civil War heritage; Settlement stories before and after Civil War; Enduring struggle for freedom)



Pre-settlement history

Section 3: Project Description

a)

Specifically explain the proposed

project, including any regulations, guidelines, or best practices that will be followed. What do you plan to do? When? How? Photos, plans, drawings, illustrations, building condition reports or building inspections that are related to the proposed project may be included separately as support materials.

Relocate the 1892 native stone Leocompton City Jail from private property to a location across alley approximately 60 feet onto property owned by the Leocompton Historical Society.

Project will entail, preparation of the land for the foundation at the new location, numbering each stone, window bars, original wood door and frame, rafters, etc. prior to removal. Then, actual dismantling and reconstruction of the structure on the new site will follow. The rafters and roof will be replaced with similar size lumber and spacing but the original cottonwood will be replaced with treated material which will last longer than other replacement materials.

Stones will be brought across the alley to the new site and reassembled on a full concrete foundation beneath the footprint of the entire jail.

The project complies with City of Lecompton Zoning Ordinances. The original location and the new location are within 100 yards of Courthouse Hall, thus within the protected historic preservation zoning area for that landmark as well.

Stone will be built up with a mix containing a limited amount of Portland cement to provide stability while retaining the character of the original mix used originally.

For more details, drawing, photos, see attached Proposal for Relocation of the Lecompton Jail by Rockhill and Associates.

b) Describe the natural and cultural heritage significance of the project, structure, and or property?

The structure is a unique native limestone building with two very small windows containing fourteen iron bars each, and the original wooden door with original hardware in place. The walls are more than two feet thick. The floor plan is smaller than 9 x 7 feet. It was used as the jail for the City of Lecompton from 1892 to 1902.

It will provide an educational opportunity for students and adult visitors to experience first-hand what, by today's standards, was "cruel and unusual punishment."

c) Please describe how this project provides a substantial benefit for the conservation of Douglas County natural and cultural resources?

The project will save a unique, one-of-a kind jail building still remaining in Douglas County.

d) If applicable, please describe the condition of the property and include photos.

The structure is in very good condition considering its age and lack of attention and maintenance during the approximately 120 years since its construction. The stone was

originally pointed with a mixture heavy with Portland that will present some difficulty in dismantling without some damage to the stone.

For photos of the existing structure, please refer to Pages of the attached Proposal from Rockhill and Associates

- e) Please describe the urgency of the project.

As shown and described in the photos, drawings and descriptions contained in the proposal from Rockhill and Associates, this property is deteriorating rapidly. If action to preserve this building is not taken very soon, the structure is in danger of collapsing.

Further, the structure is on private property and the property owners do not want it because it is situated on their property in a location that limits access to their rear yard. If the jail is not relocated, it will likely be dismantled within the next year.

- f) Describe the expected timeline for completion of this project.

The expected timeline for completion is six months after the grant application is accepted and approved by this Natural & Cultural Heritage Grant Program and the Douglas County Commission, weather permitting.

It is hoped to hold a formal dedication during Territorial Day in June 2012.

- g) How will this project connect the physical sites and interpretative stories of Douglas County?

After it is relocated, this building will be next door to Constitution Hall, a National Landmark and State of Kansas State Historical Site and will provide visitors with an opportunity to enter a century-old jail and see the lack of comfort and sanitary facilities that prisoners would have endured.

Section 4: Community Impact

- a) Describe how the project contributes to maintaining or enhancing Douglas County's heritage.

It will contribute to the public's physical understanding of the primitive conditions of early Douglas County law enforcement.

b) facility/property?

Will you allow public access to the

Yes

☒

No

☐

Please explain your response above

The structure is being moved from private property to property owned by the Lecompton Historical Society adjacent to Constitution Hall.

It will be included as part of the tours sponsored by the Lecompton Historical Society

It will be available, at no additional cost, to all private visitors to Constitution Hall.

c) Please describe the public benefit derived from this project.

The structure is being moved from private property to property owned by the Lecompton Historical Society adjacent to Constitution Hall.

It will be included as part of the tours sponsored by the Lecompton Historical Society

It will be available, at no additional cost, to all private visitors to Constitution Hall.

It will preserve late 19th century construction methods.

It will provide the public with a clear perception of Douglas County/City of Lecompton early justice methods.

d) educational programs?

Will the project incorporate any

Yes

☒

No

☐

Please explain your response above

It will be a part of the educational experience provided by the Lecompton Historical Society to the many students who tour the historic sites in Lecompton, Kansas. It will compliment the Kansas State History Standards that have been developed by the Kansas Department of Education. It will also be included in the motor coach tours from across the nation that stop in the City of Lecompton, KS. The Douglas County Commission has promoted and helped finance

Freedom's Frontier National Heritage Area and Lecompton has been a major participant. By moving this jail to a public area, the project will enhance the goals of the Douglas County Commission.

Section 5: Project Costs

- a) **What are the estimated costs (acquisition, rehabilitation, etc...) for this project? Please include any estimates or bids that have been completed. If the budget presented in this application is a preliminary budget arrived at without firm bids, explain how the cost estimates were determined.**

LECOMPTON JAIL CONSTRUCTION SCHEDULE	TASK WORKER HOURS
BUILD THE NEW FOUNDATION:	
excavation, footing slab and stepped walls and backfill with gravel at the perimeter	80
BUILD THE TEMPORARY ENCLOSURE	
wood framed structure with canvas sheathing and a plywood door	20
DISMANTLE THE EXISTING STRUCTURE	
remove the wood floor and roof and retaining the flooring, ceiling and roof sheathing boards	
number the stones and document their location	
remove the door and door frame protecting all the existing door material and hardware	
remove all existing floor joists beams and floor joists leaving the existing material	
clean the dirt and portland cement from the floor joists and ceiling joists	
remove and organize the stones to make them adjacent to the foundation	1/20
REPAIR THE EXISTING WALLS	
the outer surface will remain the existing facing where possible	
chisel and stone to water joints and sills will be replaced with new stone where needed	
the mortar on the inside of the structure will be replaced with the existing mortar	
the mortar on the outside of the structure will be replaced with the existing mortar	
the mortar on the inside of the structure will be replaced with the existing mortar	
the mortar on the outside of the structure will be replaced with the existing mortar	500
REPAIR THE ROOF	
new 2x4 roof truss and cut out on the interior at the top of the wall	
ceiling joist	
new 1x fascia boards	
the existing sheathing boards are restored to the roof	90
ROOFING	
new cedar shingle roofing with galvanized sheet metal ridge flashing	48
FRAME THE FLOOR	
new treated wood wall bearing on the footing slab	
2x8 floor joists floor frame	16
RESTORE THE FLOORING AND CEILING PLANKS	
reset the existing 1x flooring boards and ceilings	12
RE-SET THE EXISTING DOOR, FRAME AND HARDWARE	10
Site Work	
repair the grade at the jail existing location	
remove the temporary enclosure structure	
grade the site at the relocated jail and level the ground	
place the stone steps	32
WALKWAY BETWEEN THE JAIL AND THE EXISTING STAIRS	20
Hours	700

Target Project Grant Application

Billing combinations of masons and carpenters at 90/hour	63,000
SUBSURFACE SOIL BORING TESTS	5,500
FEES	1,200
TOTAL PROJECT COST ESTIMATE	69,500

- b) How will the project be sustained once the project is completed? For instance, how will on-going maintenance costs be financed?

The project will be sustained through the fundraising and volunteer efforts of the Lecompton Historical Society

- c) Explain if there are any other resources you intend to use in order to complete this project. This may include other sources of funding, loans, or in-kind contributions.

The Lecompton Historical Society will provide \$11,500 toward the project.

- d) How is this project unique to Douglas County?

The relocated jail will provide the opportunity for the visiting public to personally experience how primitive confinement in an early small town jail would have been in the late 1800's.

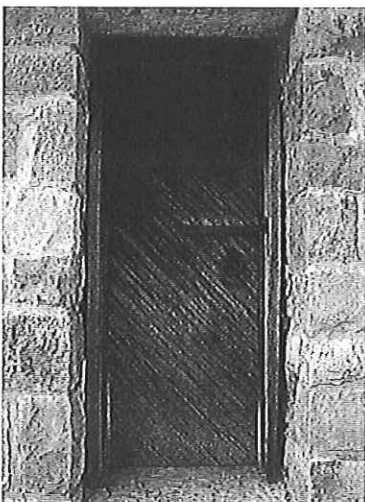
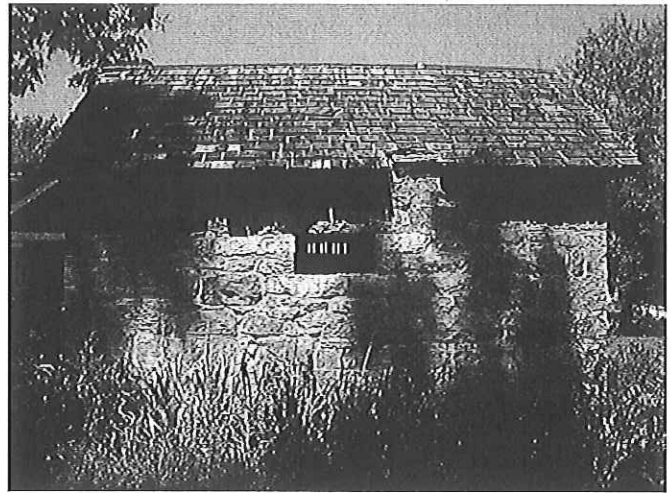
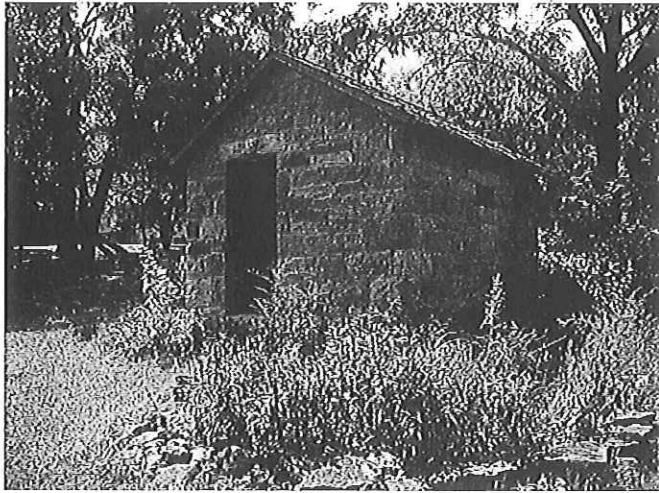
Section 6: Signature

Paul M. Bahmair
Signature

Sept 21, 2011
Date

Proposed Relocation and
Restoration, 1892 Jail,
Lecompton, KS

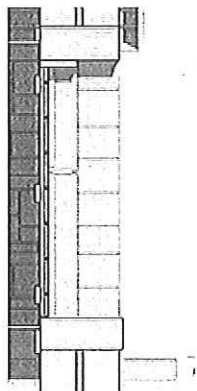
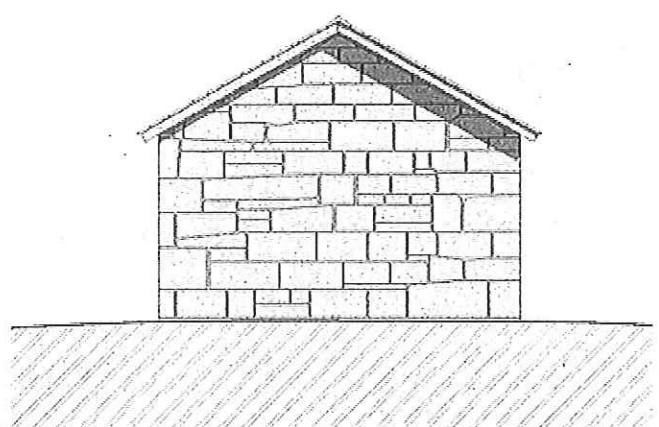
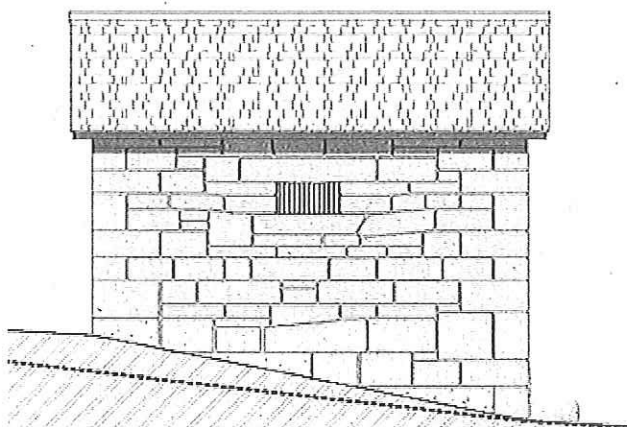
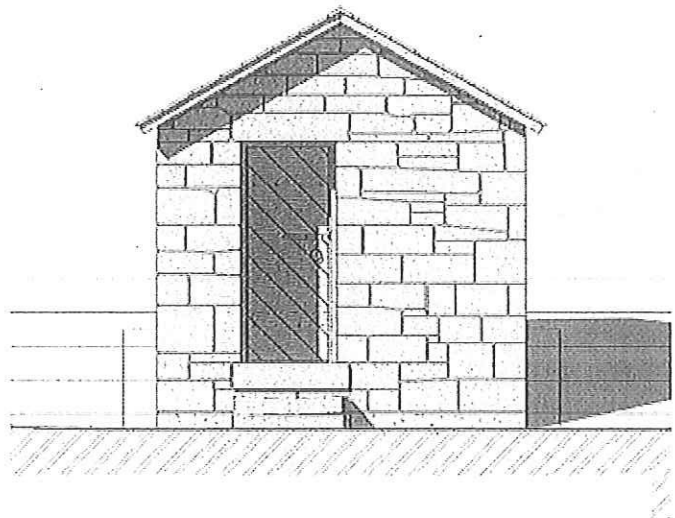
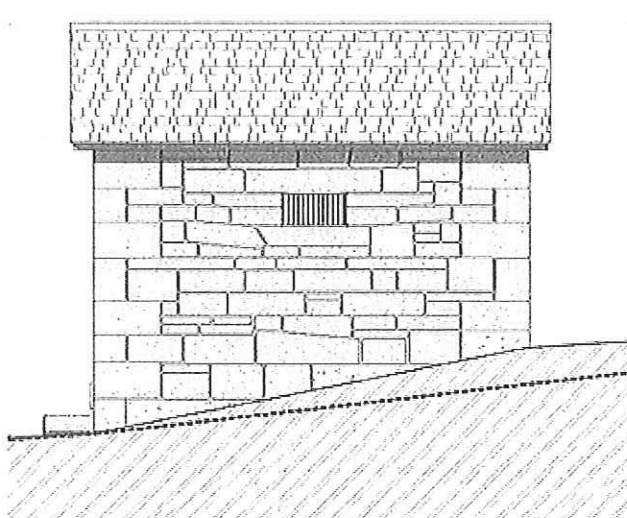
Lecompton Historical Society,
Rockhill and Associates,
Lecompton, KS



Existing Conditions –The building is in remarkably good condition considering its age and the probable lack of attention it has had over the course of its nearly 120 years of exposure. With its original door and door hardware as well as window bars it remains as if time stood still. The stone has been pointed with a heavy content Portland that will make it difficult to move or dismantle without some damage to the stone, but not to the extent that it is prohibitive.

Proposed Relocation and
Restoration, 1892 Jail,
Lecompton, KS

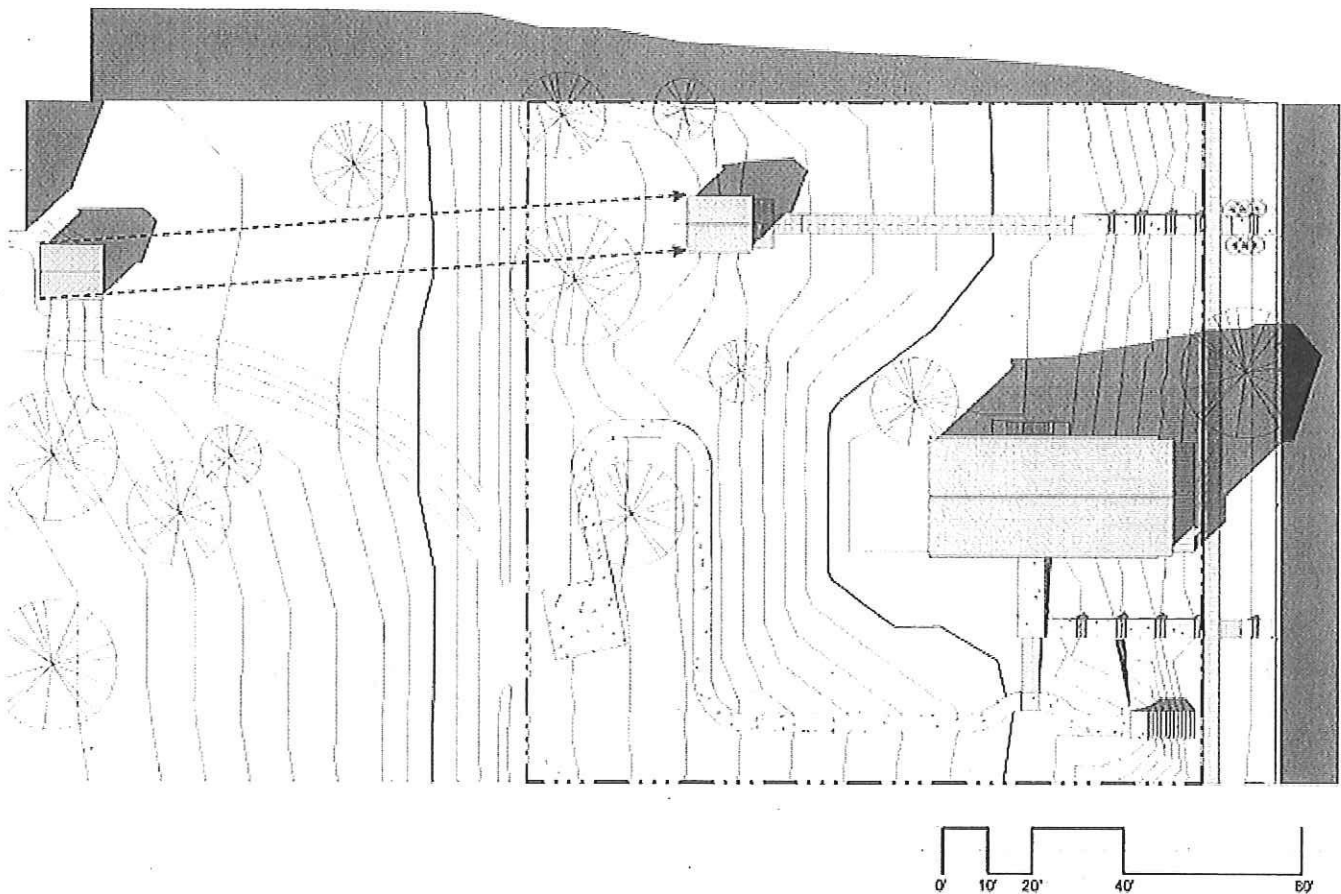
Lecompton Historical Society,
Rockhill and Associates,
Lecompton, KS



Existing Documentation- Creating a record of what goes back where has already occurred. This enables the process of reconstruction to be orderly and organized. We plan to carry the stones to their new site and lay them out in a broad pattern on their respective sides so retrieval during the rebuild will be simplified. It is expected that all the stones will go back to their original position in the wall. There is evidence of damage to the stone at the frost line on grade. We have made inquiry and secured stone in the likely event these need to be replaced. In an attempt to keep this from occurring again we have raised the concrete grade to the frost line.

Proposed Relocation and
Restoration, 1892 Jail,
Lecompton, KS

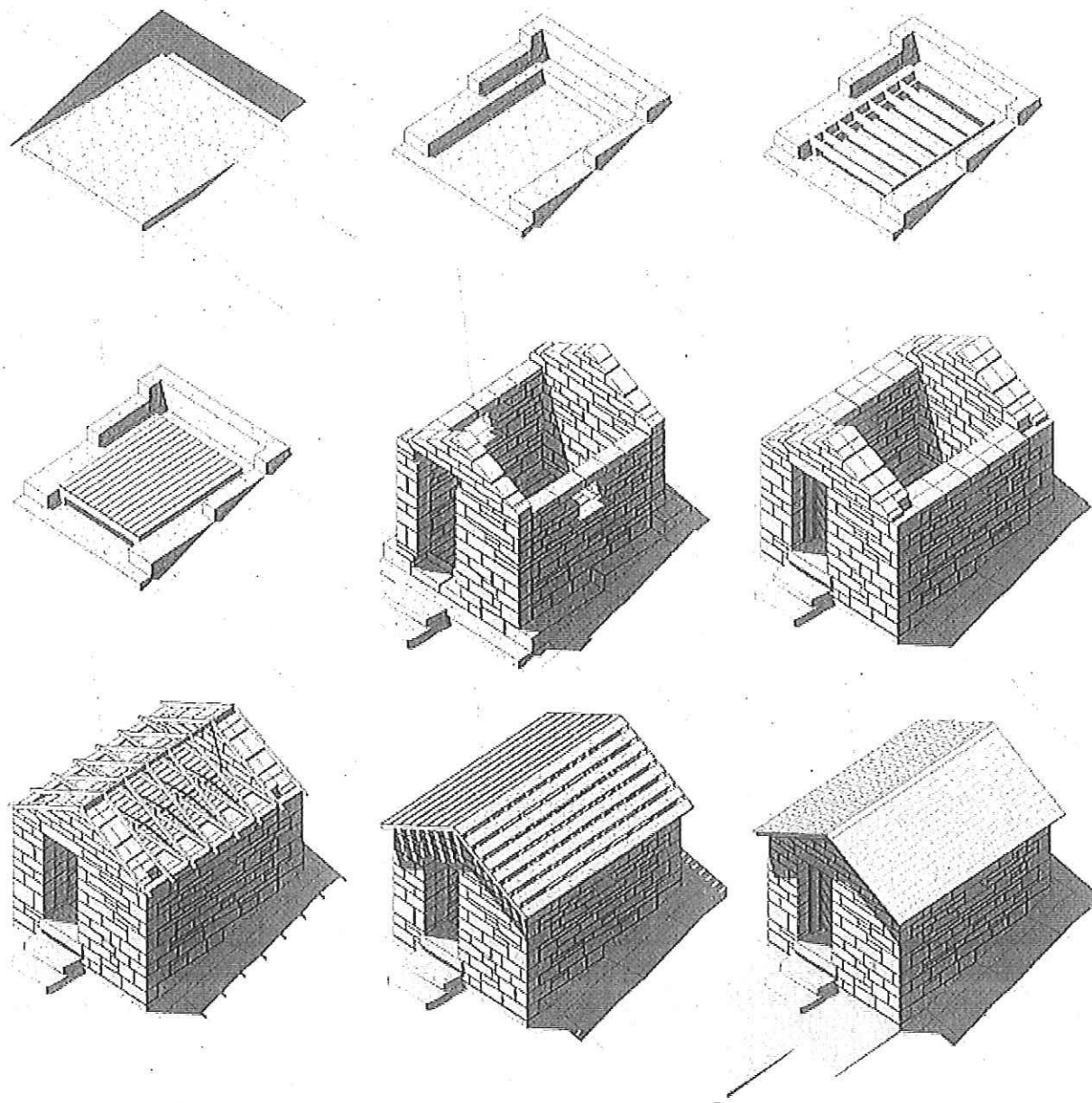
Lecompton Historical Society,
Rockhill and Associates,
Lecompton, KS



The New Site- The site, less than fifty yards across the alley, is in an ideal location. The property is owned by the Lecompton Historical Society. Its proximity to Constitution Hall is fortuitous. Visitors to this heavily trafficked Kansas Historic site will now also be able to visit an historic jail and imagine the life of a prisoner on its barren floor. There are several jails around the state of Kansas but none of this type of construction - the walls are over two foot thick - with a floor plan smaller than nine by seven feet.

Proposed Relocation and
Restoration, 1892 Jail,
Lecompton, KS

Lecompton Historical Society,
Rockhill and Associates,
Lecompton, KS



The Process- All of the exterior stone are numbered and keyed to an elevation. The roof will be taken off and replaced using similar size lumber and spacing but rather than the original cottonwood we will replace these members with treated material. This will outlast any other replacement material. The stone will be brought down the hill to the new site. A full foundation will be cast in concrete beneath the footprint of the entire jail. We will confirm the appropriateness of the site with engineered soil borings. We build up the stone that is bonded with a mix design containing a limited amount of Portland cement. Just enough for structural stability while retaining the character or the original sand and lime mix used during the era of the jails construction.

Natural & Cultural Heritage Grant Program__Target Project Grant Application 2011__Douglas County__KS

Proposed Relocation and
Restoration, 1892 Jail,
Lecompton, KS

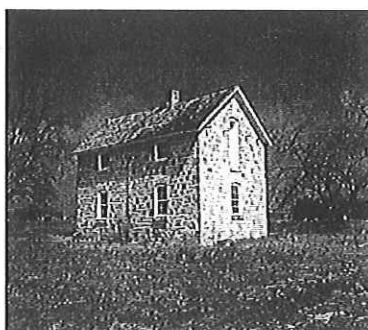
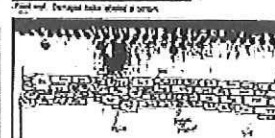
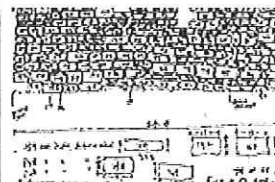
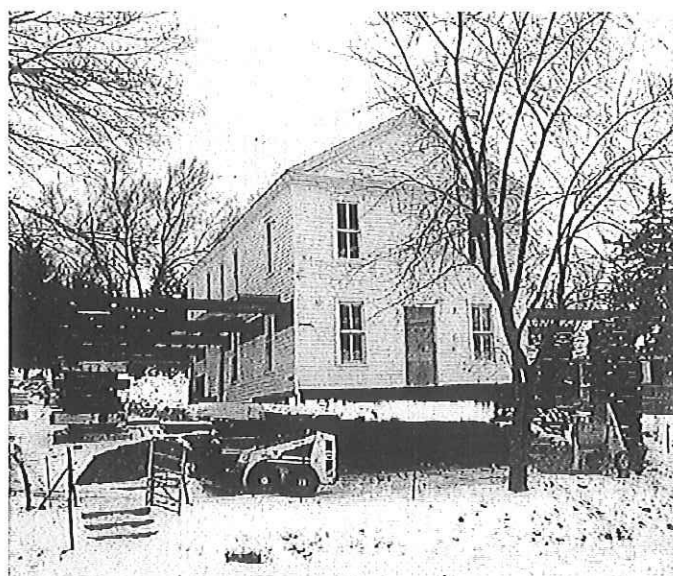
Lecompton Historical Society,
Rockhill and Associates,
Lecompton, KS

LECOMPTON JAIL CONSTRUCTION SCHEDULE

TASK	WORKER HOURS
BUILD THE NEW FOUNDATION:	
excavation, footing slab and stepped walls and backfill with gravel at the perimeter	80
BUILD THE TEMPORARY ENCLOSURE	
wood framed structure with canvas sheathing and a plywood door	20
DISMANTLE THE EXISTING STRUCTURE	
remove the wood floor and roof and retaining the flooring, ceiling and roof sheathing boards	
number the stones and document their location	
remove the door and door frame protecting all the existing door material and hardware	
while dismantling the stone remove the bars from the openings protecting the existing material	
clean the dirt and portland cement mortar from the stone without doing damage to the stone	
move and organize the stone to the CH site adjacent to the enclosure	120
RE-LAY THE STONE WALLS	
the outer wythe will match the existing coursing when possible	
all off the stone header, jambs and sills will be relaid in their existing location in the wall	
the inner wythe is laid to less rigorous standards as far as the location of each stone	
the outer wythe stones that meet the foundation will have to be altered to meet the new foundation	
the mortar mix will use a mix to match the time appropriate mortar in appearance	
the window bars will be installed as the wall is laid	240
FRAME THE ROOF	
new wood framed roof and sill set in the mortar at the top of the wall	
ceiling joists	
new 1x fascia boards	
the existing sheathing boards are restored to the roof	96
ROOFING	
new cedar shingle roofing with galvanized sheet metal ridge flashing	48
FRAME THE FLOOR	
new treated wood wall bearing on the footing slab	
2x8 floor joists floor frame	16
RESTORE THE FLOORING AND CEILING PLANKS	
reset the existing 1x flooring boards and ceilings	12
RE-SET THE EXISTING DOOR, FRAME AND HARDWARE	16
SITE WORK	
repair the grade at the jail existing location	
remove the temporary enclosure structure	
grade the site at the relocated jail and seed the ground	
place the stone steps	32
WALKWAY BETWEEN THE JAIL AND THE EXISTING STAIRS	20
Hours	700
Billing combinations of masons and carpenters at 90/hour	63,000
SUBSURFACE SOIL BORING TESTS	5,500
FEES	1,200
TOTAL PROJECT COST ESTIMATE	69,900

Proposed Relocation and
Restoration, 1892 Jail,
Lecompton, KS

Lecompton Historical Society,
Rockhill and Associates,
Lecompton, KS



Qualifications- Rockhill and Associates are uniquely qualified to perform the tasks for relocating the historic Lecompton Jail. They have extensive experience in all forms of construction, especially historic preservation. Their ability to accurately document existing conditions and to dismantle and replace stone foundations is anchored in their vast experience doing very similar projects around the state. They have picked up and moved historic buildings, the Murphy-Bromelsick stone house, quarried and dressed replacement stone at Fort Hays, the Episcopal Church in Harper, to name a few as well as restoring most of the Kansas Historic sites, including historic Constitution Hall in Lecompton.

APPENDIX B

Heritage Council Amendments

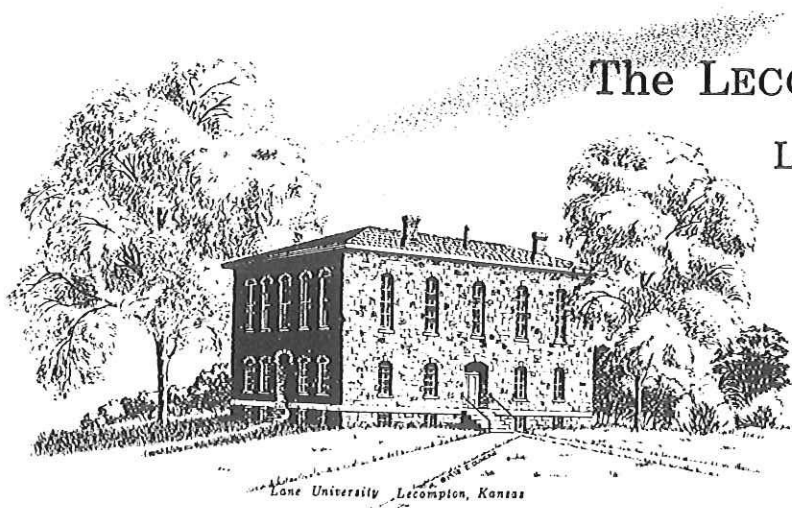
- As directed by the Douglas County Commissioners, the Lecompton Historical Society is to work with the Kansas State Historical Society to secure approval for relocating the City Jail. Approval documentation must be provided to the Heritage Conservation Council.
- After approval has been secured, funds may be utilized for the City Jail relocation.
- Grant funding may also be used to repair the City Jail and any costs associated with working with the Kansas State Historical Society.

Project Milestones

- City Jail repair work.
- Outcome of work with the Kansas State Historical Society which may include plans for relocating the City Jail.

The Lecompton Historical Society

Lecompton, Kansas 66050



January 10, 2012

Sarah Plinsky
Assistant County Administrator
1100 Massachusetts Street
Lawrence, KS 66044

Re: Lecompton Historical Society Grant from Natural & Cultural Heritage – 2011

Dear Ms. Plinsky,

The Lecompton Historical Society would like to request the \$15,000 grant awarded for 2011 by the Natural and Cultural Heritage Grant Program for the "Relocation of the 1892 Lecompton City Jail". The funds will be placed in a reserve account until the Lecompton Historical Society has an opportunity to request additional funding from the Natural and Cultural Heritage Grant Program in 2012.

Sincerely,

A handwritten signature in cursive script that reads "Paul Bahnmaier".

Paul Bahnmaier, President
Lecompton Historical Society
Box 68,
Lecompton, KS 66050
Museum 785-887-6148

Cc: Jeannette Blackman, Heritage Conservation Council Coordinator
G. Craig Weinaug, Douglas County Administrator



6425 SW 6th Avenue
Topeka KS 66615

phone: 785-272-8681
fax: 785-272-8682
reference@kshs.org

Sam Brownback, Governor
Jennie Chinn, Executive Director

December 13, 2011

Paul Bahnmaier
393 N. 1900th Road
Lecompton, Kansas 66050-4119

Dear Paul,

Thank you for the opportunity to informally review your plans to relocate the Lecompton historic jail onto the property owned by the Lecompton Historical Society adjacent to Constitution Hall State Historic Site. You have actually presented me with a real preservation dilemma.

It is always better, from a preservation point of view, to preserve a building on its original site. Once an historic building is moved it is less likely to be eligible for the National Register of Historic Places and any available financial incentives. It is my experience that the Historic Sites Board of Review that reviews properties for the National Register tends to disagree with moving historic buildings. From a purely preservation view point it would be better if you could acquire the land on which the jail sits (or obtain an easement) and preserve the jail on its original site.

Another dilemma is that the new site for the jail is next door to Constitution Hall, a National Historic Landmark (designated under the same program that oversees the National Register). Constitution Hall has been restored and maintained over the years following the Secretary of the Interior's *Standards for the Treatment of Historic Properties* and the *Guidelines for Restoring Historic Buildings*. According to these guidelines, the site should be maintained so that "A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically."

I am also fully aware that sometimes moving an historic building is the only way to save a building. You have told me that the current owners of the jail want to take down the structure, which may negate your ability to preserve the jail on its original site.

With all that said, I have no legal jurisdiction over your plans for your own property unless you 1) are using federal money to relocate and restore the jail, or 2) need a building permit to relocate the building. If federal money is involved then what is referred to as the "106" review process kicks in (see www.kshs.org/p/section-106-consultation/15543 for more information). If the relocation of the jail requires a building permit then the project is subject to review and comment by the SHPO office under K.S.A. 75-2724 because the proposed work is in the "environs" of a property on the National Register of Historic Places.

I recommend looking at all possible alternatives that would preserve the historic jail on its original site. If you feel you must move the jail and it turns out the project must be reviewed either under "106" or the state law, then this will be relevant information. If we are notified that the proposed project requires a permit or uses federal funds then we will issue a formal opinion at that time.

The effort to save and interpret the historic jail building is admirable. Altering the historic spatial relationship between Constitution Hall and the Lecompton Jail could be problematic if we were obligated to formally review the project. However, at this time I have been given no indication as to whether this project evokes a SHPO review on the basis of either state or federal law.

If you need any further information on the state or federal preservation laws as you move through this process then please feel free to contact me at any time.

Sincerely,



Jennie Chinn
Executive Director

cc: Representative Tom Sloan
Senator Marci Francisco
Patrick Zollner

City of Lecompton

First Territorial Capital of Kansas

P. O. Box 100 Lecompton, Kansas 66050

Phone: 785-887-6407

Fax: 785-887-6531

Email: clecompton@yahoo.com

December 21, 2011

Lecompton Historical Society
PO Box 68
640 Woodson
Lecompton, KS 66050

Re: Old City Jail

Lecompton Historical Society,

Based on action in its meeting December 19, 2011 per a 4-0 vote with one member absent, the Lecompton City Council has decided it does not require the Lecompton Historical Society to obtain a permit for the moving of the Old City Jail to the Historical Society's existing property.

Sincerely,



Mark L. Tunstall
Mayor



Lynley Sanford
City Clerk

PO Box 42
Lecompton, KS 66050
November 14, 2011

Lecompton Historical Society
640 E. Woodson
Lecompton, KS

Dear members of the Lecompton Historical Society,

We appreciate the information provided to us today regarding the grant recommendation which the Heritage Conservation Council has made to the Douglas County Commission. From our understanding, a total grant of \$15,000 was offered - \$3,000 to be provided to us as the current owners of the original Lecompton jail to ensure that the jail is not razed and purchase a lifetime easement, \$2,000 to be used by the historical society to ensure that the jail is stabilized and \$10,000 to be used for attorney fees to establish an easement onto our property and around the jail.

While we appreciate the consideration the Heritage Conservation Council provided, unfortunately, this is not an acceptable option for us as property owners. If a 10-foot easement was placed around the jail, this would end less than 2 feet from the southeast edge of our house – and less than 15 feet from our front door.

In the event that we should ever decide to sell our property, the suggested easement would make our property very difficult to sell. The loss of value would be significantly greater than the \$3,000 offered through the grant for the easement.

As stewards of a structure such as the jail, we feel it is very important that the public feels comfortable in viewing/visiting the structure. Even if an easement were granted, it would not change the current situation. Time & time again, despite our permission to the Historical Society and Constitution Hall curators to invite visitors to view the jail, visitors walk up to the alley where our property begins. As they recognize that the jail sits on private property, most people are not comfortable coming closer to enjoy the history of the structure. An easement is not going to change this.

Due to this recurring behavior, the jail needs to be relocated to a piece of public property. The lot situated less than 100 feet to the east of the jail and currently owned by the Lecompton Historical Society would be perfect for such a building. This would allow the structure to be viewed on public property, without the constraints of manners and trespassing being in the back of a visitor's mind. The jail is not currently listed as a historic site by state or national organizations. So, there should be no issue as to it's losing historical significance if it is moved the 100 or so feet across the alley.

The jail is currently in sad condition. And, as homeowners, we don't have the funds needed to repair it properly. We would hate to see it fall into such a state of disrepair that the only option would be destruction.

We respectfully decline the offer of \$3,000 from the above mentioned grant. Hopefully we will be able to come to a more agreeable solution in the near future.

Regards,


Karla & Tom Meyer

Douglas County Heritage Conservation Council
NATURAL AND CULTURAL HERITAGE GRANT PROJECT AGREEMENT

Grant Recipient: Black Jack Battlefield Trust

Project No: 2011-02

Total Project Budget \$163,000

Award: \$163,000

THIS AGREEMENT is hereby entered into this 30 day of December, 2011 by and between Douglas County, 1100 Massachusetts Street, Lawrence, KS 66044, acting through the Heritage Conservation Council (HCC), and, **Black Jack Battlefield Trust, P.O. Box 44, Baldwin City, KS 66006** herein called the Grantee.

WHEREAS, the Grantee has applied for and been awarded **\$163,000** from the *Natural and Cultural Heritage Grant Program* for the **"Robert Hall Pearson Farmhouse Rehabilitation."**

NOW THEREFORE, in consideration of the award of the grant, the Grantee agrees to administer said grant in accordance with the following policies and procedures:

A. PROJECT DESCRIPTION

The Grantee agrees:

1) to perform and produce the scope of work described in the grant application (Appendix A) and as applicable, HCC amendments (Appendix B) to the scope of work, in accordance with all applicable plans and specifications. If changes to the project scope are necessary, grantee agrees to get approval from the county before money is spent for items/activities that are not contained in this agreement.

2) Grantee will inform the HCC Coordinator as soon as possible of any significant problems, or delays that will materially affect the project or cause the project to fall behind schedule.

B. GRANT PERIOD

Starting Date: 1/1/2012

Ending Date: 12/31/2012

C. COMPETITIVE PROCUREMENT PROCESS

1) Any services and/or materials that are expected to cost \$20,000 or more must seek at least three competitive bids or quotes from qualified individuals/firms. The Grantee must maintain financial records that verify the cost was competitively based from at least three written quotes submitted in response to written specifications. A waiver is permitted if fewer than three qualified individuals/firms are available to perform services and/or provide materials. Although it is not always necessary to select the lowest bid, an explanation for the selection must be documented which should be retained in your files and made available to the county upon request. County staff is available to help the grantee in meeting any procurement issues.

D. PAYMENT SCHEDULE

Below are the preferred payment schedules. An alternate payment schedule can be arranged with the HCC Coordinator, if needed.

Grants less than or equal to \$5,000

- 1) Once a grant performance agreement has been fully executed, the Grantee may begin project work. Grantee will receive a check from Douglas County for entire award amount.
- 2) Within 90 days of the completion of the project, the grantee needs to submit the receipt of fiscal documentation and a Final Project Report.

Grants greater than \$5,000

- 1) Once a performance agreement has been fully executed, the County will issue a payment of 30% of the project work.
- 2) When those funds have been expended and the grantee is ready for an additional payment, the Grantee shall submit an interim report that includes financial information related to the initial 30% of project award, as well as plans for the use of the next project award payment. See the guidelines for the interim report available from the HCC.
- 3) Once the interim report is reviewed and approved by the HCC Coordinator, the County will disburse the next 60% of the project award as soon as reasonably possible.
- 4) The remaining 10% of the total grant amount will be distributed as a reimbursement and will be issued once the Final Project Report has been reviewed and approved by the HCC Coordinator. The Final Project Report Template is available from the HCC Coordinator

F. CANCELLATION

The County or the Grantee reserve the right of termination for cause on a thirty (30) day notice should it be determined that either has failed to materially comply with the terms and conditions of the agreement, or when both parties agree that the project will not produce beneficial results commensurate with further expenditure of funds or because of circumstances beyond the control of the County and/or Grantee.

G. MAINTENANCE AGREEMENT

The Grantee agrees to own and maintain the property, and if not the owner, to maintain the property, beginning with the signing of this agreement and ending five years from the completion of the project as indicated by the acceptance of the completion report by the County. Failure to maintain any improvements financed by this grant could provide cause for the county to seek reimbursement of all or part of the grant funds disbursed to the grantee. Exceptions to this requirement may be granted by the county for damages that result from fire, flood, tornado, or other events beyond the control of the grantee.

GENERAL CONDITIONS

- 1) If a concern or problem occurs during the implementation of the grant project plan, the HCC Coordinator will work with County staff and the grantee to resolve the issue. If the concern persists, it can be brought before the Board of County Commissioners.

2) When issuing press releases, official statements or documents that describe the project funded by Douglas County, an acknowledgement of the Douglas County Board of County Commissioners and the Natural Cultural Heritage Program should be included.

3) The Grantee agrees that it will comply with and abide by all applicable statutes, including applicable zoning and building code requirements, the Federal Civil Rights Act of 1964, the Kansas Conflict of Interest Act, K.S.A. 75-4301 et seq., the Kansas Open Records Act, K.S.A. 45-215 through 45-225, and the Federal Immigration Reform and Control Act of 1986. The Grantee also agrees to retain all books, records, and other documents relative to this agreement for five (5) years after final payment,

4) The grantee agrees that Douglas County and all of their officers, agents and employees shall not be liable for claims on account of personal bodily injuries or death or on account of property damages arising out of the work to be performed by the grant recipient hereunder and resulting solely from the negligent acts or omissions of the grant recipient, its agents, employees and subcontractors. Such claims may not be pursued in accordance with the provisions of the Kansas Tort Claims Act, K.S.A. 75-6101 et seq.

I have read the above agreement and agree to abide by all of its provisions. Upon execution, this Agreement controls all activities during the project period.

In witness whereof, the parties have executed this project agreement.



1/7/12

Grantee, Authoring Official

Date

ANTHONY L. BROWN, PRESIDENT, BLACK JACK BATTFIELD TRUST

Typed or Printed Name and Title of Signator

Grantee, Project Director (if different than above) Date

Typed or Printed Name, Title and Contact Information of Signator

County

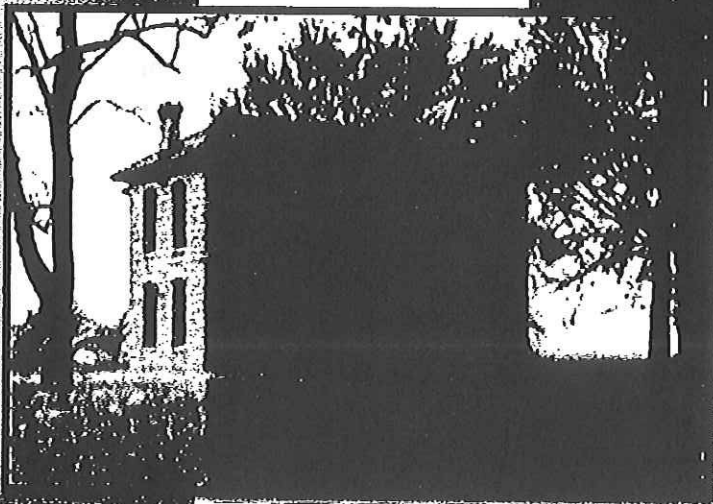
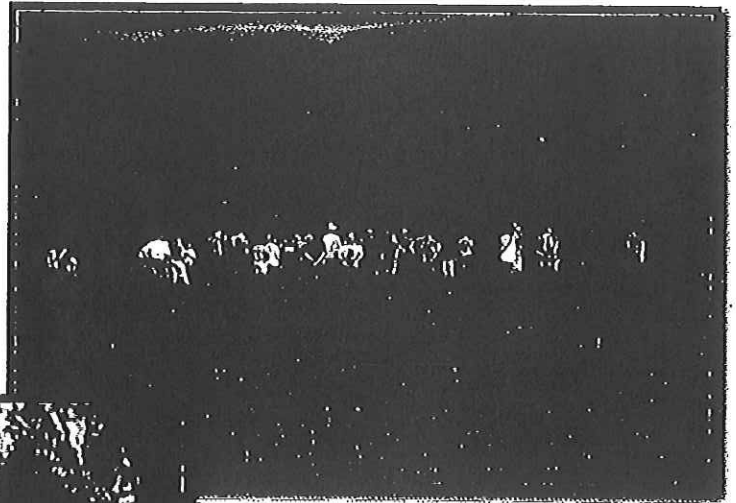
Date _____

APPENDIX A
GRANT APPLICATION

Natural & Cultural Heritage Grant Program

MAJOR Project Application

2011



The Douglas County Commission allocated \$350,000 for the 2011 County budget to assist with the development and creation of natural and cultural heritage conservation projects. As part of this process, the Douglas County Commission created the Natural & Cultural Heritage Task Force in the fall of 2011 with the objective of recommending the process for awarding the allocated money.

The grant application materials are designed to be straight forward enough to encourage grant submissions from a wide variety of interests. Individuals, organizations and businesses can apply. The amount of detail and verification required should be dependent in part on the amount of the request. At the same time, applicants should provide enough information to demonstrate their ability to carry out and accomplish the purpose for which they are requesting public funds. The grant application should convey what is expected in terms of the requirements for eligibility and the desired outcomes.

This packet is the application for a **MAJOR PROJECT**. The Natural & Cultural Heritage Task Force has defined a major project as a proposal requesting at least \$105,000. Please refer to pages 8-9 of the *Natural & Cultural Heritage Task Force's Final Report* to learn how heritage applications will be evaluated.

The Heritage Conservation Council may contact applicants for further information, and all Major Project applications will include a 5 minute oral presentation to the Heritage Conservation Council.

Grant monies will be distributed to each grant recipient under terms of a performance agreement between the recipient and Douglas County.

If you have any additional questions or concerns please contact:

Heritage Conservation Council
Douglas County Courthouse
1100 Massachusetts Street, 2nd Level
Lawrence, KS 66044
785-832-5268

To apply, please send your application to the above address by Friday, September 23, 2011 by the close of the business day. Include as much information as possible about the proposed project. You may attach additional pages and any supplemental information if necessary. Electronic applications are encouraged.

Section 1: Applicant Information

Please fill out the following

Name of Applicant or Organization:

Black Jack Battlefield Trust, P.O. Box 44, Baldwin City, KS 66006

Name of Organization's Director (if different from above)

Carol von Tersch, President

Address:

706 West 12th Street, Lawrence, KS 66044

Email:

tersch@sunflower.com

Phone # 785-842-5030

Cell Phone # 785-979-1278

Section 2: Project Information

Project Title: Robert Hall Pearson Farmhouse Rehabilitation

Address of Project (include township if applicable):

Black Jack Battlefield and Nature Park, 163 E2000 Rd, Wellsville, KS 66092

Palmyra Township, Douglas County

Names of individuals/organization that own the property:

Black Jack Battlefield Trust

Contact Information for those individuals and/or groups:

Carol von Tersch, President, Black Jack Battlefield Trust

Project Description Summary:

This project is designed to document the history, architecture, and condition of the Robert Hall Pearson House and to restore the 1890 modest National Folk style farmhouse to its original appearance, to preserve it by preventing its deterioration due to the elements and to pest and rodent infestations, and to ensure its structural stability by repairing/replacing termite-damaged structural components. The project includes commissioning preservation specialists to prepare a Historic Structures Report, and based on the prioritized recommendations included in that report, restoration will proceed. Rehabilitation work is expected to include re-pointing the foundation and the chimney, repairing/replacing termite-damaged components, installing steps to the basement, removing a 1970s addition, replacing missing windows, making windows operable, installing a heat source, replacing deteriorated flooring, and repairing/replacing damaged and missing plaster. Rehabilitation of the house will be prioritized based on the recommendations and up-to-date repair cost estimates included in the Historic Structures Report.

Also included in this project is the production of a video which will allow for compliance with ADA requirements for accessibility. The video is intended to provide visual access to the house in lieu of interior alterations which will compromise the historic character and interpretation of the house.

Number of Acres: 40

\$163,000

\$163,000 (preliminary estimate)

Amount Requested

Project Budget

Scope of project:

(Please check all that apply)



Historic Structures



Prairie; woodlands, waterways; habitat restoration/preservation



Agriculture; working farms; heritage farms



Freedom's Frontier themes (Civil War and pre-Civil War heritage; Settlement stories before and after Civil War; Enduring struggle for freedom)



Pre-settlement history

Section 3: Project Description

a) Specifically explain the proposed project, including any regulations, guidelines, or best practices that will be followed. What do you plan to do? When? How? Photos, plans, drawings, illustrations, building condition reports, or building inspections that are related to the proposed project may be included separately as support materials.

The project will begin by commissioning a team of preservation specialists to prepare a Historic Structures Report which will include:

- 1) a summary of the property's history within the historic context of the Robert Hall Pearson farm and will include a history of the Pearson family;
- 2) the history of the house based upon historical records and physical evidence. It will establish a period of significance for the house and establish justification for a National Register Nomination. It will document changes to the house over time and through the various stages of the home's evolution;
- 3) measured drawings, which will document the building's development over time, as well as make recommendations regarding the classifications of spaces based on their level of significance;
- 4) an architectural evaluation of both interior and exterior features will be included, and based on those evaluations, recommendations for repairs will be prioritized as immediate, short-term, or long-term. Cost estimates will be included; and,
- 5) a bibliography including technical materials that may inform future work on the property.

A Proposal for a Historic Structures Report for the Robert Hall Pearson House is attached.

After the Historic Structures Report is completed, competitive bids will be sought from contractors experienced in the preservation field. All work will be specified to be done within accepted practices outlined in the Department of the Interior's Preservations Briefs.

It is anticipated that the prioritized work outlined in the Historic Structures Report will include: foundation re-pointing, window replication, structural repairs, mechanical system installation, plaster repairs, and interior finishing.

b) Describe the natural and cultural heritage significance of the project, structure, and/or property.

The Robert Hall Pearson Farmstead was one of the earliest farmsteads established in Douglas County after the Civil War. Robert Hall Pearson fought under the command of John Brown in the Battle of Black Jack. He fought for the Union throughout the Civil War, and upon returning

to Kansas acquired the land on which the battle was fought. His farmstead, a very prosperous and progressive endeavor, was known in the area as the Evergreen Stock farm. The farmstead is a late 19th century example of agricultural practice and experimentation. An example of the experimentation is the large still-standing maple grove. It is the only known site in Kansas where an effort was made to produce maple syrup. In the late 1880s Robert Hall Pearson built his family home, a modest two-story house in the National Folk style, bordering the site of the battle. There were many hundreds of simple farmhouses like this one, constructed by a wave of settlers pouring into the State during the post war period; however, it is a structural form now rapidly disappearing from the rural landscape. The house is unique in that it is an unaltered reflection of rural life in Douglas County Kansas over a century ago.

The Farmstead is unique because it represents the confluence of many historic stories in one place. It was the epicenter of the abolitionist struggle to have Kansas enter the Union as a Free State. The Battle of Black Jack is believed by many to be the first battle of the American Civil War. The Santa Fe Trail crosses the site. Swales formed by thousands of wagon wheels are still visible on the land immediately north of the primary battlefield.

The house is unique in that its connectivity to the nationally significant pre-Civil War period makes it possible for this structure to remain viable as an artifact in its original location, and in its original form. Using it as an interpretive center for rural life, 19th century agricultural practices, the farmstead, the battlefield, the Santa Fe Trail, and the natural environment will ensure its preservation and its continued existence as an example of the 1880s National Folk style farmhouse.

c) Please describe how this project provides a substantial benefit for the conservation of Douglas County natural and cultural resources.

Preservation of the farmhouse provides educational opportunities to tell our nationally significant stories to visitors through exhibits and other media that will develop the themes that create the connecting links to other sites and events.

Visiting the house will be particularly engaging for school-aged children who will experience history rather than reading about it. They will experience the toil of rural life by manually pumping water from a hand dug well and carrying it into a house that has no plumbing. They will see a cook stove with a real fire. Perhaps one day there will be demonstrations of canning and other food preparation techniques in the kitchen.

Eventually the farmstead will include a vegetable garden, a "pass-along" garden, and an orchard with period specific plants and trees as well as a few restored farm outbuildings.

The Black Jack Battlefield and Nature Park is the best example of conservation of natural resources because in a relatively small site, 40 acres, there are examples of woodland, prairie, wetland and riparian landscapes. The creek that crosses the land has never been dry because of natural springs and seeps. A one-hour hike along the nature trails provides a refreshing breath of the natural world.

Every species of plant life on the site has been officially documented by the Kansas Biological Survey. Approximately 20 acres of the site are in the process of being restored to native prairie and is in close proximity to the Ivan Boyd Prairie. Perhaps more important to a scientist than to a casual observer is the fact that this is one of the few locations in the state where native and restored prairie are in close proximity.

Another benefit that this site provides to Douglas County is the potential for increased tourist visitation and the accompanying economic benefits. Furthermore, the cultural and natural resources are protected from development pressures at Black Jack because the battlefield is a National Register property and may soon be elevated to National Landmark status.

d) If applicable, please describe the condition of the property and include photos.

The house was occupied by descendants of Robert Hall Pearson until it was acquired by the Trust in 2003. It was quickly determined that the house was not safe for occupancy because the electrical outlets were sparking and the only source of heat was an antique wood burning stove in the living room. The electricity was shut off, some make-shift plumbing was removed, and the house was closed up as much as possible. The following spring restoration began at the top of the house by re-flashing the chimney and replacing the cedar shingle roof with fire retardant cedar shingles. Period-appropriate round gutters and downspouts were installed. The next project that was undertaken to restore the house to its original condition was to remove an enclosed porch on the south side. With the porch gone, the laborious process of removing the lead based paint from the siding, windows, and window frames began. Termite damaged lap siding and sections of window frames were replaced with similar siding from another 19th century house that was scheduled for demolition. All of the broken window panes were replaced with antique glass. After stripping and priming, the house was painted in the same color scheme as was the original, documented by paint samples taken from under the window frames and by old photos. In every instance where a signature or any other identifying mark was uncovered, a photographic record was created, and the mark was then sealed or covered by a metal plate before painting.

Currently the house has frequent uninvited visitors – small animals and snakes. Much work is essential to saving the house. The rubble limestone foundation needs to be re-pointed on the interior and the exterior. Four openings in the foundation which were meant to have windows have been closed up with whatever makeshift materials have been available on-site. Replacement frames and windows need to be fabricated. The wooden steps to the basement need to be replaced as two of the treads have failed, making the stairs unusable. Examination of the house's structural support system indicates that termites have been residents for some time. The extent of the damage cannot be adequately determined until the walls and floors are opened to reveal the condition of the joists, piers, and studs. Two historic 2/2 double hung windows, one on the north and one on the west side are missing. One of the windows may have been installed in the west addition; it needs to be moved back to its original location. The other missing window needs to be replaced. Second story windows need to be restored to operable condition. Removal of the 1970s addition on the west side will allow for restoration of the west exterior façade and will re-establish the original footprint.

All of the existing plumbing and electrical wiring needs to be removed. A new electrical system, including panel box, wiring and devices need to be installed. An electrical heating system needs to be installed to prevent formation of mold and dry-out. Repair of the plaster walls and ceilings will make the house usable for exhibit and interpretive purposes.

Photos of existing condition are attached.

e) Please describe the urgency of the project.

The greatest danger to the Robert Hall Pearson Farmhouse is the threat of a deteriorating foundation and the yet-to-be-determined extent of termite damage to the structure. Basement windows need to be replaced to keep animals and snakes out. Minimal electrical service and a heating system to deter the formation of mold and related damage from temperature extremes need to be included. We believe that delaying the restoration work any longer will result in the ultimate loss of the house. Without the house the opportunity to provide a living history experience will be gone and the Robert Hall Pearson connective link to the Black Jack Battlefield and to the Freedom's Frontier National Heritage Area will be lost. Without the house there will be little reason to pursue a National Register listing for the Farmstead or even continue the current state listing.

f) Describe the expected timeline for completion of the project.

Assuming that notification of a successful application is received early in November, the Historic Structures Report should be completed in February since 90 days is the typical time required to research, document, and write the report. Bidding documents should be ready to be released in mid-March with a bid due date in April. Contracts should be negotiated and signed by mid-May with directives that work begin as soon as possible. The estimated time to complete the work is four months.

A public open house could be scheduled in October 2012 to coincide with the Maple Leaf Festival in Baldwin City.

The video would be completed after the rehabilitation work is finished.

g) How will this project connect the physical sites and interpretive stories of Douglas County?

The Black Jack Battlefield and the Robert Hall Pearson Farmhouse are inextricably linked because Pearson fought with John Brown in that battle. The fervor that led these men to strike out against slavery and to fight to ensure that Kansas enter the Union as a free state defines who they were and affects who we are today. Their stories and all of the events that occurred in eastern Kansas during the pre-Civil War period are stories to be told in a fashion that links the sites together to define the human quest for Freedom.

Robert Hall Pearson, a freedom fighter, a man of pioneering virtue and undaunting drive, helped settle Douglas County. He was a successful, innovative farmer who built a modest yet solid house for his family. Restoring his home and remnants of his farm tell the living history

story of all the early residents of Douglas County and tell the story of the development of agricultural practices around the turn of the century.

Section 4: Community Impact

a) Describe how the project contributes to maintaining or enhancing Douglas County's heritage.

The Trust has embarked on a comprehensive plan to increase awareness of our shared history by interpreting the Battle of Black Jack, the Robert Hall Pearson Farmstead, and the Nature Park. Future plans include the use of the Pearson house to help tell the stories that create the connective links to all of the Freedom's Frontier National Heritage Area sites. In 2008 the Black Jack Battlefield Trust commissioned John Milner & Assoc. in Charlottesville, Va., to produce an Interpretive Plan and Conceptual Program for the preservation and development of the battlefield site. That document is in excess of 100 pages in length, therefore a synopsis of the thematic structure is attached to give the reader a glimpse of the Preservation Plan.

Synopsis of the thematic structure of the Preservation Plan is attached.

Specific to the cultural heritage of Douglas County are the stories of the people who came to settle the Kansas Territory. Robert Hall Pearson exemplifies those settlers believing in the concept of Manifest Destiny. His life story and his farmstead are the connecting links between early statehood and our more recent memory of rural life in the 20th century. The Pearson house is unique in that it is a relatively unaltered example of the National Folk vernacular architectural style. While the structure is relatively unornamented, it is an excellent example of the type of structure that was constructed to serve the basic needs of an 1890s rural family. It is a genre rapidly disappearing from the rural landscape.

Restoration of the farmhouse as a living museum affords the opportunity to explore, to understand, and to share the foundations of the fundamental American value of freedom. This is our cultural heritage.

b) If applicable, will you allow public access to the facility/property?

☒ Yes

☐ No

Please explain your response above.

The Black Jack Battlefield and Nature Park is open for self-guided tours year around. The Robert Hall Pearson house is opened for visitors when a tour guide is at the Park, which is on Saturday and Sunday afternoons from April through the end of October. Tour guides are also available by appointment.

c) Please describe the public benefit derived from this project.

The park is available for public visitation at any time. There are picnic tables and a small shelter available in the Robert Hall Pearson Park. Portions of the grounds can be made available for special events such as weddings for a small fee. Guided tours are available on weekends and by appointment.

Special events that are open to the public for an entrance fee are sometimes scheduled. For example, last June the second reenactment of the battle took place; over 1000 people attended. School age groups are encouraged to come and last July a group of over 200 home schooled students were entertained by John Brown (aka Kerry Altenbernd) and his compatriots.

The Nature Park provides a myriad of educational and recreational opportunities for all ages. When the house is restored, there will many more avenues to develop the cultural heritage themes associated with the Farmstead.

d) Will the project incorporate any educational programs?

Everything that the Trust does is for the purpose of educating the public about our history, our heritage and culture, and the natural environment. One part of this project is to produce a video which tells the story of Robert Hall Pearson and the house he built. The video can be used to satisfy ADA handicapped accessibility requirements by making all of the interior spaces of the house viewable by the handicapped. The video can also be used in other facilities whose residents can't physically visit the site.

Section 5: Project Costs

a) What are the estimated costs (acquisition, rehabilitation, etc...) for this project? Please include any estimates or bids that have been completed. If the budget presented in this application is a preliminary budget arrived at without firm bids, explain how the cost estimates were determined.

Historic Structures Report	\$26,500
(Proposal received from Davis Restoration) <i>Attached</i>	

Some of the following estimates were provided by The Wilson Group, Greenwood, MO in 2009. They have been adjusted to reflect changes that have occurred in the past two years. Other figures are ballpark figures provided by various subcontractors and tradespeople who have visited the site more recently:

Foundation re-pointing, exterior and interior	6,000
Basement Structural Repairs and Floor Slab	22,300
Replace basement steps	1,250
Replace four basement windows	1,200
Restore first floor windows	3,000
Restore second floor windows	1,000

Major Project Grant Application

Demolition, isolation, and removal of electrical and plumbing	1,000
Demolition and removal of 1970's west side addition	5,000
Rough carpentry	7,000
New electrical	6,500
Primary stair system stabilization and refurbishment	3,500
New mechanical	11,750
Flooring systems	15,000
Patch and repair plaster system	9,000
Trim and door repair and refurbishment	6,000
Re-pointing chimney	1,000
Interior painting	8,000
Repairing and sealing cedar shingles	2,000
Termite treatment	2,000
Installation of appropriate exterior steps in three location	<u>1,500</u>
Subtotal construction costs	\$114,000
Contingency (20% of construction costs)	22,800
Informational Video	10,000
Historic Structures Report	<u>26,500</u>
Total Project Cost	\$163,000

b) How will this project be sustained once the project is completed? For instance, how will ongoing maintenance costs be financed?

A maintenance plan for the house has been developed that lists tasks that must be performed on a monthly, quarterly, semi-annual, and annual basis. The tasks are currently performed by volunteers who are for the most part board members.

The Maintenance Plan, shown as part of the Preservation Plan, is attached.

Ongoing maintenance expenditures for the house and the grounds come out of the Trust's operating budget. The sources of income for the Trust are membership dues, individual and business contributions, special fundraising events, rental fees, honorariums, and sales of gift items.

Major maintenance costs such as future roof replacement, will be funded through foundation grants or by specific fundraising efforts. Historic Preservation Tax Credits and Partnership Historic Sites Tax Credits or similar programs will be utilized whenever available.

c) Explain if there are any other resources you intend to use in order to complete this project. This may include other sources of funding, loans, or in-kind contributions.

The Trust has applied for a grant from the Rice Foundation for another purpose and/or for rehabilitation of the house. The grantor will determine the worthiness of the application and

will specify how they want their funds applied. Awards are expected to be announced in December.

The cost of the Historic Structures Report may be negotiated or may be altered through a competitive bid process. In-kind contributions will be sought whenever reasonable and other sources of grant funding will be researched based on the list of priorities established in the Historic Structure Report.

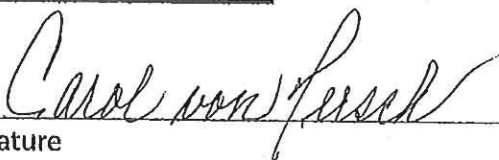
A line-of-credit has been established at Mid-America Bank in Baldwin City, KS.

d) How is this project unique to Douglas County?

This project is unique to Douglas County because of the nationally significant events that occurred here 155 years ago. A National Landmark designation for the battlefield is pending in Washington. It is also unique because it provides an opportunity in one place to interpret several different historic themes related to Kansas and Douglas County.

The development of this site benefits the state of Kansas because it affords a unique opportunity to capture national tourist visitation through its historic importance as the first battle fought over the issue of slavery. The site appeals to multiple tourist interests: American Civil War Battlefields, travel along the Trails of Western Expansion, Bleeding Kansas territorial history buffs, late 19th century farm life, and recreation in pristine woodland and prairie environments. Heritage Tourists have been shown to be a significant economic benefit to the area because they typically stay longer and spend more money than other tourists. Because of the potential influx of dollars into the state, support for this project has come from the Kansas State Dept. of Commerce, Division of Travel and Tourism.

Section 6: Signature


Signature


Date

List of Attachments:

Historic Structures Report Proposal (separate binder)

Preservation Plan – Synopsis of Thematic Structure and
Maintenance Schedule

Board of Directors, August 2011

Letters of Support (6) Judy Billings, Freedom's Frontier National Heritage Area
Regina Nicol, Kansas Dept. of Wildlife, Parks, and Tourism
Julie Mulvihill, Kansas Humanities Council
Lynn Braddock Zollner, Historic Resources Administrator
Lawrence Douglas County Planning Office
Ken Wagner, Mayor, Baldwin City, KS
Dennis Brown, President, Lawrence Preservation Alliance

Photos showing condition of the house (separate binder)

Preservation Plan

In 2008, the Black Jack Battlefield Trust commissioned John Milner & Assocs. in Charlottesville, Va., to produce an Interpretive Plan and Conceptual Program for the preservation and development of the battlefield site. That document is in excess of 100 pages in length; therefore, the following synopsis is intended to give the reader a glimpse of the Preservation Plan.

Thematic Structure:

Primary Theme – Battle of Black Jack

Secondary Theme 1 – Bleeding Kansas: Prelude to War

The Struggle for Statehood

Free-Staters

Abolitionists

The Pro-slavery Side

John Brown

Secondary Theme 2 – Settling the Prairie

American Expansionism

The Kansas Prairie

The Santa Fe Trail

Black Jack Campground

Before the Grid

Secondary Theme 3 – The Battle

Escalating Violence

Invading Missourians

The Home Militia

Stirring the Pot

Confrontation at Black Jack Creek

Differing Accounts

Fading Away

A Bold Ruse

Overwhelming Force

Publicity and Public Opinion

Robert Pearson

Secondary Theme 4 – Conflict and Resolution

A Settled Issue

A Landscape of Prosperous Farms

Lost Echoes

Pearson Farmstead (p. 77)

“Historic buildings and structures in the park are preserved and adapted for reuse and interpretation whenever possible, and could accommodate exhibits, classrooms, or living history events. The **Farmhouse Courtyard** area on the south side of the Pearson Farmhouse provides a location for orientation and interpretation of the farmstead area.”

“The goal of the rehabilitation of the Pearson Farmhouse is to identify, retain, and preserve the building and its landscape features that are important in defining Black Jack’s overall historic character, while thoughtfully accommodating future changes such as adaptive reuse and visitor access.”

"Site development should provide a clear separation of new active or recreational uses and interpreted historic resources to present visitors with a clear message, program, and site identity. Once a visitor passes the threshold marked by the visitor orientation area, the site's history should be the primary focus of visitor activities and the setting should support and reinforce the qualities of the historic landscape." (p. 71)

"The guiding principle is that any development will be light on the landscape. While natural resources and later features associated with the Pearson Farm are respected, preservation and interpretations of the features associated with the Battle of Black Jack is the primary focus of the site." (p. 71)

Routine Maintenance: The interpretation of the Robert Hall Pearson Farmhouse is intrinsically interconnected with the battlefield. The restoration of the house is based on the period of time that Robert Hall Pearson actually lived in the house, 1890 until his death in 1906. Ongoing preservation of the house, after restoration, is based on the following routine maintenance schedule:

spring -inspect roof materials and roof flashing

clean and inspect gutters and downspouts

inspect and clean siding

inspect vents, chimney, and other protected areas for bird and insect nests

clean windows

inspect weatherstripping around doors and windows; repair as necessary

inspect caulking and re-caulk as necessary

inspect foundation for cracks, moisture, and insects

clean debris away from house, and utility equipment, and other structures

trim trees and shrubs away from house

replace smoke detector batteries; vacuum around smoke detector and its sensor

summer -- inspect walls and ceilings for cracks, bows, sags, and leans

"exercise" circuit breakers

fall -- inspect roof materials and roof flashings

clean and inspect gutters and downspouts

inspect siding

inspect caulking and re-caulk as necessary

inspect foundation for cracks, moisture and insects

clean debris from around house

trim trees and shrubs away from house

have heating system serviced

replace smoke detector batteries; vacuum around smoke detector and its sensor

winter -- inspect roof after large snow storms

inspect gutters and downspouts during a rain storm for leaks

check for drafts along doors and windows; caulk and repair weatherstripping

monthly -- clean or replace air filters

test smoke detectors

listen to heating or cooling system for unusual noises

quarterly -- inspect for termite re-infestation

Black Jack Battlefield and Nature Park Board of Directors, August 2011

Carol von Tersch, President
Dr. Anthony Brown, Vice-President
Dr. Lawrence Maxey, Secretary
Kathy Quigley, Treasurer
Dr. Ramon Powers, Past President

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marci francisco
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Mary Lynn Stuart
Thom Weik
Richard Wellman
Ryan Young

Emeriti Board Members:

Dave Hill
Wes Jackson
David Millstein
Kevin Willmott

Freedom's
Frontier
NATIONAL HERITAGE AREA



September 12, 2011

Carol Von Tersch, President
Black Jack Trust
706 W. 12th St.
Lawrence, Kansas 66044

Dear Carol,

This letter is to support the grant application that you plan to submit on behalf of the Black Jack Trust to the Douglas County Natural and Cultural Heritage Grant Program.

The volunteer and local efforts of those who have lead the restoration project for the Black Jack site are nothing short of remarkable in their professionalism, integrity and persistence.

The Black Jack Battlefield is an important cornerstone of Freedom's Frontier National Heritage Area. The stories related to the Battle of Black Jack are pivotal to linking the stories that will be preserved and told in Freedom's Frontier. It was on this site that one of the most significant battles of the pre-Civil War period occurred thereby thrusting the issues of freedom, constitutional crisis, the Kansas-Missouri debates and the significant questions of the period onto the national stage. Robert Hall Pearson rode with John Brown at the battle and later returned to build his family farmstead overlooking the battlefield.

When completed, the Robert Hall Pearson home on the Black Jack site will offer a place for visitors including school children to learn about our rich heritage as it relates to our nation's development.

The Board of Trustees of Freedom's Frontier National Heritage Area is proud to be partners with the Black Jack preservation project and humbled by the work that these volunteers and private citizens are doing to enhance the nationally significant stature of Freedom's Frontier National Heritage Area.

Sincerely,


Judy Billings
Executive Director

BOARD OF TRUSTEES Judge Deanell Reece Tacha, Chair, Lawrence, KS · John Dillingham, Vice Chair, Kansas City, MO · Bill Tempel, Secretary, Lexington, MO · Charles Jones, Treasurer, Lawrence, KS · Dr. Mary Davidson Cohen, Executive Committee Member-At-Large, Leawood, KS · Lt. Gen. (Ret.) Robert Arter, Ft. Leavenworth, KS · Judge Duane Benton, Kansas City, MO · Clark Balderson, Wamego, KS · George Breidenthal, Kansas City, KS · Charles Clark, Prairie Village, KS · Jody Craig, Leawood, KS · David Dunfield, Lawrence, KS · Jan English, Kansas City, KS · Bob Ford, St. Joseph, MO · Michael L. Gibson, Paola, KS · Crosby Kemper, III, Kansas City, MO · Jim Maag, Topeka, KS · Elle McCoy, Chanute, KS · Emanuel Northern, Kansas City, KS · Terry Ramsey, Nevada, MO · Kala Stroup, Lawrence, KS · Joan Wagnon, Topeka, KS · Kevin Wood, Harrisonville, MO

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Ph 785-856-5300
Fx 785-856-5303

Office of the Secretary
1020 S Kansas Ave., Suite 200
Topeka, KS 66612-1327



Phone: (785) 296-2281
Fax: 785-296-6953
www.kdwp.state.ks.us

Robin Jennison, Secretary

Sam Brownback, Governor

September 14, 2011

Heritage Conservation Council
Douglas County Courthouse
1100 Massachusetts 2nd Level
Lawrence KS 66044

Dear Committee Members,

Please consider this letter an endorsement for awarding a Natural & Cultural Heritage Grant to support the restoration of the 1880 farmhouse that is a part of the Black Jack Battlefield interpretive site. The site is of extreme value to both the past and present day stories of the fight for freedom and the part that Kansas played in the early years of the Civil War and those years that followed.

In 2007 the Black Jack Battlefield Trust was awarded a Department of Commerce, Travel and Tourism Division, Attraction Development Grant to assist with an interpretive plan. The restoration of the farmhouse to include an interpretive center will provide an opportunity for visitors to experience the history of the site which is part of the Freedom's Frontier National Heritage Area.

We look forward to working with the Black Jack Battlefield Trust as they restore the historical farmhouse and property, tell the story of the battlefield site, and provide quality experiences for the visitor.

Sincerely,

A handwritten signature in cursive script, appearing to read "Regina Nicol".

Regina Nicol
Finance and Visitor Services Manager

112 SW 6th Avenue, Suite 210
Topeka KS 66603-3895
(785) 357-0359 voice
(785) 357-1723 fax
www.kansashumanities.org



September 12, 2011

Heritage Conservation Council
Douglas County Courthouse
1100 Massachusetts St, 2nd level
Lawrence KS 66044

Dear Heritage Conservation Council,

On behalf of the Kansas Humanities Council, I am writing this letter in support of the **Robert Hall Pearson Farmhouse near Baldwin City.**

The Kansas Humanities Council has worked with the members of the Black Jack Battlefield Trust with three preservation and heritage related projects - all of which were accomplished successfully. The first was a grant in support of the 150th commemoration of the Battle of Black Jack in 2006, the second was in support of an outdoor heritage sign interpreting the Battle of Black Jack site, and the third was the creation of a travelling exhibit that tells the story of the Battle and its importance in understanding the start of the United States Civil War.

Without a doubt, this is a group dedicated to preserving the history and stories of their site, including the adjacent Robert Hall Pearson farmhouse. Heritage Conservation funds will allow for much needed repairs, including work on the foundation, the installation of windows in the basement, the restoration of other windows, and the removal of a porch (which was a later addition). All of these tasks will allow for an expanded visitor experience to the historic Black Jack Battlefield Site. With a more stable Farmhouse, visitors will have a place to review written accounts of the Battle and find out more about the time period.

The Robert Hall Pearson Farmhouse is an important landmark on the Kansas landscape. It gives voice to our state's hopes and dreams, from our past and into our present. It provides insight into where we've been as a state and what we have valued over time and across generations.

Thank you for your consideration of this important project.

Cordially,


Julie Mulvihill
Executive Director



City of Lawrence Douglas County

PLANNING & DEVELOPMENT SERVICES

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds/

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

September 12, 2011

Douglas County Heritage Conservation Council
Douglas County Courthouse
1100 Massachusetts
2nd Level
Lawrence, KS 66649

Dear Review Committee:

This letter is in support of the grant application by the Black Jack Battlefield Trust for the Robert Hall Pearson Farm House located at 163 E 2000 Road in Douglas County, Kansas. The Pearson House, also commonly known as the house at Black Jack Battlefield, was listed in the Register of Historic Kansas Places in 2005 and is one of the most in-tact, gable-front National Folk structures in Douglas County.

The Black Jack Battlefield Trust has embarked upon an impressive plan to increase the awareness of our shared history by interpreting the Battle of Black Jack and the Pearson Farmstead. Future plans include the use of the Pearson house to tell the story of not only Robert Pearson's life, but the story of an 1890's farmstead in Kansas. The Pearson house is unique in that it is a relatively unaltered example of the National Folk House vernacular architectural style. While the structure is relatively unornamented, it is an excellent example of the type of structure that was constructed to serve the basic needs of an 1890's farm in rural Kansas.

The Pearson House is in dire need of some basic repair. The Black Jack Battlefield Trust has prioritized the needs of the structure and would like to hire a preservation architect to help detail projects like the correct repointing of the foundation. The ultimate goal is to save the structure from further deterioration and to use it as an interpretive venue. The repairs proposed by the Trust are in accordance with the Secretary of the Interior's Standards for Rehabilitation. The Trust, with a desire to be true to the historic integrity of the house, is aware that some alterations may be necessary to help maintain the structure and use it as a living museum.

The Pearson House at Black Jack Battlefield is a highly significant part of the history of Douglas County and Kansas. The connection of the site to the Freedom's Frontier National Heritage Area has the potential to share this important story with a variety of visitors and residents who wish to explore the foundation of the fundamental American value of freedom. The rehabilitation of the Pearson House is a very important first step to be able to share this



important story. Heritage tourism is an effective economic development tool that not only adds value in tax dollars, but also adds knowledge of history to future generations. The Pearson House is a valuable historic resource in Douglas County worthy of the recognition and protection this grant program can provide.

Respectfully,

A handwritten signature in cursive script, reading "Lynne Braddock Zollner".

Lynne Braddock Zollner, MHP, AICP
Historic Resources Administrator
Lawrence Douglas County Planning Office



City of Baldwin City

Box 86, 803 Eighth St., Baldwin City, KS 66006 (785) 594-6427 (785) FAX: 594-6586

September 13, 2011

Heritage Conservation Council
Douglas County Courthouse
1100 Massachusetts Street, 2nd level
Lawrence, KS 66044

To Whom It May Concern:

This letter shall serve as the City of Baldwin City's enthusiastic support of the Blackjack Battlefield Trust's application for an award of grant funds from the Natural and Cultural Heritage Grant. The restoration of the home site with these funds will greatly enhance this historical site and will positively impact not just Baldwin City, but other surrounding communities.

We greatly appreciate the work of the Blackjack Battlefield Trust and look forward to their continuing efforts.

Thank you for your consideration of this project and do not hesitate to contact me if we can be of further assistance.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ken Wagner', written over a horizontal line.

Ken Wagner, Mayor
City of Baldwin City

Lawrence Preservation Alliance

P.O. BOX 1073 • LAWRENCE, KANSAS 66044

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9-18-11

Heritage Conservation Council:

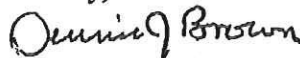
I am writing to express support for the Black Jack Battlefield Trust application for a County grant to stabilize and preserve the original house on the Robert Hall Pearson Farmstead at the battlefield site. This historic structure, built in 1890, will be used as an interpretive center for the battlefield and nature park.

In May 2003, several LPA board members joined with other vigilant members of the community to purchase the battlefield site when it became available for sale. LPA donated \$2,500 and provided a no-interest loan of \$7,500 to help make this happen. The site would have certainly been developed as suburban housing if this had not occurred.

Since that time the Trust has incorporated as a non-profit and has worked with many civic leaders in the Baldwin City area. This group has done an amazing job of achieving many of their ambitious goals, and is perfectly positioned for the formation of the Freedom's Frontier National Heritage Area. Aside from the preservation aspect of the project, which is of national significance, the Trust has done a great job of recognizing and fostering the educational and recreational opportunities the site affords as well.

Preservation of the farmhouse is a necessary step in accommodating the visiting public and helping them to further understand this important county site.

Sincerely,



Dennis J. Brown
President



Lawrence
Preservation
Alliance

Serving Lawrence and Douglas County
www.lawrencepreservation.org

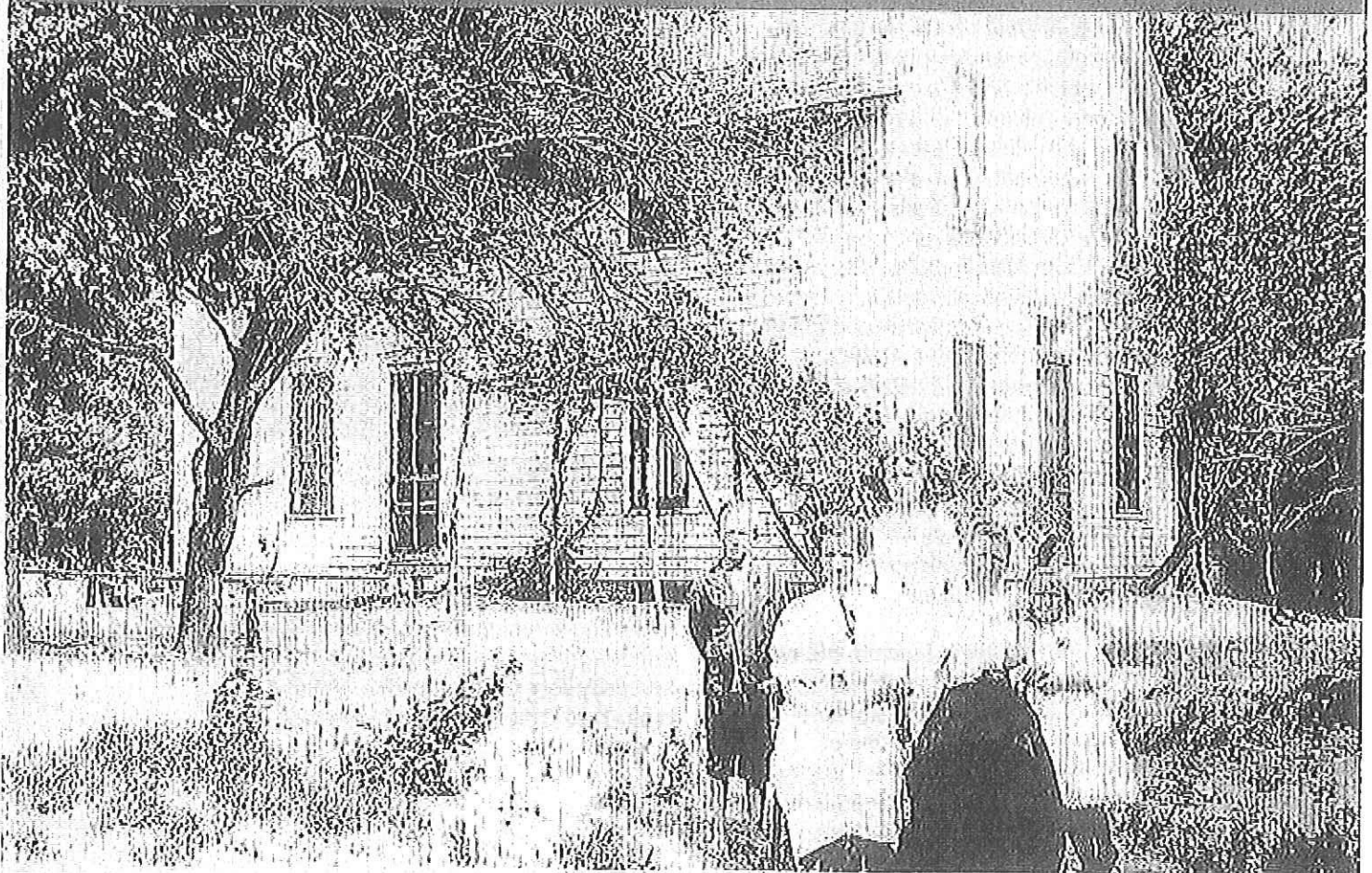


Robert Hall Pearson House:

Historic Structure Report



PROPOSAL




DAVIS
PRESERVATION

 TREADNOR ARCHITECTS P.A.

DGM Consultants, P.A.
Structural Engineering and Masonry Consulting

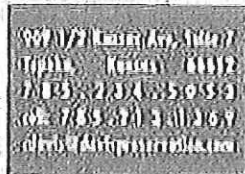
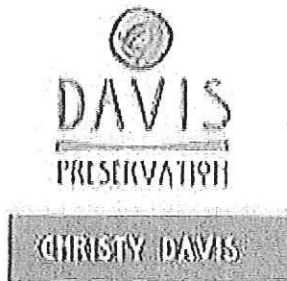
 **OSC** ORAZEN & SCALL
ENGINEERING, P.J.
Arlington, Va.

Terracon



Robert Hall Pearson House: Historic Structure Report

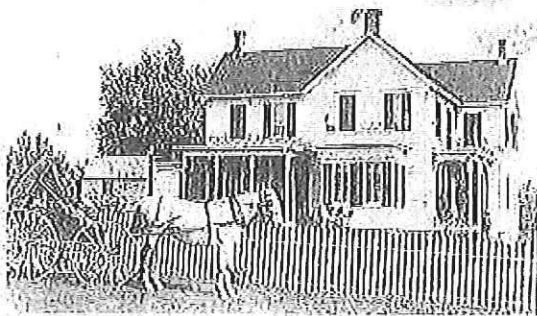
Introduction: The Team



Christy Davis of *Davis Preservation* has worked in the historic preservation field since 1997. She holds a bachelor's degree from Kansas State University and a master's degree in Public History from Wichita State University. As preservation planner for the City of Newton, Kansas, Davis completed a survey of 1100 residential and commercial properties. From 1999 to 2006, she worked for the Kansas Historical Society, where she served as a reviewer, tax credit coordinator, CLG coordinator and Deputy SHPO. In her role, she managed projects to develop multiple property nominations for Lustron Houses, New Deal-Era Resources, and Historic Public Schools. As a consultant, Davis has completed numerous historic property surveys, individual and district National Register nominations, and written multiple property nominations.

Davis has extensive experience in the areas of architectural and historical research, writing and teaching. She has a particular interest and expertise in the areas of Architectural History and Kansas History. As indicated in the project summaries below, Davis also has experience researching, writing and speaking about the state's vernacular architecture and rural past.

With experience working with historic properties including wood-frame vernacular homes, *Davis Preservation* is uniquely equipped to complete a Historic Structure Report for the Robert Hall Pearson House. The team will also include Treanor Architects; DGM Consultants Structural Engineers; Orazem and Scalora Mechanical, Electrical and Plumbing Engineers; and Terracon Consulting Engineers (Environmental). Working with the same project team, *Davis Preservation* completed a similar report for the Koester House Museum in Marysville, Kansas.



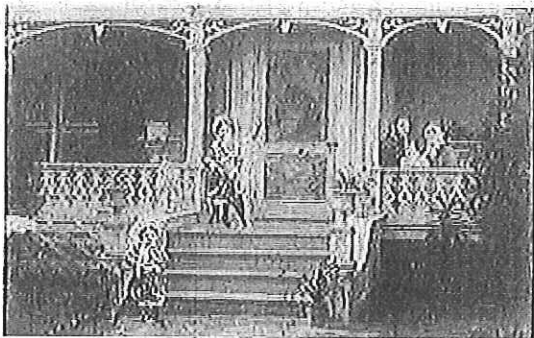
The house built by Rufel and Eva Smith, Christy Davis's great great grandparents (Craig Miner's grandparents), near Hamilton, Brown County, Kansas. Rufel and Eva died here when they were asphyxiated by a gas stove clogged with snow.

Following is a summary of related projects and references for recent projects. Resumes that provide a comprehensive listing of professional experience are attached to this proposal.

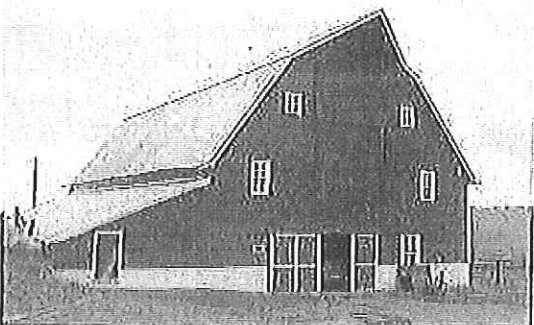
RELATED EXPERIENCE

Historic Structures Report: Koester House Museum, Marysville, Kansas

The Koester House Museum hired **Davis Preservation** to complete a Historic Structures Report for the museum complex, which included a wood-frame house, wood and masonry outbuildings, landscaping and outdoor sculpture garden. The project team included Treanor Architects, DGM Consultants, Orazem and Scalora Engineers, and Terracon Consulting Engineers

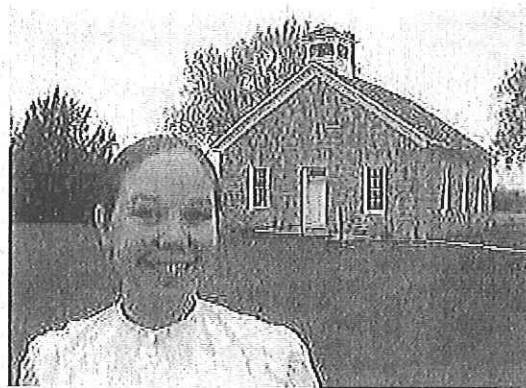


Historic Barns Survey/Multiple Property Nomination
The Kansas Historical Society hired **Spencer Preservation** and **Davis Preservation** to conduct a statewide survey of historic Kansas barns and to develop a multiple property documentation form (MPDF) for *Historic Agriculture-Related Resources of Kansas*. The MPDF and the National Register nominations for six individual barns were approved in May 2008.



Shafer Barn, Sheridan County, Kansas. Listed under the Multiple Property Nomination.

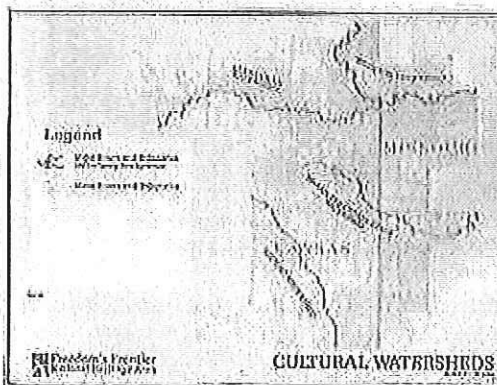
Stories from Freedom's Frontier Podcast Project
The Kansas Humanities Council hired **Davis Preservation** to complete this landmark podcast project which tells the story of the Missouri-Kansas Border War through historical and contemporary voices. **Davis Preservation** conducted research and oral interviews, wrote scripts, and edited audio. The podcasts, completed in 2009, are available online at <http://www.kansashumanities.org/site/programs/stories-from-freedoms-frontier/>.



Stephanie Clayton, site manager at Lanesfield School, helped tell the story of the development of Lanesfield and its connection to James Henry Lane.

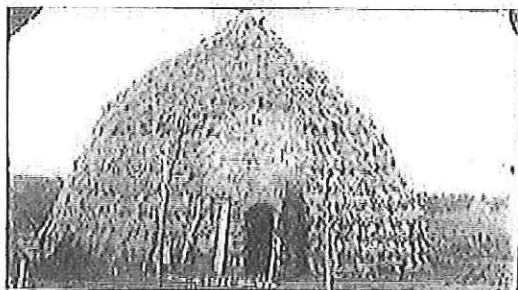
Freedom's Frontier National Heritage Area General Management Plan

In 2009, **Davis Preservation** was part of a team that developed the general management plan for the Freedom's Frontier National Heritage Area, an organization that tells the story of the pre-Civil War struggles along the Kansas-Missouri border. Davis Preservation devised a system for breaking down the border between Kansas and Missouri by exploring cultural watersheds along major river valleys that spanned both states.



Pediments and Impediments: Kansas History Through Architecture (Kansas 150 Speakers Bureau)

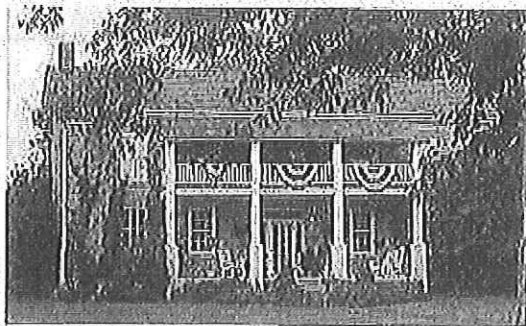
Christy Davis of *Davis Preservation* prepared this interactive talk at the request of the Kansas Humanities Council. The presentation challenges participants to take a new look at Kansas history through the untold stories of the state's historic buildings and the intriguing people who built them. It explores ways that economic and cultural dynamics affected patterns of construction in Kansas. The presentation, which has been well-received statewide, aims to engender an appreciation of the state's rich architectural heritage.



The Indian Lodge, including the Wichita Grass Lodge, is among the Nine Buildings that Tell the Kansas Story, featured in Christy Davis's talk for the Kansas 150 Speakers Bureau.

National Register Nomination, Hopkins House, Tecumseh

Davis Preservation prepared the National Register for this rare Territorial-Era home. The Hopkins House was commissioned by slaveholder Eli Hopkins before Kansas became a free state. Its vernacular Greek Revival architecture was transplanted from Missouri River Valley plantations. The property was listed in early 2009.



Eli Hopkins built this house in Tecumseh in the 1850s.

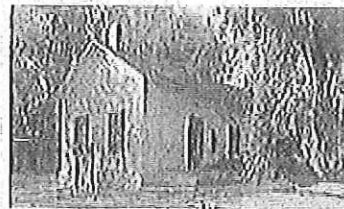
Most of the above projects were funded in part with federal funding through the Department of the Interior's Historic Preservation Fund (HPF). All of the projects were completed on time within their original budgets.

Downtown Historic District Nomination, Council Grove

Davis Preservation and Spencer Preservation

teamed up to complete the National Register

historic district nomination for downtown Council Grove. Spencer completed the site work and Davis prepared the historic context. The project produced the only comprehensive history of Council Grove written since 1921.



Postcard showing Council Grove's Last Chance Store, one of the few remaining buildings associated with the Santa Fe Trail.

PROJECT DESCRIPTION

The project is designed to document the history, architecture and condition of the Robert Hall Pearson House and provide prioritized recommendations and cost estimates for repairs. Final products will include the following:

1. Historical Evaluation

The broad history of the property is well documented. This section will provide a brief summary of the property's history within the historic context of the Robert Hall Pearson farm. This section will include a history of the Pearson family.

2. Significance and Development Statement

This section will document the history of the house based upon historical records and physical evidence. It will establish a period of significance for the house, as well as a justification for National Register listing of the home and farm buildings using the Multiple Property Documentation Form entitled "Historic Agriculture-Related Resources of Kansas," which was developed after the Robert Hall Pearson farm was nominated to the Register of Historic Kansas Places. This section will also document changes to the house over time and periods of the home's development.

3. Plans

Measured drawings will document the existing floor plans of the basement, first floor, and second floor. These drawings will be used to document the building's development over time, as well as make recommendations regarding the classifications of spaces based upon level of significance.

4. Architectural Assessment and Evaluation

This section will provide an assessment and recommendations for the building by architectural feature, such as roof, porches, clapboard, plaster etc. Both the exterior and interior will be evaluated. This chapter will draw from architectural and engineering recommendations. At the end of this chapter, the recommendations will be prioritized as immediate, short-term, or long-term. Cost estimates will be provided for recommended repairs.

5. Bibliography

This will include a list of all-known sources related to the history of the property and prior reports, as well as technical materials that may be useful to inform future work on the property.

EXISTING DOCUMENTATION

Although a number of studies have been completed on the Black Jack Battlefield, none have provided detailed documentation or recommendations related to the Robert Hall Pearson House. Below is a summary of the existing documentation and recommendations for the house and outbuildings:

Dale Nimz, "Robert Hall Pearson Farm, Register of Historic Kansas Places nomination," 2006.

This nomination provides a history of the Pearson family and cursory physical description of the house and outbuildings.

JMA, "Interpretive Plan and Conceptual Program for Black Jack Battlefield," 2008.

The Pearson Farm (28, 29 (historic photo, 1912), 31)

Buildings and Structures (40) -- very basic list with photos

"Pearson Farmhouse (recommendations) (81) -- *"The Pearson Farmhouse will be restored on the exterior to its appearance in the historic Pearson family photographs. On the interior, the first floor will be used for interpretive exhibits using Robert Pearson's story to illustrate themes of Settling the Prairie and Conflict and Resolution. Offices for the site will be located on the second floor. A historic structure report should be prepared for the house prior to commencing work on the building."*

(3-4 of Jan 2010 draft) "...Before any significant changes are made to the exterior or interior of the building, existing conditions documentation with drawings and photographs should be completed and a complete historic structure report should be prepared. Similar documentation should be undertaken for outbuildings and other remaining structures."

Douglas Scott, "An Episode of the Bleeding Kansas Era: Archeological Investigations of the Black Jack Battlefield and Ivan Boyd Prairie, Douglas County, Kansas," 2007.

"Included in the nomination as a non-contributing

element to the site is the Robert Hall Pearson farmstead. The battle site lies on Pearson's farmstead that remained in family hands until its acquisition by the Black Jack Battlefield Trust. Pearson, a battle participant on the free-state side, acquired the property from the Wyandotte tribe in the 1880s. Some time around 1890 he built a house on the brow of the hill south of the battle site. The battle site was literally in his back yard. The house, 163 East 2000 Road, is a wood frame structure with a variety of additions and modifications. In the immediate vicinity of the house are the tumbled down and poorly preserved remains of a garage, shed, barn, and chicken house. A house trailer was also noted at the time of the nomination but has since been removed. A large barn and silo associated with the Pearson farming operation are located west of Captain Creek about one quarter mile north and west of the house. The ancillary structures all appear to date from the early to mid-twentieth century. The national register nomination declared them as non-contributing elements since they post-date the 1856 period of significance of the site." (9)

Kelly Kindscher, "Natural Resource Inventory and Restoration Plan for the Black Jack Battlefield Site," 2006.

"In addition, there is a historic portion of the property related to the historic farm that also needs to be conserved." (6)

Landplan Engineering, "Black Jack Battlefield and Nature Park Master Plan," 2005.

"The original farm drive will be closed to vehicles, narrowed and regarded to create an accessible pedestrian walkway along the cedar lined corridor. The road will be rerouted away from the farmhouse with a new controlled access drive that will provide connectivity between the new entry and the existing barn and silo." (5)

"To the west from the visitor plaza, the Robert Hall Pearson farmhouse serves as the centerpiece to the farm with the original maple syrup distillery, a newly planted antique fruit orchard and vineyard and a thematic picnic and farmyard play area." (5)

"He [Pearson] constructed a sturdy home and

outbuildings on the property and pursued the life of an American agriculturalist. His story and the story of other participants, many of whom settled in the area will be researched and presented in a series of interpretive exhibits in the farm area to the west of the battle site." (7)

Center for Historic Architecture and
Preservation, Survey of the Black Jack
Battlefield, 2006.

"The farm and all of its structures post-date the battle and therefore were listed as noncontributing on both National Register forms. The state designation recognizes the significance of the farm for another part of the state's history." (17)

"Recommendations -- Develop a Preservation and Management Plan" (39)

"What is to become of the farm, how is it to be used in the interpretive program? Are all the outbuildings to be saved and used?" (39)

Three additional pages from this report are attached below.

Battle of Black Jack Battlefield Survey
DRAFT

created sometime after the house was constructed. The drive, approximately 100 yards long, brings visitors from the road and up the slight rise to where the house is located atop a small knoll. This entryway is flanked on either side by cedar trees. While trees are a natural feature, their alignment and deliberate placement makes them part of the cultural landscape of this property.



Figure 22. Robert Hall Pearson House.

14. Pearson House – The Pearson house was built in 1889 or 1890. The house is an end-gable balloon frame two-story structure built on a stone foundation. The BJBTF has installed a new wood shake roof on the house. The house sits on a full basement. The south face of the house is three bays wide along the original facade of the first story. The bays feature large two-over-two windows approximately 90" high and 45" wide. The windows flank a center door. A 16 x 7-foot, shed roof addition that probably served as a mudroom/covered porch, covers the door. This addition has a central door flanked with salvaged windows, which might have been French doors. The structure is covered in plywood. The second story has two bays that are approximately half the size of the lower windows and are placed directly above the first floor windows (Figure 22).¹¹

The main facade of the house faces east. This facade faces a tree-lined drive that connects the farmhouse with Douglas County

Road E 2000. This facade is also three bays wide, again with a central door. This door has a transom and is symmetrically placed between the two flanking windows. Windows of roughly the same size on the second floor mirror the windows on the first floor. All of the larger windows on the original structure have modest wooden window crowns, which serves as the only ornamentation on the house. This ornamentation lends an Italianate look to this otherwise utilitarian dwelling. There is an 11 x 20-foot shed addition on the western face of the house, which has an additional window and door on the south facade. This portion of the house was added ca. 1920. The addition is on a concrete foundation. The farm and house were listed in the Register of Historic Kansas Places "... as a prime example of 19th century Kansas farmhouse."¹²

15. Outbuilding – This partially collapsed structure is located northwest of frame barn/garage and the Pearson Farmhouse. This structure is in very poor condition the roof has collapsed. The building was constructed of vertical boards with an end gable roof. It had a metal roof and a door on the southern face. Given the deteriorated condition of the building it was difficult to assess how it was used.



Figure 23. Frame barn/garage.

16. Frame Barn/garage – Northwest of the Pearson Farmhouse is a frame end-gable barn approximately 12 by 22 feet in size. This small frame structure includes a shed roof addition, 10

Battle of Black Jack Battlefield Survey
DRAFT

by 20 feet, that is attached to the western side of the main frame structure. This building was called the garage in the National Register (Boundary Increase). The building has a corrugated metal roof and is faced in the same corrugated metal fabric. Access to the interior of the barn is through an opening on the western end of the shed addition (Figure 23).

17. Stone Barn Foundation – Southwest of the Pearson Farmhouse is the ruin of an old barn. What remains is an "L" shaped foundation made of mortar and rock. The foundation had partial concrete block walls and the long, northern, side is capped with a long single board. The wall is highest to the west and gets shorter to east. The interior of the building that stood here appears to have been dug into the earth. A shorter wall extends south from the long portion of the "L" completing what remains of this building ruin. The concrete block indicates that the structure or at least a portion of it was 20th century in origin.

18. Barn/Shed – This building is located southwest of stone foundation and the Pearson Farmhouse. This barn/shed is an inverted "L" shaped structure that runs downhill, that is east to west (Figure 24). This structure appears to have been constructed in three phases. The first and probably oldest portion of the building is the eastern end. This portion of the building may have been constructed on piers or a now-collapsed rock foundation. It has an end-gable roof and is covered in vertical wooden planks. Some of the planks are beaded and are tongue and groove. The roof is corrugated metal. The middle section of the building is built on a rubble rock and mortar foundation and is sided in vertical planks; it also has a corrugated metal roof. The westernmost section of the building crosses the "T." It is constructed in the same general manner as the other two sections. The structure has several openings and may have served different functions related to the farming operation over the years.



Figure 24. Barn/Shed.

19. Brick Feature – This large brick feature was used in the maple syrup distilling process. It is oriented east-west with a homemade metal door on the western end and a chimney on the eastern end. This oven and the stand of sugar maple trees just south of the Robert Hall Pearson Memorial Park (described below) comprise the visible evidence of Pearson's maple syrup operation (Figure 25).

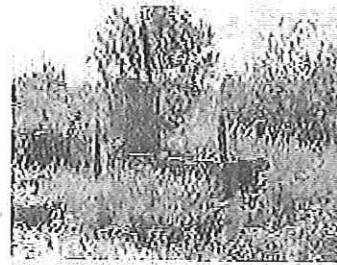


Figure 25. Brick feature.

20. Small Shed – This small rectangular shed is located just south of the entry road on a slight rise southeast of the Pearson Farmhouse. The shed does not appear to have a foundation. It is made of vertical board and has a shed roof. There is a window on the north face and a door on the south face.

Battle of Black Jack Battlefield Survey
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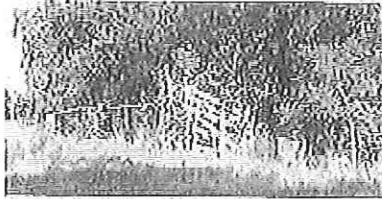


Figure 26. Long shed/chicken coop.

21. Long shed/Chicken Coop. This long low frame structure approximately 38 x 12 feet was probably originally designed to house animals. The 2006 National Register (Boundary Increase) designates it as a chicken coop. The interior of the structure is divided into sections or rooms. This building has been extensively altered over the years. The northern side of the building is fixed with vertical boards. The southern face is partially open, with some screen on some of the openings; others have been enclosed and have windows. The building is in fair to poor condition. A wooden loading chute is located adjacent to the south side of the building (Figure 26).

22. Barn – This barn is probably the oldest outbuilding associated with the Pearson farm. It is the largest outbuilding, measuring approximately 58 x 28 feet. The barn has three bays, a center half-pitched gabled bay with a hay hood, flanked by two smaller shed bays. The barn, like several other buildings on the property, is covered in a combination of vertical planks and corrugated metal. The barn is in fair to poor condition.

23. Silo – The silo is constructed of hollow clay blocks. The structure sits at the southwest corner of the barn described above. It is in fair condition.

24. Sugar Maple Grove – Just south of Robert Hall Pearson Memorial Park is a fairly large stand of planted maple trees. Pearson practiced diversified farming. According to a 1970s newspaper article, the trees were planted by Pearson to provide shade for his grandchildren. They were used into the 1930s for the production of maple syrup.¹³ Pearson was apparently fond of trees and according to a 1939 *Wellsville Globe* article there were more than 30 varieties of trees on the farm:

"Several varieties of red cedars; *Allanthis* trees - trees of paradise; sugar maples; soft maple; weeping cedar; Russian Mulberry; weeping mulberry; white oak; black oak; honey locust; black locust; coffee bean; osage orange; wild cherry; shellback hickory; silver-leaf poplar; cottonwood; persimmon; butternut; walnut; pecan; willow; ash; elm; linden; pear; peach; plum; apple and cherry."¹⁴

County Roads

There are two county roads that run through the general battlefield area, Douglas County R 2000 and N175. Both of these roads are unpaved and neither existed at the time of the battle. R 2000 is a section road in range north-south between Sections 12 and 7 in Township 15S. It is the dividing line between R200E and R21E. N175 is along the northwest quarter of the northwest quarter of Section 7. It intersects R 2000 just east of the Robert Hall Pearson Memorial Park.

Natural Resources

All battlefields have associated natural resources that are either landmarks or played a pivotal role in the engagement. The Battle of Black Jack is no exception. The battle was named for the stand of Black Jack Oaks associated with the creek. The whole area was part of the vast prairie that made up Kansas prior to settlement.

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COST PROPOSAL

Davis Preservation	\$8000
Historical Evaluation	
Significance and Development Statement	
Architectural Assessment and Evaluation	
Bibliography	
Project Management	
Treanor Architects, PA	\$8000
Field Measure Building	
Prepare Floor Plans	
Existing Condition Assessment	
Review of Architectural Features and Classification of Spaces	
Code Review	
Construction Cost Estimates	
DGM Consultants, PA	\$3000
Structural Analysis	
Terracon	\$3000
Environmental Analysis	
Orazem and Scalora Engineering, PA	\$3500
Mechanical, Electrical Plumbing Analysis	

Total	\$26,500
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REFERENCES

Koester House Museum
c/o Sharon Kessinger
Marysville Advocate
PO Box 271
107 S. 9th St
Marysville, Kansas
66508785-562-2317/shkessinger@att.net

Project Scope: Historic Structures Report for Koester House Museum, including wood-framed house and outbuildings.

Date: 2010

City of Hutchinson
Downtown Hutchinson Revitalization Partnership
Mr. Jim Seitnater, Director
125 E. Avenue B
Hutchinson, Kansas 67501
620-694-2677
JimS@hutchgov.com

Project Scope: Nomination, design review and Rehabilitation Tax Credit applications for several commercial and industrial properties in downtown Hutchinson.

Date: 2007-present

Living the Dream, Inc.
Ms. Jacquie Bugg
3721 Evans Drive
Topeka, Kansas 66609
785-267-2347
l2ludwop@cox.net

Project Scope: National Register nomination and grant applications for Topeka Council of Colored Women's Clubs Building.

Date: 2008-present

Gray County Historical Society
Ms. Kathleen Holt
203 N. Main Street
Cimarron, Kansas 67835
620-855-2244
kholt@ucom.net

Project Scope: Survey of commercial properties in Gray County and National Register nomination for Soule Canal.

Date: 2010-present

Friends of Historic Girard
Ms. Terri Harley
Executive Director
Girard Public Library
128 W. Prairie Ave.
Girard, Kansas 66743
620-724-4317
glrardpl@ckt.net

Project Scope: Survey of downtown Girard, National Register nomination for Raymond Home, Grant application for Girard Public Library.

Date: 2006-present

Wellington Downtown Alliance
Mr. J. C. Long
President/CEO
The Bank of Commerce and Trust Co., Inc.
201 W. Harvey
Wellington, Kansas 67152
620-326-7471
jclong@bankofcommerce.ws

Project Scope: Survey and National Register nomination for downtown Wellington. Tax credit application for Regent Theater.

Date: 2006-present



Firm Profile

Davis Preservation is dedicated to providing quality products at competitive rates. We assist property owners, architects, not-for-profits, community leaders and government officials in evaluating historic structures, nominating properties to the National Register of Historic Places, applying for preservation funding, and complying with federal and state preservation laws. Below is a list of services we provide:

Technical Assistance

Davis Preservation is highly experienced assisting property owners and architects in designing projects that meet the Secretary of the Interior's Standards, the standards used for reviewing preservation projects nationwide. Christy Davis spent two years assisting with projects at the local-government level and more than six years at the state-government level reviewing projects under state and federal laws and for grant and tax credit funding. Since 2006, *Davis Preservation* has provided technical assistance on dozens of projects, from preservation plans for local museums to multi-million-dollar redevelopment projects.

Historic Property Surveys

Before historic properties can be preserved, they must first be identified and evaluated. *Davis Preservation* has completed historic property surveys for thousands of buildings. Recent projects include comprehensive surveys in Wellington, Newton, Girard, Collyer, and Wichita, Kansas.

National Register Nominations

Davis Preservation has prepared National Register nominations for dozens of historic buildings in Kansas and Missouri. The firm's experience in historic research and writing uniquely positions it to develop nominations that focus not only on a property's architecture, but also its unique history.

Grant Writing

Davis Preservation has prepared grant applications for dozens of communities and property owners. Funding sources for which *Davis Preservation* has experience applying include Historic Preservation Fund, Heritage Trust Fund, National Trust Preservation Funds, and Scenic Byways.

Rehabilitation Tax Credit Assistance

Christy Davis prepared the original legislative proposal for the Kansas Rehabilitation Tax Credit Program. As the state's tax credit reviewer, she reviewed hundreds of state and federal tax credit projects. *Davis Preservation* draws on this experience to advise clients on designing projects that meet the preservation standards – and to prepare tax credit applications. The firm has assisted with projects ranging from \$5000 to \$30 million.

Section 106 and State Preservation Statute Compliance

As a Deputy Kansas SHPO, Christy Davis reviewed thousands of projects each year in accordance with state and federal preservation laws. Today, *Davis Preservation* assists communities and project sponsors in complying with these laws. Recent related projects include determinations of eligibility for buildings owned by the Kansas Army National Guard, update of the Guard's Integrated Cultural Resource Management Plan (ICRMP) and peer review of historic surveys for building redevelopments at Forts Leavenworth and Riley.

Professional Qualifications

Christy Davis at *Davis Preservation* has thirteen years of professional experience in the historic preservation field. She meets the Secretary of the Interior's Professional Qualifications in the areas of History and Architectural History. Davis prepared preservation guidelines and architectural contexts for the KU Campus Heritage Plan. She has prepared National Register nominations for numerous Kansas properties, including commercial historic districts in Collyer, Dodge City, Wellington, Ellsworth and Manhattan and a residential district in Newton. Davis also has vast experience complying with the Secretary of the Interior's Standards for Rehabilitation, having prepared rehabilitation tax credit and grant applications for dozens of buildings in the area. *Davis Preservation* works to build relationships among public institutions, local governments, community groups, preservation advocates and design professionals.



Resume CHRISTY DAVIS

Education

Wichita State University, Wichita, Kansas

Master of Arts in Public History, May, 1999

Thesis: *Rediscovering Newton*. Thesis was an architectural history of Newton, Kansas from the 1870s through the 1960s. Cumulative G. P. A. of 4.0.

Kansas State University, Manhattan, Kansas

Bachelor of Science in History, May, 1997

Courses included Preservation Principles, Preservation Documentation, Preservation Technology, Architectural History and architecture, engineering and U. S. History courses.

Field-related Work Experience

Davis Preservation, LLC, Topeka, Kansas

2006-present. Principal of preservation consulting firm specializing in Cultural Resource Management, Historic Property Surveys, Preservation Plans, National Register Nominations, Grant Writing, Historic Structures Reports, Development Services, and Technical Assistance. Davis Preservation is dedicated to providing quality products at competitive rates. The firm assists property owners, architects, not-for-profits, community leaders and government officials in evaluating historic structures, nominating properties to the National Register of Historic Places, applying for preservation funding, and complying with federal and state preservation laws.

Kansas State Historical Society, Topeka, Kansas

Acting Division Director, Cultural Resources Division

2004-2006. Served as Deputy State Historic Preservation Officer (DSHPO) and Director for the Cultural Resources Division, which included the State Historic Preservation Office (SHPO) and Archeology Office. Managed and supervised a staff of approximately 20 historians, architectural historians, architects and archeologists. Prepared division budget (approx. \$2 million), planning and program facilitation. Served as liaison with other public agencies and organizations. Edited *Kansas Preservation Magazine*.

Assistant Division Director, Cultural Resources Division

2001-2004. Directly supervised 7 professional staff, including a historian, 2 architectural historians, 2 architects and 2 archeologists. Assisted in budget preparation, planning and program facilitation. Educated the public about preservation programs. Provided technical assistance. Reviewed projects under state preservation statute and Section 106. Negotiated with governmental entities, including preparation of MOAs.

Preservation Specialist, Cultural Resources Division

1999-2001. Coordinated federal rehabilitation tax credit program, provided technical assistance, composed articles, and reviewed projects in accordance with Section 106 and the state preservation statute. Wrote legislative proposal and administrative regulations for the state rehabilitation tax credit program.

Preservation Planning

Preservation Planner, City of Newton, Kansas

1998-1999. Supervised volunteers. Conducted historic survey of 1100 properties. Organized public meetings, assisted in the writing/defense of preservation ordinance, proposals, budgets, grants, and articles.

Campus Heritage Plan, University of Kansas

2006-2008. Wrote architectural context statement, eligibility statements, and technical analysis for plan.

General Management Plan, Freedom's Frontier National Heritage Area

2008-2009. Roles include facilitating public meetings, surveying preservation professionals and the public, and preparing the Heritage Development and Resource Management Plans for natural, cultural and historical resources.

Preservation Research/National Register Nominations

May 1998 to present. Prepared and Presented National Register nominations for the following properties: Ellis Congregational Church, Ellis, KS; Grimes House, Manhattan, KS; Newton Stadium, Newton, KS; Hoag House, Newton, KS; Lincoln School, Newton, KS; Oldham House, El Dorado, KS; Raymond Community Home, Girard, KS; Gem Apartment Building, Topeka, KS; Osage County Courthouse, Lyndon, KS; House House, Lawrence, KS; Keep Klean Building, Wichita, KS; Ranson Hotel, Medora, KS; KATY Hospital, Parsons, Kansas; Eagle's Lodge #132, Wichita, KS; Burr House, Dodge City, KS; Buffalo Hotel, Garden City, KS; Brown Hotel, Neodesha, KS; Dunbar Theatre, Wichita, KS; HD Lee Company, Salina, KS; Kelly Mills, Hutchinson, KS; Brown Hotel, Neodesha, KS; Hamlin Block, Hutchinson, KS; Assumption Church, Topeka, KS; Brown Barn, Independence, KS; St. Joseph's Church, Hays, KS; Farmers State Bank, Lindsborg, KS; Downtown Historic District, Wellington, KS; McKinley Residential District, Newton, KS; Eli Hopkins House, Tecumseh, KS; Fowler Swimming Pool, Fowler, Kansas; Hotel Broadview, Emporia, KS. Wrote State Register nomination for the Kaufman Building, Wichita, KS. Also co-wrote the National Register multiple-property (11) nomination for Collonaded Apartments in Kansas City, MO; co-wrote individual nomination for the Lyda-Jean Apartments, Manhattan, KS; co-wrote National Register district nominations for Downtown Manhattan, KS and Downtown Ellsworth, KS; co-wrote Historic Agricultural Resources of Kansas MPS, and many more!

Section 106

Provided Section 106 services to federal agencies and federally funded projects, including those completed by the Kansas Army National Guard, which won a National Preservation Award for their work.

Technical Assistance/Tax Credits

Prepared successful state and federal rehab tax credit applications for a variety of property types, from small residential projects to multi-million-dollar corporate rehabilitations.

Grant Writing

Prepared grant applications for the Heritage Trust Fund grant program, National Trust for Historic Preservation grant programs, and Historic Preservation Fund.

A Sampling of Preservation-Related Publications

- "Historic Council Grove," *Kansas Preservation* 32, no. 3 (Summer 2010): 1.
- "Collyer: Building a Future on the Past," *Kansas Preservation* 32, no. 1 (Winter 2010): 12.
- "Boot Hill: Legends of the Old West," *Kansas Preservation* 31, no. 4 (Autumn 2009): 14.
- "Glrad: Radical Capital of Kansas," *Kansas Preservation* 31, no. 1 (Winter 2009): 1-3.
- "How to Weather-Proof Your House (Without Compromising Its Character)," *Kansas Preservation* 27, no. 6 (Jan/Feb 2006): 14.
- "History Lost: Wind-Swept Blaze Ravages Downtown Fort Scott," *Kansas Preservation* 27, no. 2 (Mar/Apr 2005): 2.
- "Wal-Greens Chain Targets Historic Kansas Properties," *Kansas Preservation* 25, no. 4 (Jul/Aug 2004): 3.
- "Brown v. Board Dedication Marks Culmination of Preservation Effort," *Kansas Preservation* 25, no. 4 (Jul/Aug 2004): 11.
- "Almost Famous: The 'Other' Root Brother and His Humble Design," *Kansas Preservation* 26, no. 1 (Jan/Feb 2004): 3.
- "The Changing Tides of Preservation: From Public Policy to Public Consciousness," *Kansas Preservation* 25, no. 4 (Jul/Aug 2003): 8.
- "Building a Future on Our Past: Economic Benefits of Preserving Rural Resources," *Kansas Preservation* 24, no. 6 (Nov/Dec 2002): 11-12.
- "The History of YMCA Structures in Kansas," *Kansas Preservation* 23, no. 6 (Nov/Dec 2001): 6-6.
- "Preserving the Under-appreciated: Evaluating Kansas's Modern Architecture," *Kansas Preservation* 22, no. 6 (Nov/Dec 2000): 1-3.
- "Kansas Historic Preservation Law: What Every Local Government Should Know," *Kansas Government Journal* 85, no. 12 (Dec 1999): 306-307.

Teaching Experience

- Fall 2003. *Historic Preservation*. Wichita State University. History 702. Graduate-level course that provided an introduction to preservation technology, preservation law, smart growth, and the National Register.
- Summer 2004. *Technical Issues in Historic Preservation*. Emporia State University. AN 540 E. Taught as part of the Kansas Archeological Training Program. There were 20 hours of instruction.
- Summer 2002. *Historic Architecture*, Emporia State University. AN 540 E. Survey of American Commercial Architectural Styles taught as part of the Kansas Archeological Training Program. There were 20 hours of instruction.
- Summer 2001. *Historic Building Survey*, Emporia State University. AN 540 E. Survey of American Residential Architecture taught as part of the Kansas Archeological Training Program. There were 20 hours of instruction.
- Fall 1999. *U. S. History Civil War to Present*, Friends University. Semester-long undergraduate course. HIS 150.

Boards/Memberships

2005-2006 Board of Directors, National Conference of State Historic Preservation Officers (NCSHPO).
2005-present Board of Directors, Kansas Downtown Development Association (Legislative Chair).
2005-2006 Topeka Turnaround Team.
2006-present Topeka Landmarks Commission (2008-present Chair)
2007-present Preservation Action (PA) Board of Directors.

Awards

Kansas Preservation Alliance, Award for Excellence 2009 -- Eagle's Lodge #132, Wichita, Kansas
Kansas Preservation Alliance, Award for Excellence 2009 -- Castle Tea Room, Lawrence, Kansas
Kansas Preservation Alliance, Award for Excellence 2009 -- University of Kansas Campus Heritage Plan
Hutchinson Landmarks Commission, Nominee, Bisonte Preservation Award 2008 -- Kelly Mills, Hutchinson, Kansas
Kansas Preservation Alliance, Award for Excellence 2008 -- Keep Klean Building, Wichita, Kansas
Kansas Preservation Alliance, Award for Preservation Advocacy 2010
Kansas Main Street, Award for Leadership in Preservation 2010

Grants Received

Prepared Heritage Trust Fund Grant Applications for the following funded projects:

Kelly Mills, Hutchinson, Kansas: Window Restoration
Burr House, Dodge City, Kansas: Window Restoration
Anthony Theater, Anthony, Kansas: Masonry Restoration

Biography

Christy Davis is a fifth-generation Kansan who has dedicated her career to helping communities identify and preserve their architectural heritage. For much of the past decade, Davis worked in the public sector as a preservation planner and Deputy State Historic Preservation Officer. In 2006, she founded her own historic preservation consulting firm, which specializes in assisting property owners in designating their properties and funding their preservation projects. Davis has served on the boards of Preservation Action, the National Conference of State Historic Preservation Officers, the Kansas Preservation Alliance - and is currently the chair of the Topeka Landmarks Commission. She is also host of a local public television series *Wood, Brick and Stone*, which highlights historic Kansas architecture.



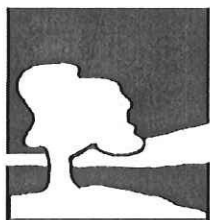
APPENDIX B

Heritage Council Amendments

1. The Heritage Council requests review of the completed Historic Structures Report prior to beginning rehabilitation work. Once the Report has been reviewed, the Council will provide notification that work may begin.

2. Project Milestones include:

- **Completion of Historic Structures Report**
- **Rehabilitation work**
 - **Foundation repointing**
 - **Window replication**
 - **Structural repairs**
 - **Mechanical system installation**
 - **Plaster repairs**
 - **Interior finishing**



Kansas Land Trust

16 East 13th Street
Lawrence, Kansas
66044-3502

ph (785) 749-3297
fax (785) 842-3039
www.klt.org

Board of Directors

Lynn Byczynski, *Treasurer*
Myrl Duncan
Burke Griggs
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Chelsi Hayden, *Vice President*
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donna luckey
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Beverley Worster
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Staff

Ginevera Moore
Executive Director
gmoore@klt.org

Jerry Jost
Director of Land Protection
jjost@klt.org

Carol Huettner
Office Manager
chuettner@klt.org

Protecting and preserving lands of ecological, agricultural, scenic, historic, or recreational significance in Kansas.

January 6, 2012

Jeannette Blackmar
Heritage Conservation Council Coordinator
1100 Massachusetts Street
Lawrence, KS 66044-3064

Re: Performance Agreement for "Hamilton Conservation Easement" Project

Dear Ms. Blackmar,

Enclosed please find the performance agreement for Kansas Land Trust's 2011 Douglas County Natural and Cultural Grant Project, entitled "Hamilton Conservation Easement." We have signed the agreement on behalf of the Kansas Land Trust, and we are returning it to you for signature by the Board of County Commissioners. Once it has been fully executed, please return a copy to the Kansas Land Trust, along with initial funding in the amount of \$6,690.

Thank you so much for the opportunity to participate in this grant program. Please feel free to call Jerry Jost or myself if you have any questions. We look forward to working with you.

Best regards,

Ginevera Moore
Executive Director

Enclosure

We help people protect their land.

Douglas County Heritage Conservation Council
NATURAL AND CULTURAL HERITAGE GRANT PROJECT AGREEMENT

Grant Recipient: Kansas Land Trust, Inc.

Project No: 2011-13

Total Project Budget \$322,618

Award: \$22,300

THIS AGREEMENT is hereby entered into this 30 day of December, 2011 by and between Douglas County, 1100 Massachusetts Street, Lawrence, KS 66044, acting through the Heritage Conservation Council (HCC), and, **Kansas Land Trust, Inc.**, 16 East 13th Street, Lawrence, KS 66044, herein called the Grantee.

WHEREAS, the Grantee has applied for and been awarded **\$22,300** from the *Natural and Cultural Heritage Grant Program* for the **"Hamilton Conservation Easement."**

NOW THEREFORE, in consideration of the award of the grant, the Grantee agrees to administer said grant in accordance with the following policies and procedures:

A. PROJECT DESCRIPTION
The Grantee agrees:

- 1) to perform and produce the scope of work described in the grant application (Appendix A) and as applicable, HCC amendments (Appendix B) to the scope of work, in accordance with all applicable plans and specifications. If changes to the project scope are necessary, grantee agrees to get approval from the county before money is spent for items/activities that are not contained in this agreement.
- 2) Grantee will inform the HCC Coordinator as soon as possible of any significant problems, or delays that will materially affect the project or cause the project to fall behind schedule.

B. GRANT PERIOD

Starting Date: 1/1/2012 Ending Date: 6/30/2013

C. COMPETITIVE PROCUREMENT PROCESS

- 1) Any services and/or materials that are expected to cost \$20,000 or more must seek at least three competitive bids or quotes from qualified individuals/firms. The Grantee must maintain financial records that verify the cost was competitively based from at least three written quotes submitted in response to written specifications. A waiver is permitted if fewer than three qualified individuals/firms are available to perform services and/or provide materials. Although it is not always necessary to select the lowest bid, an explanation for the selection must be documented which should be retained in your files and made available to the county upon request. County staff is available to help the grantee in meeting any procurement issues.

D. PAYMENT SCHEDULE

Below are the preferred payment schedules. An alternate payment schedule can be arranged with the HCC Coordinator, if needed.

Grants less than or equal to \$5,000

- 1) Once a grant performance agreement has been fully executed, the Grantee may begin project work. Grantee will receive a check from Douglas County for entire award amount.
- 2) Within 90 days of the completion of the project, the grantee needs to submit the receipt of fiscal documentation and a Final Project Report.

Grants greater than \$5,000

- 1) Once a performance agreement has been fully executed, the County will issue a payment of 30% of the project work.
- 2) When those funds have been expended and the grantee is ready for an additional payment, the Grantee shall submit an interim report that includes financial information related to the initial 30% of project award, as well as plans for the use of the next project award payment. See the guidelines for the interim report available from the HCC.
- 3) Once the interim report is reviewed and approved by the HCC Coordinator, the County will disburse the next 60% of the project award as soon as reasonably possible.
- 4) The remaining 10% of the total grant amount will be distributed as a reimbursement and will be issued once the Final Project Report has been reviewed and approved by the HCC Coordinator. The Final Project Report Template is available from the HCC Coordinator

F. CANCELLATION

The County or the Grantee reserve the right of termination for cause on a thirty (30) day notice should it be determined that either has failed to materially comply with the terms and conditions of the agreement, or when both parties agree that the project will not produce beneficial results commensurate with further expenditure of funds or because of circumstances beyond the control of the County and/or Grantee.

G. MAINTENANCE AGREEMENT

The Grantee agrees to own and maintain the property, and if not the owner, to maintain the property, beginning with the signing of this agreement and ending five years from the completion of the project as indicated by the acceptance of the completion report by the County. Failure to maintain any improvements financed by this grant could provide cause for the county to seek reimbursement of all or part of the grant funds disbursed to the grantee. Exceptions to this requirement may be granted by the county for damages that result from fire, flood, tornado, or other events beyond the control of the grantee.

GENERAL CONDITIONS

- 1) If a concern or problem occurs during the implementation of the grant project plan, the HCC Coordinator will work with County staff and the grantee to resolve the issue. If the concern persists, it can be brought before the Board of County Commissioners.

2) When issuing press releases, official statements or documents that describe the project funded by Douglas County, an acknowledgement of the Douglas County Board of County Commissioners and the Natural Cultural Heritage Program should be included.

3) The Grantee agrees that it will comply with and abide by all applicable statutes, including applicable zoning and building code requirements, the Federal Civil Rights Act of 1964, the Kansas Conflict of Interest Act, K.S.A. 75-4301 et seq., the Kansas Open Records Act, K.S.A. 45-215 through 45-225, and the Federal Immigration Reform and Control Act of 1986. The Grantee also agrees to retain all books, records, and other documents relative to this agreement for five (5) years after final payment,

4) The grantee agrees that Douglas County and all of their officers, agents and employees shall not be liable for claims on account of personal bodily injuries or death or on account of property damages arising out of the work to be performed by the grant recipient hereunder and resulting solely from the negligent acts or omissions of the grant recipient, its agents, employees and subcontractors. Such claims may not be pursued in accordance with the provisions of the Kansas Tort Claims Act, K.S.A. 75-6101 et seq.

I have read the above agreement and agree to abide by all of its provisions. Upon execution, this Agreement controls all activities during the project period.

In witness whereof, the parties have executed this project agreement.

Ginevera Moore 1/6/2012

Grantee, Authoring Official Date

Ginevera Moore, Executive Director, gmoore@kit.org

Typed or Printed Name and Title of Signator

Jerry Jost 1/4/2012

Grantee, Project Director (if different than above) Date

Jerry Jost, Director of Land Protection, (785) 749-3297, jjost@kit.org

Typed or Printed Name, Title and Contact Information of Signator

County

Date

APPENDIX A
GRANT APPLICATION

and the same

and the same

and the same

and the same

Natural & Cultural Heritage Grant Program

TARGET Project Application

2011



The Douglas County Commission allocated \$350,000 for the 2011 County budget to assist with the development and creation of natural and cultural heritage conservation projects. As part of this process, the Douglas County Commission created the Natural & Cultural Heritage Task Force in the fall of 2011 with the objective of recommending the process for awarding the allocated money.

The grant application materials are designed to be straight forward enough to encourage grant submissions from a wide variety of interests. Individuals, organizations and businesses can apply. The amount of detail and verification required should be dependent in part on the amount of the request. At the same time, applicants should provide enough information to demonstrate their ability to carry out and accomplish the purpose for which they are requesting public funds. The grant application should convey what is expected in terms of the requirements for eligibility and the desired outcomes.

This packet is the application for a **TARGET PROJECT**. The Natural & Cultural Heritage Task Force has defined a target project as a proposal requesting at most \$104,999. Please refer to pages 8-9 of the *Natural & Cultural Heritage Task Force's Final Report* to learn how heritage applications will be evaluated.

Grant monies will be distributed to each grant recipient under terms of a performance agreement between the recipient and Douglas County.

The Heritage Conservation Council may contact applicants for further information or clarification. If you have any additional questions or concerns please contact:

Heritage Conservation Council
Douglas County Courthouse
1100 Massachusetts Street, 2nd Level
Lawrence, KS 66044
785-832-5268

To apply, please send your application to the above address by Friday, September 23, 2011 by the close of the business day. Include as much information as possible about the proposed project. You may attach additional pages and any supplemental information if necessary. Electronic applications are encouraged.

Section 1: Applicant Information

Please fill out the following

Kansas Land Trust, Inc.

Name of Applicant or Organization:

Ginevera Moore, Executive Director;
Jerry Jost, Director of Land Protection

Name of Organization's Director (if different from above)

16 East 13th Street, Lawrence, KS 66044

Address (include township if applicable):

jjost@klt.org

Email:

785-749-3297

785-766-0428

Phone #

Cell Phone #

Section 2: Project Information

Hamilton Conservation Easement

Project Title:

2050 North 1500 Road, Northwest of Eudora

Address of Project:

Lois Windett Hamilton, Trustee

Names of individuals/organization that own the property:

Lois Hamilton, 314-378-0408, 52 Malaga Way, Hot Springs Village,
AR 71009

Contact Information for those individuals and/or groups:

Target Project Grant Application

Lois Hamilton will donate a 276-acre conservation easement to the Kansas Land Trust to protect as prime farmland into perpetuity approximately 200 acres of class II soils, additional farmland, and a wooded Kansas River riparian buffer.

Project Description Summary:

Approximately 276 acres

Number of Acres:

\$ 32,818

\$ 322,618

Amount Requested

Project Budget

Scope of project:

(Please check all that apply)

☐

Historic Structures

☒

Prairie; woodlands, waterways; habitat restoration/preservation

☒

Agriculture; working farms; heritage farms

☐

Freedom's Frontier themes (Civil War and pre-Civil War heritage; Settlement stories before and after Civil War; Enduring struggle for freedom)

☐

Pre-settlement history

Section 3: Project Description

- a) Specifically explain the proposed project, including any regulations, guidelines, or best practices that will be followed. What do you plan to do? When? How? Photos, plans, drawings, illustrations, building condition reports or building inspections that are related to the proposed project may be included separately as support materials.

The Kansas Land Trust (KLT) holds 46 conservation easements protecting 16,129 acres. KLT will work with Lois Hamilton to create a 276-acre conservation easement protecting 200 acres of Class II soils, additional cropland acreage, and a wooded riparian buffer along the Kansas River. This process involves a series of steps of due diligence (verification of legal description, property title research and insurance commitment policy, property appraisal, baseline documentation of conservation values and land uses, conservation easement drafting, easement closing and recording, and annual monitoring to ensure ongoing landowner compliance with the terms of the easement. This conservation easement will protect this land for agricultural production and sustain the wooded riparian buffer along the Kansas River for stream bank stabilization and sustaining wildlife habitat.

- b) Describe the natural and cultural heritage significance of the project, structure, and or property?

Class I and II soils are considered "National Prime Farmlands" for their unique suitability for agricultural and horticultural production. Often these soils are in river bottoms with fertility developed by long term flooding and siltation. These areas often serve as rainfall sponges recycling storm water into underground aquifers and recharging streams and rivers. These areas also serve as buffers against flooding. Douglas County, as well as the world, has very limited Class I and II soils. Of the 303,808 acres in Douglas County, 11% of those acres have Class II soils and over 38% of those acres are already developed. Protecting these highly productive soils will ensure local agricultural production and benefit the local economy for generations to come. Protecting a riparian buffer along the Kansas River helps stabilize the river bank and protects a wildlife corridor along the river.

- c) Please describe how this project provides a substantial benefit for the conservation of Douglas County natural and cultural resources?

Conservation easements place development restrictions on the property. Conservation easements preserve the conservation values of the protected land in perpetuity. An attached fact sheet describes the purpose of conservation easements. These conservation values of this property include Class II soils, agricultural production, recharging of underground aquifers, and storm water infiltration into permeable soils, thus reducing flooding. This prime farmland also expands the potential for more local food production in perpetuity. KLT provides monitoring and enforcement of the conservation easement protections into perpetuity.

- d) If applicable, please describe the condition of the property and include photos.

This 276-acre property includes approximately 200 acres of Class II soils, additional cropland, and a wooded riparian buffer along the Kansas River northwest of Eudora. The property has nine water wells serving the city of Eudora. Photographs, aerial photographs, maps, soil maps, and topographical maps are attached with this application.

e) Please describe the urgency of the project.

Prime farmland faces an ongoing threat of development including the area surrounding this property. Douglas County has already lost 38% of the Class II soils. It is special opportunity to find a landowner with such quality farmland willing to donate their development rights within a conservation easement matched with public funding to facilitate the documentation, legal work, and contribution to long term stewardship of the conservation easement. These factors contribute to the urgency of this conservation project.

f) Describe the expected timeline for completion of this project.

This conservation easement will be closed and recorded within the next 18 months. The conservation easement development process involves a long list of sequential steps which includes site inspection, land owner permission for an appraisal, title search, phase I environmental assessment, review of property encumbrances, boundary survey if necessary, mortgage subordination, easement negotiations and drafting, legal reviews of easement, baseline documentation, property appraisal, instruction letter to closing agent, closing assurances letter, easement closing and recording, obtaining title commitment insurance policy, documentation and archiving of critical documents, public easement dedication, and ongoing stewardship of the conservation easement. So practically, this project is ongoing with perpetual stewardship responsibilities.

g) How will this project connect the physical sites and interpretative stories of Douglas County?

The Kansas Land Trust is working with several other landowners in the immediate area to promote conservation easements with a view towards protecting contiguous parcels of farmland. The Hamilton Conservation Easement project adjoins with the Shipe Conservation Easement project. Both of these projects are submitted as separate grant applications at this time. This conservation easement connects with eleven other conservation easements across Douglas County expanding the protected open spaces in our county.

Section 4: Community Impact

- a) Describe how the project contributes to maintaining or enhancing Douglas County's heritage.

The motivations to save farmland are compelling. Protecting prime farmland preserves scenic, cultural and historic landscapes, and in doing so enhances a characteristic sense of place as well as preserving irreplaceable local heritage. Farming is an integral part of the cultural heritage of Douglas County. These open farmland spaces create an unique community character that add to the quality of life within Douglas County. Douglas County has a long history of local food and commodity crop production and this conservation easement will protect this prime farmland for these purposes in perpetuity.

- b) Will you allow public access to the facility/property?

Yes ☐

No ☒

Please explain your response above

This conservation easement will be private property used for agricultural purposes. Since this land will serve primarily agricultural production, unrestricted public access generally does not work well with unrestricted public access.

- c) Please describe the public benefit derived from this project.

This conservation easement will protect farmland with Class II soils, a wooded riparian buffer along the Kansas River, wildlife habitat, and open space with soils acting as a sponge to reduce the impacts of flooding and helps to recharge an underground aquifer and the Kansas River. This underground aquifer provides water to the city of Eudora.

d) Will the project incorporate any educational programs?

Yes ☒

No ☐

Please explain your response above

The Kansas Land Trust will coordinate a public dedication of this conservation easement to promote further conservation of Douglas County's natural and cultural heritage lands.

Section 5: Project Costs

a) What are the estimated costs (acquisition, rehabilitation, etc...) for this project? Please include any estimates or bids that have been completed. If the budget presented in this application is a preliminary budget arrived at without firm bids, explain how the cost estimates were determined.

The costs to the Kansas Land Trust for baseline documentation of the conservation easement, legal and property title work, title commitment insurance policy, conservation easement drafting and collaboration with the landowner, site assessments, property appraisal, Phase I Environmental assessment, boundary survey, and public recording of the conservation easement are \$11,818. This cost is an average estimate of similar conservation easement completed by the Kansas Land Trust. The contribution to the Kansas Land Trust's Stewardship Fund to monitor, enforce, and provide stewardship for KLT's conservation easements in perpetuity is \$21,000. This cost is based upon KLT's Stewardship Policy. A detailed explanation of the project budget is attached.

b) How will the project be sustained once the project is completed? For instance, how will on-going maintenance costs be financed?

The stewardship fund helps monitor, enforce, and provide stewardship of KLT's conservation easements. KLT is committed to ongoing membership and resource development to maintain our conservation easements.

- c) Explain if there are any other resources you intend to use in order to complete this project.

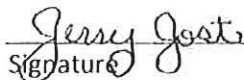
This may include other sources of funding, loans, or in-kind contributions.

The landowner is making a significant in-kind contribution (a nonprofessional estimation of \$289,800 of in-kind contribution) through the voluntary donation of property development rights within the conservation easement. The value of the conservation easement can range between 25-50% of the property value before the conservation easement is placed upon the land. The value of the conservation easement will be determined through a professional appraisal. Aside from this voluntary donation, KLT does not expect to make use of other sources of funding with this easement at this time.

- d) How is this project unique to Douglas County?

The Kansas Land Trust holds eleven conservation easements within Douglas County. This particular conservation easement has the unique distinction of protecting a large amount of Class II soils in Douglas County.

Section 6: Signature

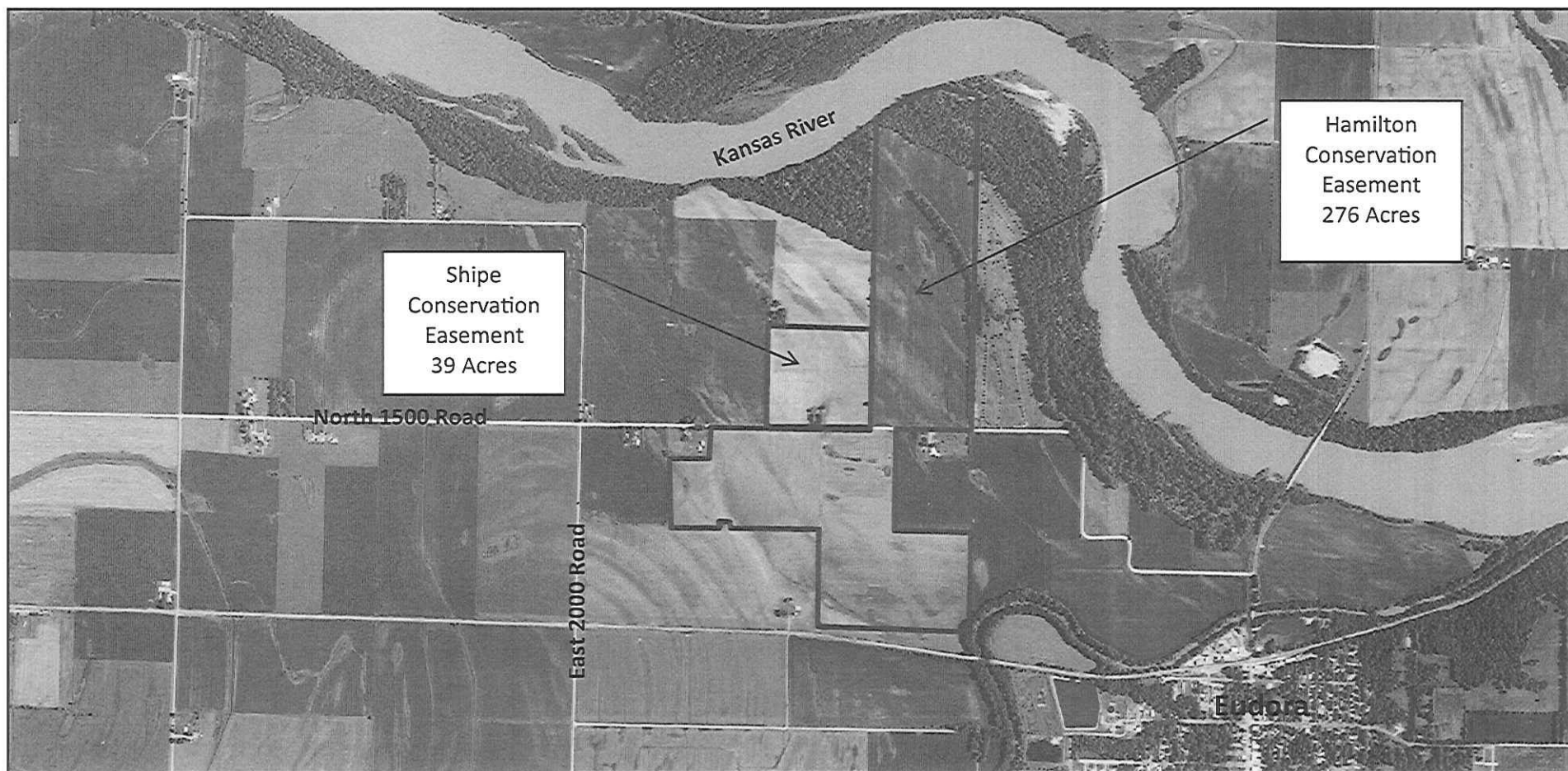

Signature

September 23, 2011

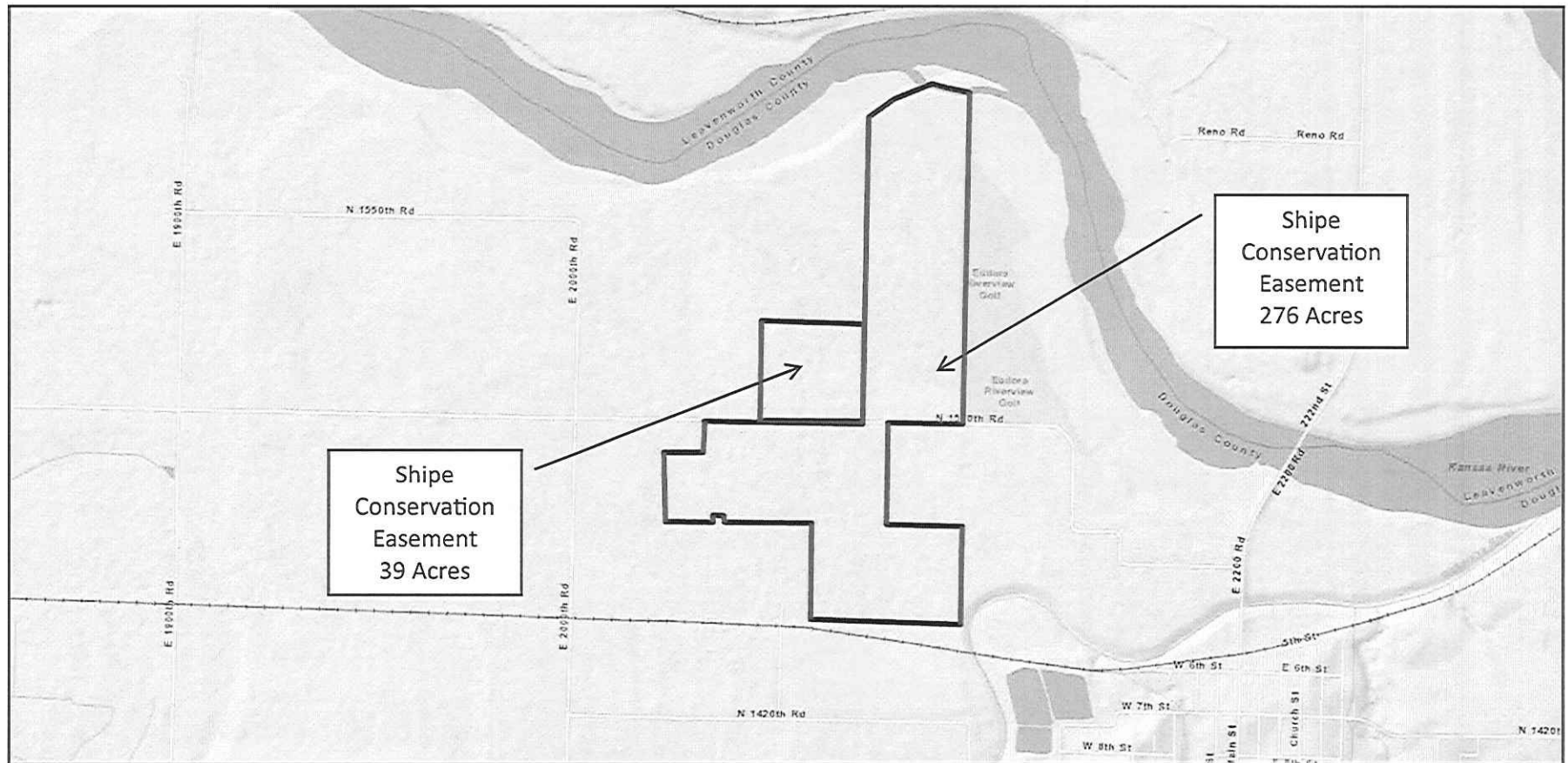
Date

Jerry Jost, Director of Land Projection, Kansas Land Trust

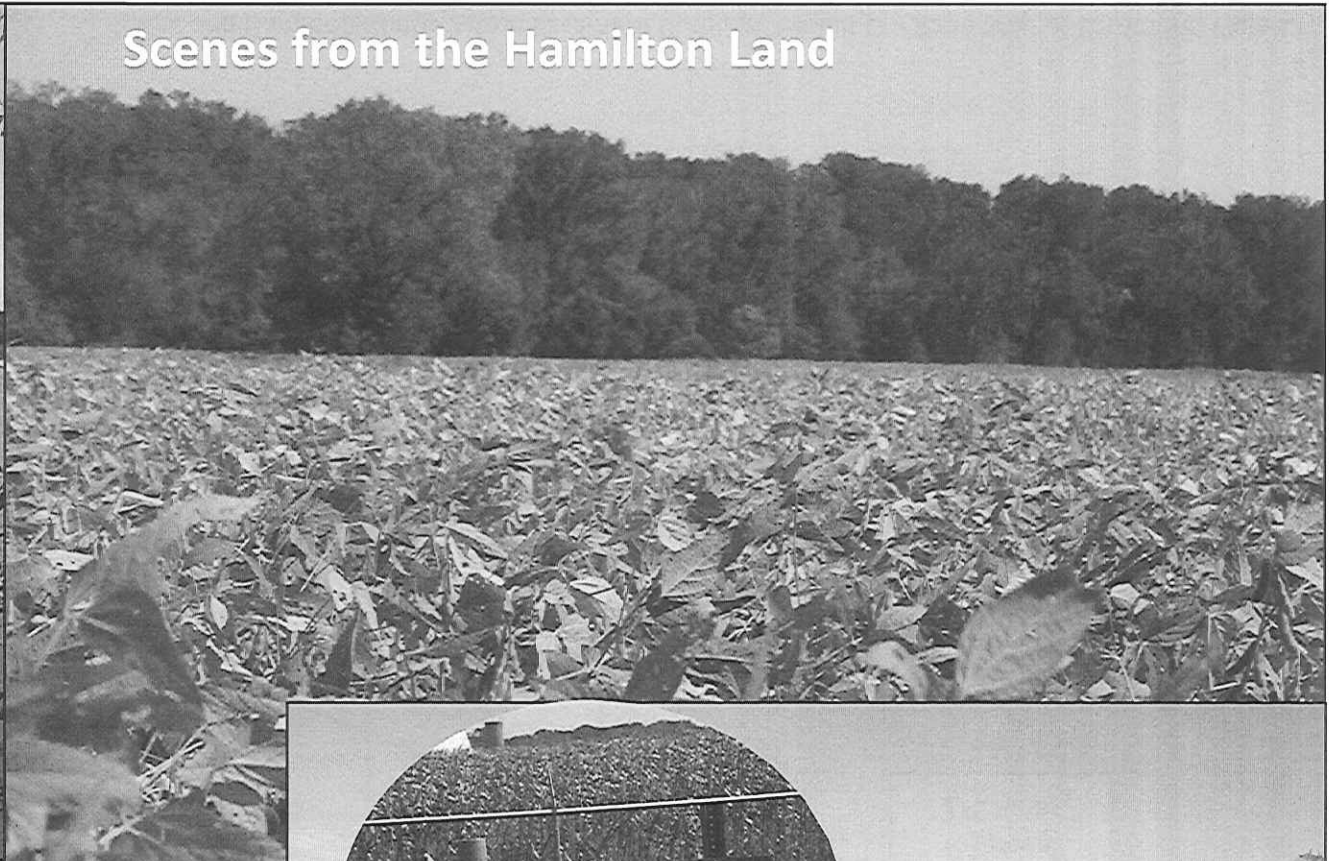
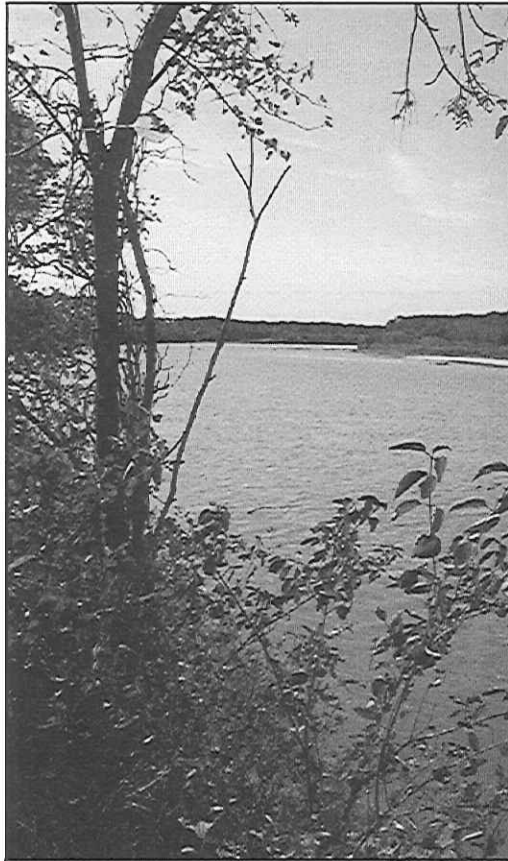
Shipe and Hamilton Easement Projects
Aerial Photograph (NAIP 2010)
Protected Property Boundaries Outlined in Red
This map is not survey accurate.

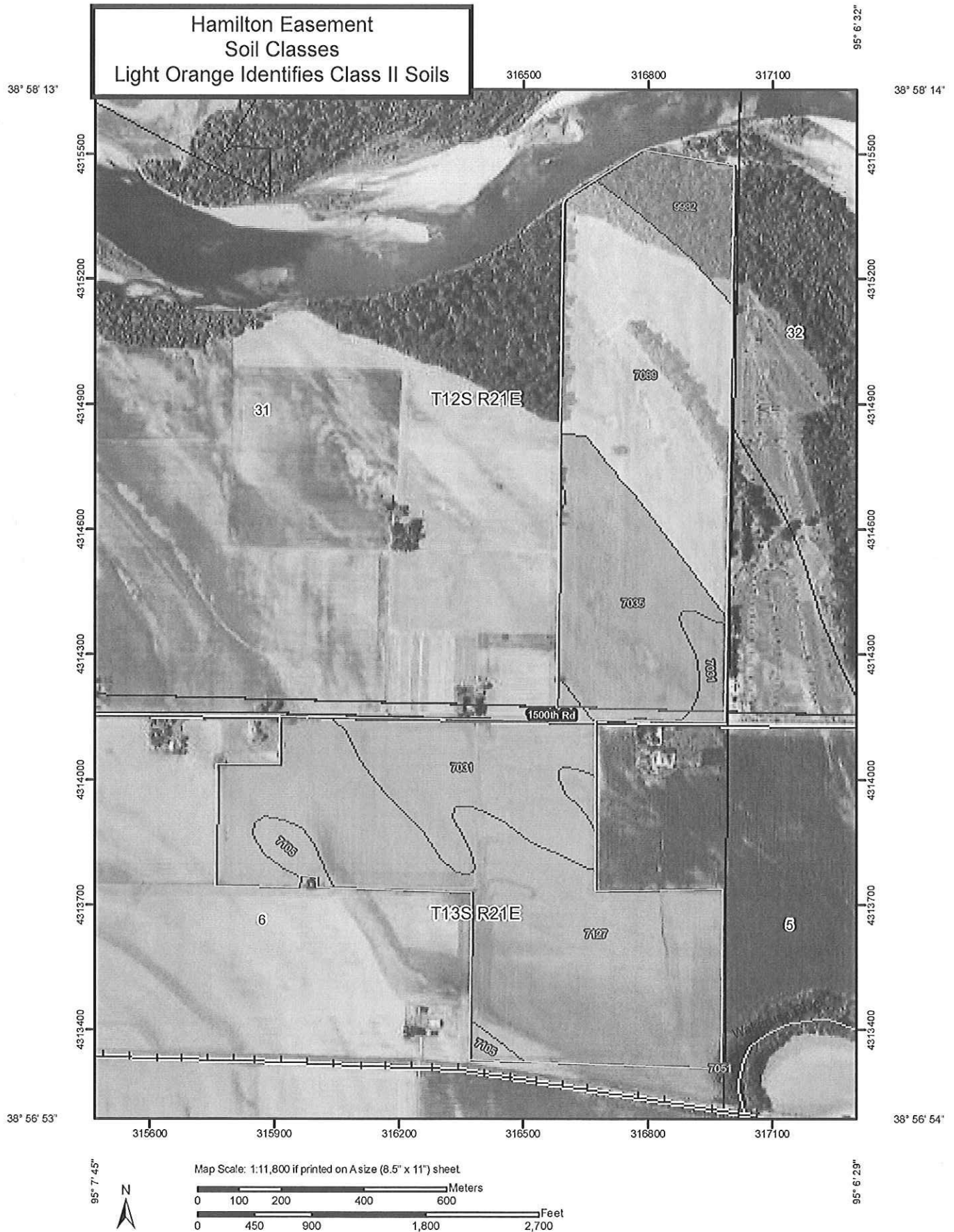


Shipe and Hamilton Easements
Road Map of Prospective Easements
Protected Property Boundary is Red
This map is not survey accurate.



Scenes from the Hamilton Land





MAP LEGEND

	Area of Interest (AOI)		Local Roads
	Area of Interest (AOI)		
	Soils		
	Soil Map Units		
	Soil Ratings		
	Capability Class - I		
	Capability Class - II		
	Capability Class - III		
	Capability Class - IV		
	Capability Class - V		
	Capability Class - VI		
	Capability Class - VII		
	Capability Class - VIII		
	Not rated or not available		
	Political Features		
	Cities		
	PLSS Township and Range		
	PLSS Section		
	Water Features		
	Oceans		
	Streams and Canals		
	Transportation		
	Rails		
	Interstate Highways		
	US Routes		
	Major Roads		

MAP INFORMATION

Map Scale: 1:11,800 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000. Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 15N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Douglas County, Kansas
 Survey Area Data: Version 8, Nov 30, 2010

Soil Survey Area: Leavenworth County, Kansas
 Survey Area Data: Version 5, Nov 23, 2010

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Date(s) aerial images were photographed: 6/15/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Nonirrigated Capability Class

Nonirrigated Capability Class— Summary by Map Unit — Douglas County, Kansas				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7031	Eudora silt loam, occasionally flooded	2	43.2	15.2%
7035	Eudora-Bismarckgrove fine sandy loams, overwash, occasionally flooded	2	43.6	15.3%
7051	Kennebec silt loam, frequently flooded	5	0.0	0.0%
7089	Stonehouse-Eudora fine sandy loams, overwash, occasionally flooded	4	68.5	24.1%
7105	Belvue silt loam, escarpment, 2 to 12 percent slopes	2	5.7	2.0%
7127	Eudora-Kimo complex, overwash, rarely flooded	2	108.1	38.0%
Subtotals for Soil Survey Area			269.1	94.6%
Totals for Area of Interest			284.5	100.0%

Nonirrigated Capability Class— Summary by Map Unit — Leavenworth County, Kansas				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
9982	Fluvents, frequently flooded	6	15.4	5.4%
Subtotals for Soil Survey Area			15.4	5.4%
Totals for Area of Interest			284.5	100.0%

Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

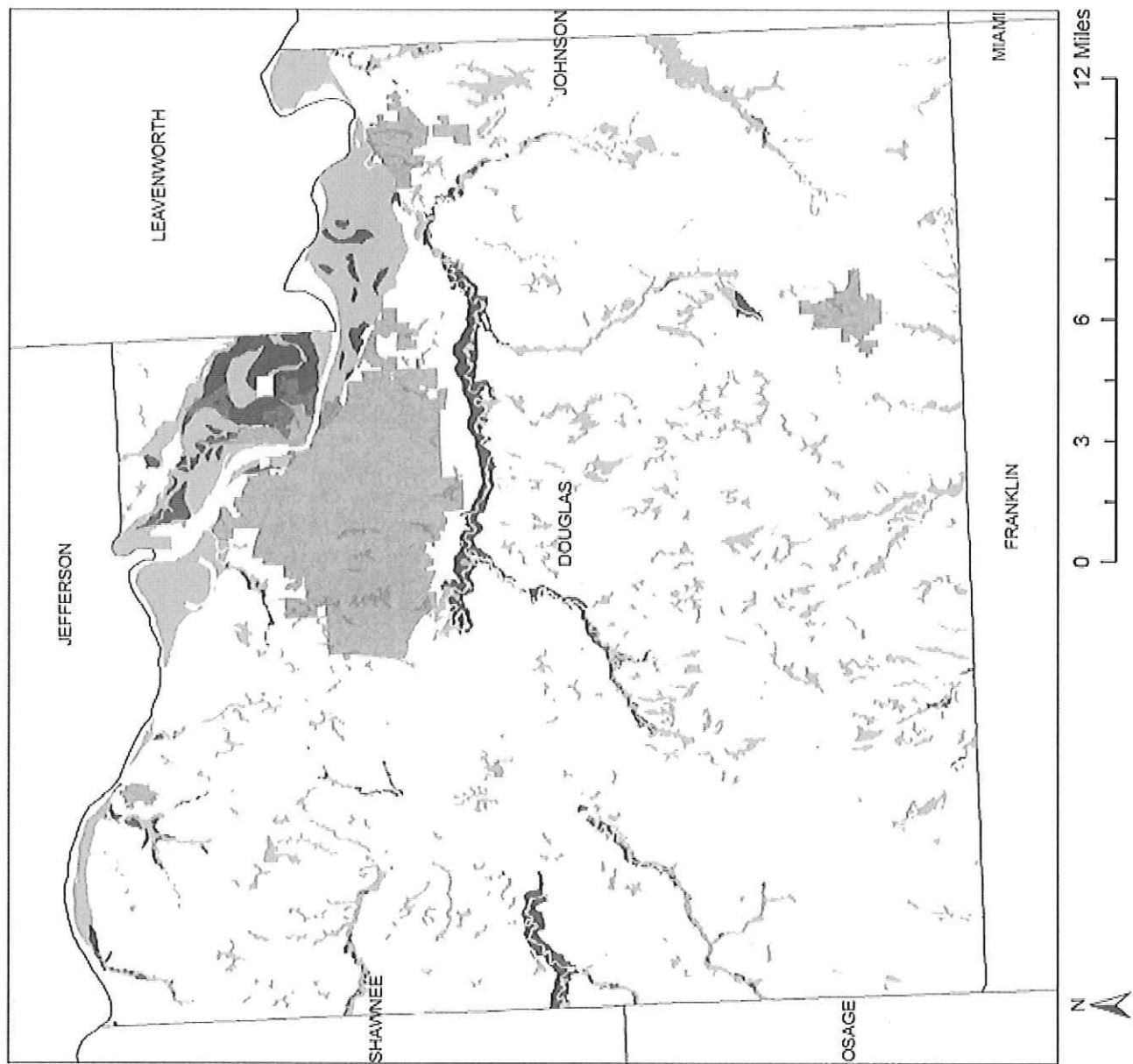
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Class 1 and 2 Soils, plus all Urban land types



	Acres
Class 1, Total	8,366
Class 1, Urban	2,009
Class 2, Total	33,053
Class 2, Urban	12,761
Urban, Total	21,298
Total Area	303,808

Hamilton Conservation Easement Project Budget**Total Cost****KLT Conservation Easement Baseline Documentation,
Legal, Due Diligence and Closing Costs****Kansas Land Trust Personnel**

Executive Director	\$1,848
Director of Land Protection	\$2,643
Office Manager	\$300

Other Expenses

Accounting	\$200
Due Diligence Research	\$350
Equipment (Office, Camera, GPS unit)	\$90
Dedication Event	\$400
Insurance (Office and Event Liability)	\$113
Internet provider	\$19
Office Supplies	\$20
Postage	\$5
Printing	\$90
Office Rent	\$390
Telephone	\$41
Title Work and Title Insurance	\$900
Utilities	\$47
Phase I Environmental Assessment of Property	\$1,200
Survey	\$500
Property Appraisal	\$2,500
Recording fees	\$45
Meals	\$20
Mileage	\$100

Total Conservation Easement Due Diligence and Closing Costs \$11,818

KLT Stewardship Fund Costs

KLT pools all of its stewardship funds together to annually monitor easements, easement oversight, landowner education, working with landowners to exercise reserved rights, and enforcement of the conservation easement restrictions. This stewardship fund is calculated upon KLT's stewardship fund policy.

Basic monitoring and enforcement for every easement	\$10,000
Easement using funds from one source	\$5,000
Assessment by professional expert concerning reserved water rights	\$1,000
Subdivision	\$5,000

Total Stewardship Fund Contribution \$21,000

Requested Funds from Douglas County Natural and Cultural Heritage Program for KLT Project Costs \$32,818

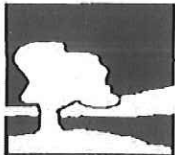
Estimated Value of the Donated Conservation Easement

Please note this is at best a nonprofessional crude estimation of the potential value of the conservation easement. A professional appraisal will later determine the value of the conservation easement.

Estimated Value of the Donated Conservation Easement \$289,800

Total Estimated ~~Shipe~~ Conservation Easement Project Cost \$322,618

Hamilton



Kansas Land Trust

Protecting and
preserving lands
of ecological,
agricultural,
scenic, historic,
or recreational
significance
in Kansas.

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Director of Land Protection
jjost@klt.org
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Carol Huettnet
Office Manager
chuettnet@klt.org

September 22, 2011

Lois Hamilton
52 Malaga Way
Hot Springs Village, AR 71909-2620

Re: Letter of Intent for a Conservation Easement

Dear Lois,

This letter confirms your intent to grant, and Kansas Land Trust's intent to accept, a conservation easement on the approximately 276 acres of land you own in Douglas County, Kansas. This property is located in sections 31-12S-21E and 6-13S-21E.

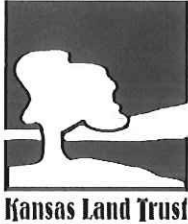
This conservation easement shall protect this prime farmland as agricultural land and restrict commercial and residential development in perpetuity. This conservation easement will be recorded in the Douglas County Register of Deeds office, will be a permanent encumbrance on the land, and will apply to all future landowners.

Jerry Jost
Jerry Jost, Director of Land Protection
for the Kansas Land Trust, Inc.

9-22-2011
date

Lois Hamilton
Lois Hamilton, Landowner

9-23-11
date



CONSERVATION EASEMENTS: FREQUENTLY ASKED QUESTIONS

A conservation easement provides a practical, legal, and effective means for a private landowner to forever protect the significant conservation values of a property while retaining title to the land itself. By defining and removing particular rights from the ownership of a parcel of land, the conservation easement creates permanent safeguards against future uses of the land that could damage or destroy its conservation values.

Each conservation easement is written specifically to address the needs and desires of the landowner, the natural characteristics of the land, and the conservation objectives of the protecting organization. Conservation easements are most often donated to nonprofit conservation organizations, such as the Kansas Land Trust, or to a governmental agency.

What is protected by conservation easements?

Easements allow landowners to permanently protect lands that are significant because of their value as wildlife habitat, such as wetlands, forests, riparian areas, or prairies. They can be used to preserve open space, including farmland, scenic vistas, and recreational corridors. They may also allow limited development of a portion of land while preserving the natural or cultural resources on the same tract. Many easements have multiple benefits. A conservation easement on a riparian area, for instance, can protect wildlife habitat, enhance aesthetic and economic values of surrounding lands, provide for recreation, and improve flood control and water quality.

Each conservation easement is unique to the site and the landowner's goals and wishes. For example, a farmer might remove the right to pave over or build upon fertile fields. Some owners might welcome birdwatchers, while others might value complete privacy. A landowner with rare wildlife or plant species and habitat might restrict further development of any kind.

How do conservation easements relate to property rights?

Every landowner is the holder of certain rights related to the use of land and its resources. Historically, some of these rights—such as mineral and timber rights—have been used, taxed, or transferred separately from outright ownership. Road and utility easements are other examples. A conservation easement arises out of this principle of separating and modifying land ownership rights.

A conservation easement is created by a landowner (the "grantor") who desires to transfer certain rights to a conservation organization (the "grantee"), under an agreement which governs the grantee's exercise of those rights. Working cooperatively, the grantor and the grantee identify appropriate uses for the land ("reserved rights") and detail activities which should be prohibited ("restricted uses"). For example, a landowner may transfer the right to use a property for residential development to the grantee. The grantee organization then holds that right, but is prohibited by the terms of the conservation easement from ever using it. Thus, it is assured that no future owner will have the right to use the property for residential development. Conservation easements are perpetual, restricting future land uses regardless of who may own the land in the future.

Land subject to a conservation easement is still privately owned and managed. All rights of ownership which have not been transferred to the grantee may be exercised by the current owner. For example, a landowner may transfer the rights to develop a property for commercial, industrial, or multiresidential purposes while retaining rights to use the land for farming or for a personal residence.

Who can grant a conservation easement?

Any owner of qualified property may grant a conservation easement. In the case of multiple ownership, all owners must consent to granting an easement.

Who accepts or holds conservation easements?

Under Kansas state law (K.S.A. 58-3810 *et seq.*), a conservation easement may be held by a nonprofit conservation corporation, or by a federal, state, or local government. The Kansas Land Trust, which was incorporated in 1990, meets all of the qualifications of Kansas law as well as those imposed by federal law to qualify as a tax-exempt charitable institution under §501(c)(3) of the Internal Revenue Code. The conservation easement becomes a permanent part of the title, recorded with the county Register of Deeds.

Does a conservation easement grant public access to land?

The protecting property owner has the choice of whether access is permitted on the land. A landowner may allow limited access for educational or scientific purposes, but public access is not required by the Kansas Land Trust as a condition of accepting a conservation easement. However, KLT is obligated to arrange an annual visit to the site by its representative(s) to assure compliance with the terms of the conservation easement.

Does a conservation easement restrict a landowner's ability to sell, develop, or bequeath land in the future?

Land protected by a conservation easement may be sold, bequeathed, or otherwise transferred at any time. An easement may apply only to certain portions of property, preserving open or wooded areas, for example, while permitting development of the remainder. If the landowner deems it appropriate, a property—or a portion thereof—protected by a conservation easement may be divided for purposes of limited or cluster development. Transfer of ownership will not affect the integrity or enforceability of the easement. Restrictions defined in the recorded conservation easement run with the title to the property forever, providing landowners an effective means of assuring long-term stewardship of their land throughout future generations of ownership.

How are conservation easements enforced?

At the time a conservation easement is created, plant and wildlife inventories are added to photographic information to provide a document existing conservation values for future monitoring (a "baseline documentation report"). Annual visits are arranged by the Kansas Land Trust in order to determine that the terms and conditions of the conservation easement are being honored.

If a violation is identified, the landowner is promptly notified, in accordance with procedures outlined in the conservation easement, and steps are taken to repair or correct any damage. The easement also defines the process to be followed to resolve disputes regarding an alleged violation of the easement. If necessary, KLT will take legal action to fulfill its conservation easement obligations.

A special Stewardship Fund has been created to cover future expenses of monitoring, enforcing compliance with easement restrictions, and underwriting legal defense of the easement protections. Landowners putting land under conservation easement are requested to make a donation to the Stewardship fund to assure the resources will be available to protect their land far into the future.

COMPLETING A CONSERVATION EASEMENT: A SEVEN-STEP GUIDE



Once you decide to enter into a conservation easement, you will have made an important decision that will ensure that your land remains as it is for future generations. Both you and KLT will follow a series of steps on the way to signing and recording the Deed of Conservation Easement. This deed will make your conservation plan official. *We recommend that you consult with your own legal and financial advisors throughout the process.*

Step #1:

- Determine if a conservation easement is the right tool for your land protection goals. Review the information in this packet and do your own reading and research. Consult with your legal and financial advisors.
- Contact KLT at (785) 749-3297 or information@klt.org for any additional information you might need. The KLT staff is always ready to answer your questions.

Step #2:

- Fill out the "Conservation Easement Application" and return it to the KLT office. Enclose a legal description of your land; section, township, and range designation; and aerial and location maps, if available. This doesn't commit you to pursuing a conservation easement—submission of the application simply allows you and KLT to determine if a conservation easement is appropriate for your property.
- A KLT representative visits your property to talk with you further about the easement process and to assess the conservation values of the property.
- The KLT staff and Board of Directors make a preliminary assessment of your property to see if it meets the qualifying criteria of lands to protect and to determine a relative priority.

Step #3:

- You and KLT discuss providing for the long-term monitoring needs of your property through the Stewardship Fund. When you donate a conservation easement, KLT requests a tax-deductible contribution to the Stewardship Fund, often utilizing some of the tax benefits resulting from the charitable nature of the easement donation.
- KLT begins compiling an inventory and documenting the conservation values of your land.
- You and KLT discuss your plans for your land in terms of allowed practices and stewardship.
- Photographs and other documents are assembled in order to establish a "baseline" definition of the property to be protected.

Step #4:

- You write a "letter of intent" to donate a conservation easement to the Kansas Land Trust.
- You inform KLT of your intentions regarding a Stewardship Fund donation.
- More information and research is exchanged between you, KLT, and your legal and financial advisors at the collaborative conservation easement drafting and negotiation stage. A KLT "model easement form" will be modified and tailored to reflect your wishes and the unique conservation values of the property.
- You obtain a "subordination agreement" from your mortgage lender, if appropriate. This is an agreement that ensures the easement will not be extinguished in the event of a foreclosure.
- A title report for your property is ordered.
- A survey of your land is ordered, if necessary.

Step #5:

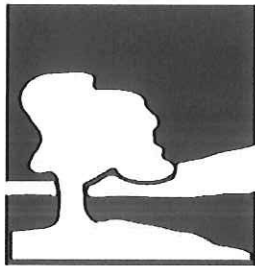
- If you plan to claim an IRS income tax deduction, you engage a qualified appraiser to complete an appraisal near the date of signing the easement.
- The survey and title reports are reviewed and approved. Carry out any necessary responses to the resulting report.
- Attachments to the easement are assembled, such as maps, reports, baseline documentation, and the subordination agreement.
- The conservation easement is finalized.
- The KLT Board of Directors reviews and passes a resolution to accept the easement.

Step #6:

- You and a KLT representative sign the easement at a closing.
- KLT records the Deed of Conservation Easement at the county Register of Deeds office.
- KLT provides you a letter acknowledging your donation for tax benefit purposes.
- If you plan a tax deduction, you ensure an appraisal and IRS Form 8283 are completed, and then forward both documents to KLT for our signature.

Step #7:

- KLT holds an event, according to your desires, and dedicates the easement — a time to celebrate!



Kansas Land Trust

THE KLT STEWARDSHIP FUND POLICY FOR CONSERVATION EASEMENTS

The Stewardship Fund is an essential component of every conservation easement KLT accepts. It is funds contributed by the landowner or others for long term stewardship and enforcement of the conservation easement. These costs include monitoring the property, usually on an annual basis; meeting with new owners when the land changes hands; working with landowners when reserved rights in the easement are exer-

cised; enforcement to bring the land into conformance with the terms of the easement when a minor violation occurs and several oversight requirements that demand KLT conformance because of funding by public or private entities. Because every easement applies to a particular parcel and reflects the wishes of the individual landowner, each includes its own provisions and is different from others. The intention of this policy is to ensure fair and equitable long-term stewardship of each easement based on the complexity of the easement. KLT is obligated to provide adequate funds for stewardship.

Amount: The Stewardship Fund will range from \$10,000 for a simple donated easement to \$33,000 for a purchased easement that allows many reserved rights and draws funding from more than one source. The factors that influence the amount of the necessary donation are as follows:

- basic monitoring and enforcement for every easement: \$10,000
- purchased easement using funds from one source: \$5,000
- purchased easement using funds from a second source: \$5,000
- reserved rights (changes to the land that can be made in the future and are specified in easement document)
- subdivide (includes multiple parcel easements also): \$5,000
- construct a home where none existed: \$5,000
- build a new pond, well, or farm building: \$1,000
- any right that requires a conservation plan: \$1,000
- any right that requires assessment by professional expert: \$1,000

Grants: Easement donors who are not able to provide all of the Stewardship Fund may make application to KLT for a grant in an amount up to 50% of the total. The landowner will be asked to assist KLT in raising the needed funds. Grant amounts are subject to funds raised and number of grant requests at any given time.

Ongoing Evaluation: KLT will evaluate the policy performance of the Stewardship Funds at least once every five years to determine whether the total amount is adequate based on KLT's updated research into the costs to the organization for stewardship.

Proposed effective date for this policy is April 1, 2008, based on the date of application from the landowner.

Adopted September 25, 2007

Effective April 1, 2008

APPENDIX B

Heritage Council Amendments

1. The Heritage Council supports funding in the amount of \$22,300 to cover the Conservation Easement Due Diligence and Closing Costs and partial funding for the KLT Stewardship Fund Costs for basic monitoring and enforcement as outlined in the "Hamilton Conservation Easement Project Budget."

original

**Douglas County Heritage Conservation Council
NATURAL AND CULTURAL HERITAGE GRANT PROJECT AGREEMENT**

Grant Recipient: Vinland Preservation LLC

Project No: 2011-10

Total Project Budget \$38,610

Award: \$30,000

THIS AGREEMENT is hereby entered into this 30 day of December, 2011 by and between Douglas County, 1100 Massachusetts Street, Lawrence, KS 66044, acting through the Heritage Conservation Council (HCC), and, **Vinland Preservation LLC, 502 E. 1600 Road, Baldwin City, Kansas 66006**, herein called the Grantee.

WHEREAS, the Grantee has applied for and been awarded **\$30,000** from the *Natural and Cultural Heritage Grant Program* for the project entitled **"Vinland Presbyterian Church Building, Exterior Preservation."**

NOW THEREFORE, in consideration of the award of the grant, the Grantee agrees to administer said grant in accordance with the following policies and procedures:

A. PROJECT DESCRIPTION

The Grantee agrees:

1) to perform and produce the scope of work described in the grant application (Appendix A) and as applicable, HCC amendments (Appendix B) to the scope of work, in accordance with all applicable plans and specifications. If changes to the project scope are necessary, grantee agrees to get approval from the county before money is spent for items/activities that are not contained in this agreement.

2) Grantee will inform the HCC Coordinator as soon as possible of any significant problems, or delays that will materially affect the project or cause the project to fall behind schedule.

B. GRANT PERIOD

Starting Date: 1/1/2012

Ending Date: 7/30/2012

C. COMPETITIVE PROCUREMENT PROCESS

1) Any services and/or materials that are expected to cost \$20,000 or more must seek at least three competitive bids or quotes from qualified individuals/firms. The Grantee must maintain financial records that verify the cost was competitively based from at least three written quotes submitted in response to written specifications. A waiver is permitted if fewer than three qualified individuals/firms are available to perform services and/or provide materials. Although it is not always necessary to select the lowest bid, an explanation for the selection must be documented which should be retained in your files and made available to the county upon request. County staff is available to help the grantee in meeting any procurement issues.

D. PAYMENT SCHEDULE

Below are the preferred payment schedules. An alternate payment schedule can be arranged with the HCC Coordinator, if needed.

Grants less than or equal to \$5,000

- 1) Once a grant performance agreement has been fully executed, the Grantee may begin project work. Grantee will receive a check from Douglas County for entire award amount.
- 2) Within 90 days of the completion of the project, the grantee needs to submit the receipt of fiscal documentation and a Final Project Report.

Grants greater than \$5,000

- 1) Once a performance agreement has been fully executed, the County will issue a payment of 30% of the project work.
- 2) When those funds have been expended and the grantee is ready for an additional payment, the Grantee shall submit an interim report that includes financial information related to the initial 30% of project award, as well as plans for the use of the next project award payment. See the guidelines for the interim report available from the HCC.
- 3) Once the interim report is reviewed and approved by the HCC Coordinator, the County will disburse the next 60% of the project award as soon as reasonably possible.
- 4) The remaining 10% of the total grant amount will be distributed as a reimbursement and will be issued once the Final Project Report has been reviewed and approved by the HCC Coordinator. The Final Project Report Template is available from the HCC Coordinator

F. CANCELLATION

The County or the Grantee reserve the right of termination for cause on a thirty (30) day notice should it be determined that either has failed to materially comply with the terms and conditions of the agreement, or when both parties agree that the project will not produce beneficial results commensurate with further expenditure of funds or because of circumstances beyond the control of the County and/or Grantee.

G. MAINTENANCE AGREEMENT

The Grantee agrees to own and maintain the property, and if not the owner, to maintain the property, beginning with the signing of this agreement and ending five years from the completion of the project as indicated by the acceptance of the completion report by the County. Failure to maintain any improvements financed by this grant could provide cause for the county to seek reimbursement of all or part of the grant funds disbursed to the grantee. Exceptions to this requirement may be granted by the county for damages that result from fire, flood, tornado, or other events beyond the control of the grantee.

GENERAL CONDITIONS

- 1) If a concern or problem occurs during the implementation of the grant project plan, the HCC Coordinator will work with County staff and the grantee to resolve the issue. If the concern persists, it can be brought before the Board of County Commissioners.

2) When issuing press releases, official statements or documents that describe the project funded by Douglas County, an acknowledgement of the Douglas County Board of County Commissioners and the Natural Cultural Heritage Program should be included.

3) The Grantee agrees that it will comply with and abide by all applicable statutes, including applicable zoning and building code requirements, the Federal Civil Rights Act of 1964, the Kansas Conflict of Interest Act, K.S.A. 75-4301 et seq., the Kansas Open Records Act, K.S.A. 45-215 through 45-225, and the Federal Immigration Reform and Control Act of 1986. The Grantee also agrees to retain all books, records, and other documents relative to this agreement for five (5) years after final payment,

4) The grantee agrees that Douglas County and all of their officers, agents and employees shall not be liable for claims on account of personal bodily injuries or death or on account of property damages arising out of the work to be performed by the grant recipient hereunder and resulting solely from the negligent acts or omissions of the grant recipient, its agents, employees and subcontractors. Such claims may not be pursued in accordance with the provisions of the Kansas Tort Claims Act, K.S.A. 75-6101 et seq.

I have read the above agreement and agree to abide by all of its provisions. Upon execution, this Agreement controls all activities during the project period.

In witness whereof, the parties have executed this project agreement.

Mary W. Lamm 12/7/2011
Grantee, Authoring Official Date

Gary Lawson, Co-Manager, Vinland Preservation LLC
Typed or Printed Name and Title of Signator

(same)

Grantee, Project Director (if different than above) Date

Gary Lawson
Typed or Printed Name, Title and Contact Information of Signator

County

Date

APPENDIX A
GRANT APPLICATION

2011-10

Natural & Cultural Heritage Grant Program
TARGET Project Application
2011

Target Project Grant Application

Page 2

The Douglas County Commission allocated \$350,000 for the 2011 County budget to assist with the development and creation of natural and cultural heritage conservation projects. As part of this process, the Douglas County Commission created the Natural & Cultural Heritage Task Force in the fall of 2011 with the objective of recommending the process for awarding the allocated money. The grant application materials are designed to be straightforward enough to encourage grant submissions from a wide variety of interests. Individuals, organizations and businesses can apply. The amount of detail and verification required should be dependent in part on the amount of the request. At the same time, applicants should provide enough information to demonstrate their ability to carry out and accomplish the purpose for which they are requesting public funds. The grant application should convey what is expected in terms of the requirements for eligibility and the desired outcomes.

This packet is the application for a **TARGET PROJECT**. The Natural & Cultural Heritage Task Force has defined a target project as a proposal requesting at most \$104,999. Please refer to pages 8-9 of the *Natural & Cultural Heritage Task Force's Final Report* to learn how heritage applications will be evaluated. Grant monies will be distributed to each grant recipient under terms of a performance agreement between the recipient and Douglas County. The Heritage Conservation Council may contact applicants for further information or clarification. If you have any additional questions or concerns please contact:

Heritage Conservation Council
Douglas County Courthouse
1100 Massachusetts Street, 2nd Level
Lawrence, KS 66044
785-832-5268

To apply, please send your application to the above address by Friday, September 23, 2011 by the close of the business day. Include as much information as possible about the proposed project. You may attach additional pages and any supplemental information if necessary. Electronic applications are encouraged.

Section 1: Applicant Information

Please fill out the following

Name of Applicant or Organization: Vinland Preservation LLC

Name of Organization's Director (if different from above) Gary Lawson and Ray Wilber,
Co-Managers

Address (include township if applicable): 502 E. 1600 Rd., Baldwin City, KS 66006
Palmyra Township

Email: N/A

Phone # (785) 594-3936 or (785) 594-3801 **Cell Phone #** (785) 424-0358

Section 2: Project Information

Project Title: Vinland Presbyterian Church building, Exterior Preservation

Address of Project: 697 E. 1725 Rd., Baldwin City, KS 66006 (Location: Vinland)

Names of Individuals/organization that own the property: Vinland Preservation LLC

Contact Information for those individuals and/or groups:

Gary Lawson (785) 594-3936 Ray Wilber (785) 594-3801
Project Manager

Target Project Grant Application

Page 4

Project Description Summary: Preservation of Steeple and West Side of Vinland Presbyterian Church, Vinland (southern Douglas County)

Number of Acres: Less than one (1) acre.

\$34,810 Amount Requested

\$38,610 Project Budget

Scope of project:

(Please check all that apply)

☒ **Historic Structures**

Prairie; woodlands, waterways; habitat restoration/preservation

☒ **Agriculture; working farms; heritage farms (Rural agricultural village)**

☒ **Freedom's Frontier themes (Civil War and pre-Civil War heritage; Settlement stories before and after Civil War; Enduring struggle for freedom)**

Pre-settlement history

Section 3: Project Description

a) Specifically explain the proposed project, including any regulations, guidelines, or best practices that will be followed. What do you plan to do? When? How? Photos, plans, drawings, illustrations, building condition reports or building inspections that are related to the proposed project may be included separately as support materials.

Work will conform to Secretary of Interior's Standards for Rehabilitation. In order to insure project accountability, project management protocol will include use of American Institute of Architects (AIA) documents wherever available and appropriate, i.e. AIA -- A107 Standard Form of Agreement Between Owner and Contractor for a Project of Limited Scope, AIA -- G702 Application and Certification for Payment, AIA -- G701 Change Order, AIA -- G 706A Contractor's Affidavit or Release (Waiver) of Liens Form, AIA -- G704 Certificate of Substantial Completion.

The proposed project, schedule, and budget are described in a table attached to this proposal. A detailed bid proposal, plans, a condition report from a preservation architect, photos, and HABS drawings also are attached.

b) Describe the natural and cultural heritage significance of the project, structure, and or property?

The Vinland Presbyterian Church, built in 1878-79, is one of the oldest religious structures in Douglas County. A picturesque Gothic Revival building, it is a visual anchor and a recognizable symbol of the Vinland community. It has been a landmark for generations. The building is listed on the National Register of Historic Places (2003) and the Kansas Register of Historic Places (2003). It is included in the Historic American Buildings Survey, the detailed drawings were completed by KU architecture students (c.1955). The building also has been included in publications by historians and architects about the area.

Settlement (1854-1865) The Vinland area in Palmyra Township was settled by the Soule family, ardent abolitionists who came to Douglas County in 1854 with the second group sponsored by the New England Immigrant Aid Society and were active in the Underground Railroad; by William Barnes, his friend George Cutter, and Frank Varnum ---originally from Massachusetts and Maine, who came in 1856; and by other settlers from the Northeast and from Canada. Soule family members, Barnes, Cutter, Varnum, and others in the community participated in the Bleeding Kansas conflicts. Silas Soule was an active fighter and tried to rescue family friend John Brown from the Harpers Ferry jail. George Cutter was wounded in a skirmish near Osawatomie in 1856. Barnes established a nursery (said to be the first in Kansas), orchards, and a vineyard (also a first in Kansas). He sold plants widely in the region and built a barn (1857) to process grapes, apples, and pears for local and regional distribution. The name "Vineland," recorded in error as "Vinland," later was chosen to recognize the significance of Barnes' horticultural operations in the community. The first house on the site that would become Vinland was built for Charlotte Varnum Cutter, Cutter's widowed mother, and her children in 1859, and the Coal Creek Library Association (the oldest library in Kansas) was formed by community members in the same year. Most of the land in Palmyra Township was allocated by the time of the Homestead Act in 1862 (Dale E. Nimz, Historical Overview of Baldwin City and Palmyra Township, no date).

Agricultural and Community Development (1866-1899) The settlement of the community began with one house in 1859, but it was not platted until 1884 and never was incorporated. The town grew after the railroad arrived in 1868: a post office (1868), Methodist church (1872), Grange (1873), a store, cobbler shop, and blacksmith shop. The Vinland Presbyterian Church was organized in 1869 and received its charter in 1878. Barnes donated the land for Vinland Presbyterian Church; Barnes and Charlotte Varnum Cutter were among the early church members. At the time the church was built (1878-79), there were five dwellings, a store, and a train depot in Vinland.

Vinland is an excellent example of a Kansas farm village that has remained relatively intact for more than a century. The Vinland Presbyterian Church serves as a tangible link back to an age when the spiritual and social lives of Vinland's farm families revolved around their local community---when the building was a place where they not only worshipped together, but also shared dinners, lectures, weddings, funerals, even theatrical productions. Other buildings now are used for community events (two churches, a Grange hall, and a fairgrounds---all within a half mile), but none is as prominent a landscape feature. The Vinland Presbyterian Church is one of five Vinland structures* listed on the National Register of Historic Places. It is a key contributing member to what eventually could constitute a historic district. To lose the Vinland Presbyterian Church would create a void in the village's fabric and weaken the chances that preservation of the historic district would occur.

*Others are the Barnes Apple Barn (1857), Vinland Grange Hall (1884), Coal Creek Library (1900), and Vinland Fair Exhibit Building (1927). *Also of note is the association of James Naismith with the Vinland Presbyterian Church; Naismith was the regular minister in 1919 and 1920. He traveled from Lawrence by train or buggy and sometimes stayed overnight in the homes of local residents. The church is one of the last remaining church buildings in Kansas in which Dr. Naismith served as a minister. (Bernice L. Webb, The Basketball Man: James Naismith, 1973)*

c) Please describe how this project provides a substantial benefit for the conservation of Douglas County natural and cultural resources?

For the past 131 years, the built environment of Vinland and its surrounding farmland has largely maintained its rural characteristics. However, in the past 20 years, the landscape of the area has begun to change as urban development from Lawrence and Kansas City encroaches. The opportunity to preserve the Vinland Presbyterian Church as a key element of the historic Vinland village is at hand, and, if delayed, may be lost. Preservation will benefit the community and the people who identify with it, because of direct ties or symbolically, whether they reside in the county, state, or elsewhere.

d) If applicable, please describe the condition of the property and include photos.

The property includes the original sanctuary and a 1910 classroom annex that was converted into a single-family residence by making additions in 1982 and 1985. Today, the property includes the sanctuary, currently used as preservation project storage/workshop space, and the single-family residence, currently occupied as a rental. The proposed use of the sanctuary in the future is as a residential space/workshop/office combined with the existing residence.

This proposal is for preservation work on the sanctuary (1500 sq. ft.). Funds for maintenance/improvement of the single-family residence, a 1910 classroom annex with 1982/1985 additions (1500 sq. ft., total) hereafter the "annex," are not part of this proposal. Rental of the annex is important to the project because it helps support the mortgage, taxes, and other expenses for the whole property.

Preservation work on the sanctuary began in 2001 and is in progress. The focus is on stabilizing the building and preserving the exterior. Work on the foundation, north and south walls, and roof was done in 2004-2006 with KSHS Heritage Trust Fund support. Photos taken before and after this work was completed are included in the appendix.

The exterior preservation work still needed includes preservation of the steeple, the vestibule, the west side, and replacement of missing window sashes. Architectural drawings and photographs are included in the appendix. They show the scope of the proposed project and the current condition.

Steeple The steeple tower is of mortise and tenon timber frame construction. The base of the tower is enclosed with $\frac{3}{4}$ in. sheathing and wood shingles. The upper half of the tower is exposed timber frame. Exposed timbers are badly weather-checked, allowing water to enter the enclosed portion of the tower. The metal cover on the enclosed portion is deteriorated and the flashing is not properly designed to weatherproof. The structural timbers in the lower and upper portions of the steeple need to be repaired. The steeple roof structure, shingles, and trim will be repaired or replaced to make it structurally sound and weatherproof.

Vestibule The roof is badly worn and needs to be replaced. The wood framing and sheathing needs repair. The siding is badly cupped and needs to be replaced. The trim, windows, and doors need to be repaired and painted.

West side The west side needs to be renailed. The trim needs repair; the siding is badly cupped and needs to be replaced. The trim and siding need to be painted.

Window sash Window sashes are missing from three windows and need to be replicated. Original sashes in other windows are available for a pattern.

Work on the east side, replacement of a missing stained glass window, and interior work will be included in a future work phase. The Historic American Buildings Survey drawings (c. 1955, selections attached) document the exterior and interior details of the building. Some of the interior details (vestibule doors, stage, sections of the wainscoting) are preserved, but additional work will be required.

e) Please describe the urgency of the project.

In 2001, as part of preparation for preservation work, we consulted with a historic preservation architect. He agreed that the sanctuary was in a severe state of deterioration, due to moisture damage, and urgently in need of preservation. Weathering had allowed water to penetrate the exterior surface and caused structural members inside the building to deteriorate. The priority is to stabilize the building structure and preserve all of the exterior elements in order to provide protection from moisture damage.

Part of the work the architect recommended was completed in Preservation Phase I (2004-2006): stone foundation rebuilt, north and south walls rebuilt and new siding installed, north and south window frames and flashing rebuilt, roof structure reinforced and roof replaced, built-in gutters repaired and relined, site graded and concrete drainage channel installed to improve drainage. The remaining work has been delayed due to limited funds.

This proposal addresses the next phase of work, Preservation Phase II, including the steeple, the siding and trim on the west wall, the vestibule roof and siding, and reproduction of missing sashes for three windows. The steeple is the distinctive feature of the building; work is urgently needed due to damage to support timbers and must be done now to avoid further weakening of the structure. In addition the steeple base must be repaired and sealed to prevent moisture penetration. The siding and trim on the west wall of the building and the roof, siding, and trim on the vestibule also are deteriorated. It is cost-efficient to work on them at this time, using the same equipment needed for the steeple. Reproduction of missing window sashes, if funds allow, furthers the goal of sealing the exterior.

The final phase of exterior preservation work is the east wall. We intend to raise additional funds to complete this work and to replace a missing stained glass window.

f) Describe the expected timeline for completion of this project.

The proposed project, schedule, and budget are described in a table attached to this proposal. The project start date is February 1, 2012, and the completion date is July 30, 2012. We estimate that it will take 45-60 days of work to complete this project, but anticipate that weather conditions may delay progress. Preservation Phase II work phases are: steeple base, steeple framing, metal roof inside steeple tower, steeple roof, west wall, vestibule, window sashes. Several work phases will be done concurrently, where feasible, in order to complete the project promptly. Drawings and a bid proposal listing the work elements also are attached. A few of the HABS drawings of the building (c. 1955) are provided for general reference.

g) How will this project connect the physical sites and interpretative stories of Douglas County?

The Vinland Presbyterian Church is a landmark structure in a distinctive rural agricultural community. Vinland is physically located in the middle of the area between Lawrence and Signal Oak and Black Jack, where many of the Bleeding Kansas events occurred. Vinland also features in the stories of settlement and conflict---the people who settled the Vinland area arrived early in the history of the county and included abolitionists, participants in the Underground Railway, and participants in Bleeding Kansas skirmishes. The settlers acquired land for agricultural use and built homes, schools, churches, and businesses. Their descendants still live in the Vinland community, often on historic farmsteads, and continue agricultural pursuits. The Vinland valley is recognized as a scenic agricultural valley with significant heritage and conservation resources.

Section 4: Community Impact

a) Describe how the project contributes to maintaining or enhancing Douglas County's heritage.

This project preserves a significant historic structure in a scenic rural area in southern Douglas County. The structure and the rural community of Vinland have many associations with the individuals and events in the periods of settlement and agricultural and community development.

The authors* of the National Heritage Area Feasibility Study note (Chapter 4, pp. 104-105) that historic structures and historic landscapes are threatened, especially in rural areas, and that maintenance and investment in historic properties is often deferred. They say, "Even after significant properties are identified, they are subject to demolition and demolition by neglect." And, "Even when the historic significance of a property is recognized, individuals organizations, governments often lack the funding to preserve such sites."

This property is an example of the properties and the preservation issues the authors describe. This project is a good opportunity to pay attention to a valuable part of Douglas County's heritage.

* Dale E. Nimz, Cathy Ambler, and Mike Houts. Bleeding Kansas and the Enduring Struggle for Freedom National Heritage Area, Kansas: National Heritage Area Feasibility Study. January 30, 2004.

b) Will you allow public access to the facility/property?

XX Yes No

Please explain your response above

This landmark property is visually accessible to the public from county/township roads on three sides, day and night. It is an important element of the viewscape; there is a clear long-view of the property from county roads nearby (1055/460 intersect about a half-mile away). A sign in front of the building provides information on its history and on preservation work. Visitors often pull their cars over and stop to look at the building and read the sign.

The interior of the sanctuary is unfinished and is attached to a private residence therefore it is not available for public access.

c) Please describe the public benefit derived from this project.

The public benefits now from preservation of historic structures and landscapes in rural areas because they are part of our history and culture. The public will benefit in the future because these resources, if preserved, will be available for future residents and visitors to Douglas County. This project contributes to the opportunity, now and in the future, to see an historic rural community and to imagine living there, now and in the past.

d) Will the project incorporate any educational programs? Yes

Please explain your response above

We installed a sign in front of the building in 2001 to inform visitors of the significance of the building and about the preservation project. Visitors regularly stop to read the sign and photograph the building, and sometimes write to us to tell of their personal associations with the building and the church. We have worked to build community knowledge and awareness of the building and preservation project by distributing information at the Vinland Fair, talking to school groups, and making individual contacts with community members and visitors. The building and project have been featured in the Lawrence Journal-World, Baldwin Ledger, Lawrence Preservation Alliance newsletter, and the KSHS Preservation News. We will continue these educational efforts as part of the proposed project.

Section 5: Project Costs

a) What are the estimated costs (acquisition, rehabilitation, etc.) for this project? Please include any estimates or bids that have been completed. If the budget presented in this application is a preliminary budget arrived at without firm bids, explain how the cost estimates were determined.

The budget for this historic preservation project is \$38,610: \$34,810 from Douglas County Heritage Conservation funds and \$3,800 from donations for this project held by the Lawrence Preservation Alliance. The bid proposal for this project (attached) is \$35,100; we have added \$3,510 (10 %) for contingencies. To insure that we spend all of the funds requested, we have included additional work (\$3,000) to be completed if the contingency funds are available.

The bid proposal is from the same local contractor who completed Preservation Phase I work on this building. He is familiar with the building and the overall project, and has proven his ability to work effectively with Vinland Preservation LLC members/project managers to meet historic preservation standards.

b) How will the project be sustained once the project is completed? For instance, how will on-going maintenance costs be financed?

After exterior preservation work is complete the major exterior elements of the building (steeple, roof, gutters, siding, foundation, and drainage) will be stable and in good repair. Ongoing maintenance of the entire building is manageable if done regularly. Costs will be financed by the owner/occupant. Due to site limitations, we think the most viable long-term use of the entire building is as a single-family residence, possibly in combination with a workshop/studio/ professional office.

Background. The building was 75 years old (1879-1954) when the church disbanded in 1954 and probably in need of repair. Minimal maintenance/repairs by private owners during the next 45 years (1955-2000) allowed major exterior and structural elements of the sanctuary to deteriorate. The advanced state of deterioration made it overwhelming and expensive for one owner to repair and maintain.

Vinland Preservation LLC was organized in November 2000. Our goals were to place the Vinland Presbyterian Church on the National Register of Historic Places (accepted, 8/4/03) and to preserve the sanctuary and annex for a long-term use compatible with its rural residential neighborhood. Work on the annex/residence has been accomplished with private funds. Preservation work on the sanctuary exterior and structure has progressed with a combination of public and private funds, and volunteer labor.

c) Explain if there are any other resources you intend to use in order to complete this project. This may include other sources of funding, loans, or in-kind contributions.

Matching funds of \$3,800 for this project will come from a Lawrence Preservation Alliance fund established for preservation of the Vinland Presbyterian Church, particularly the steeple. Contributions to this fund have come from LPA members, former church members and their descendants, and other individuals in Douglas County and beyond, and private business (McFarlane Aviation).

Vinland Preservation LLC members will continue to contribute their skills and resources to further the entire project. Their contributions are summarized below.

Funding strategies for the entire project to date include:

- 1) A group that now includes 17 community members formed a corporation (Vinland Preservation LLC) in 2000-2001 and pooled funds to purchase the property.
- 2) The group renovated the annex for use as a rental residence and to provide income to pay the mortgage, taxes, and other expenses for the whole property, and some maintenance on the annex.
- 3) Group members have provided additional funds as necessary for maintenance of the annex.
- 4) Group members have sold cut peonies and made other efforts to raise funds for preservation work.
- 5) The group obtained a KSHS Heritage Trust Fund grant for Phase I preservation work on the sanctuary and refinanced the mortgage to provide matching funds.
- 6) The group established a fund with the Lawrence Preservation Alliance (LPA) for preservation of the steeple. The LPA has encouraged preservation efforts and supported the project by promoting it to LPA members and the community, and by writing letters of support for grant applications.

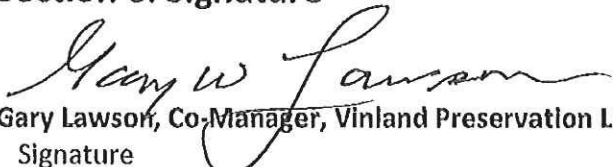
Vinland Preservation LLC has invested \$21,500 in the purchase of the property (down payment and loan costs) and \$23,400 to renovate the annex for use as a rental residence. The group refinanced the mortgage loan in 2004 and used equity to provide a \$24,423 match for the Heritage Preservation Fund grant for Preservation Phase I work on the sanctuary.

During the eleven years the group has owned the property, members have contributed volunteer labor for: 1) annex renovations, including roof replacement, exterior painting, and interior painting; 2) management of the annex as a rental residence; 3) annex maintenance; and 4) mowing the property. For Preservation Phase I work, supported by the KSHS Heritage Trust Fund, members contributed volunteer labor for: 1) grant project management and administration, 2) site preparation, 3) landscaping, and 4) exterior painting of the north and south faces of the sanctuary. Skilled craftspeople in the community also have contributed expertise and labor to the project.

d) How is this project unique to Douglas County?

The Vinland Presbyterian Church is a landmark structure in a distinctive rural agricultural community with significant historic resources. These resources include four other structures that are listed on the National Register of Historic Places: the Barnes Apple Barn (1857), Vinland Grange Hall (1884), Coal Creek Library (1900), and Vinland Fair Exhibit Building (1927). In addition, most of the private residences, commercial buildings, and the Methodist church are 75-100 years old. The community is unusual because it has remained substantially intact---without infill housing or a highway through the middle. It is a stable residential community in the middle of an agricultural valley. This "picturesque" community with a strong sense of place is valued by area residents and attracts the attention of visitors, including historians, architects, photographers, and painters.

Section 6: Signature


Gary Lawson, Co-Manager, Vinland Preservation LLC, September 23, 2011
Signature

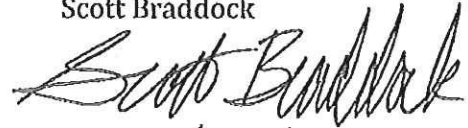
APPENDIX

**Vinland Presbyterian Church
Proposed Project Budget and Schedule, Preservation Phase II**

Task Number	Description	Anticipated Task Completion Date	Anticipated Task Cost
1	Project Start Date	February 1, 2012	N/A
2	Contract Signed	February 15, 2012	N/A
3	Site Preparation	March 15, 2012	(included in A-F)
	Materials Preparation		
	Shingles and trim		
4	Construction Work		
A	Steeple Box – Erect scaffold, repair & paint structure	April 30, 2012	5,915
B	Steeple framing – clean, consolidate, & repair	April 30, 2012	3,800
C	Metal Roof inside steeple tower – repair, replace, consolidate, flash, paint	May 15, 2012	5,590
D	Steeple Roof - repair, reroof, trim, paint	May 30, 2012	8,605
E	West Wall – repair, flash windows, install new siding, repair trim, paint	June 15, 2012	8,190
F	Vestibule – repair, install new roof & siding, repair trim, paint	June 30, 2012	3,000
	Contingency (10%)		3,510
G	Window Sashes – Replicate (3) if contingency funds are not spent for A-F	July 15, 2012	3,000 (if contingency funds are available)
5	Project Completion	July 30, 2012	N/A
TOTAL PROJECT COST			\$38,610
GRANT REQUEST			\$34,810

Scott's Repair LLC
181 E 1575 Rd.
Baldwin City, KS 66006
(785) 594-2584

Scott Braddock



9/22/11

BID PROPOSAL

A - STEEPLE BASE (\$5,915)

- 1) Erect scaffold
- 2) Remove existing trim, wood shingles and 1X sheathing
- 3) Re-sheath with 3/4" CDX plywood and tarpaper
- 4) Install oil-sealed cedar shingles
- 5) Make/install/repair cove/bead molding/corners
- 5) Prime and paint all trim pieces
- 7) Install new painted metal flashings

B - STEEPLE FRAMING (\$3,800)

- 1) Clean up all dry-rot damaged framing beams/columns
- 2) Use Abatron Wood Epox and consolidant to repair framing
- 3) Skin framing members with plywood, as needed

C - METAL ROOF INSIDE STEEPLE TOWER (\$5,590)

- 1) Remove existing soldered metal roof
- 2) Install fiber board
- 3) Install EPDM roofing
- 4) Install new painted metal flashing
- 5) Create/install new counter flashings at all columns
- 6) Clean/repair all weather exposed beams/columns
- 7) Use Abatron Wood Epox and consolidant for beam/column repairs
- 8) Prime and paint all columns

D - STEEPLE ROOF (\$8,605)

- 1) Remove existing wood shingles/trim/lightning rod
- 2) Re-nail/repair existing sheathing
- 3) Install new oil-sealed cedar shingles
- 4) Make/install new corner trims/decorative pieces.
- 5) Prime and paint trim as appropriate
- 6) Reinstall lightning rod

E - WEST WALL (\$8,190)

- 1) Remove existing lap siding
- 2) Re-nail/repair existing sheathing
- 3) Tar paper wall

(continued on page 2)

- 4) Re-flash 3 windows
- 5) Prime new cedar bevel lap siding
- 6) Install siding
- 7) Repair existing rake trim cove/bead
- 8) Prime trim
- 9) Paint trim/windows/siding

F - VESTIBULE (\$3,000)

- 1) Repair framing and rafters
- 2) Remove existing lap siding
- 3) Re-nail/repair existing sheathing
- 4) Tar paper wall
- 5) Re-flash 2 windows and doorway
- 6) Prime new cedar bevel lap siding
- 7) Install siding
- 7) Repair existing trim
- 9) Prime trim
- 10) Paint trim/windows/siding

G - WINDOW SASHES (\$3,000) *Pending availability of funds.*

Build new upper and lower sashes for 3 windows to match historic sash, using high-grade clear lumber

TOTAL BID, including Item G \$38,100



Steeple Work Tasks

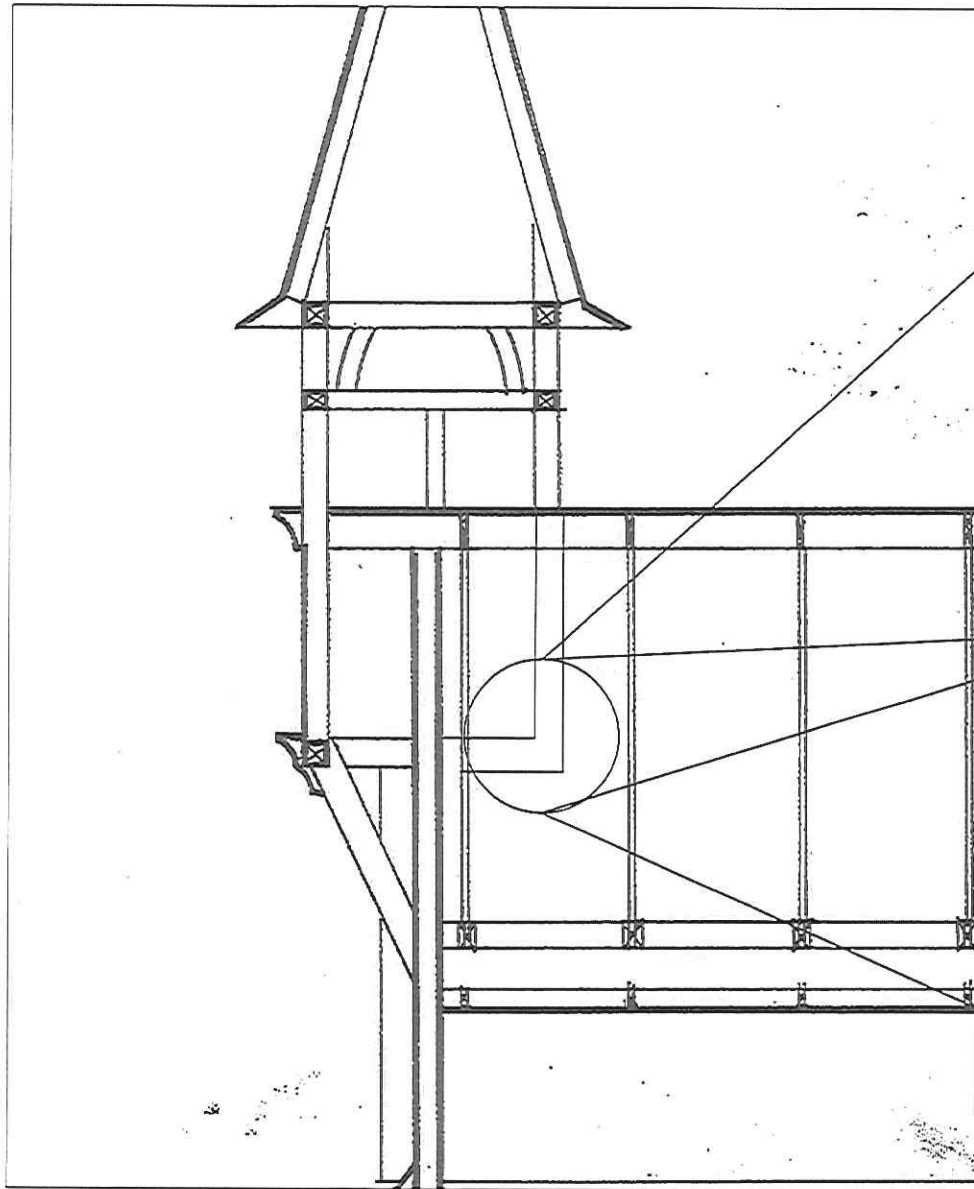
4.A Steeple Base - erect scaffold, repair & paint structure.

4.B Steeple framing - clean, consolidate, & repair.

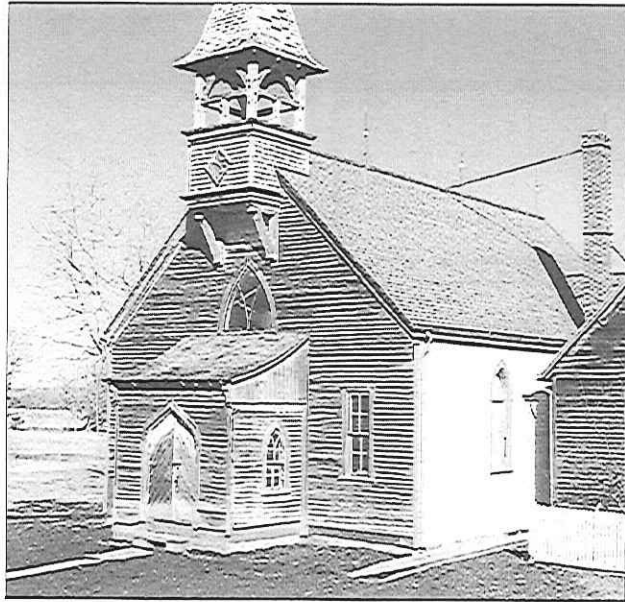
4.C Metal Roof inside steeple tower - repair, replace, consolidate, flash, paint.

4.D Steeple Roof - repair, reroof, trim, paint

Steeple Work - sheet 1
 Vinland Presbyterian Church
 DgCo Natural & Cultural Heritage Grant Program
 TARGET Project Application - 2011



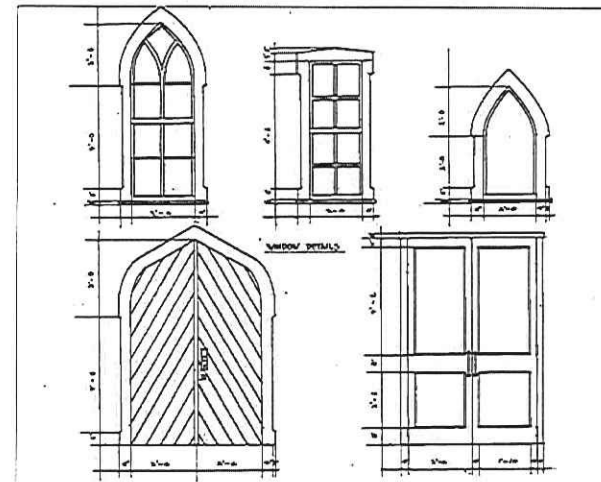
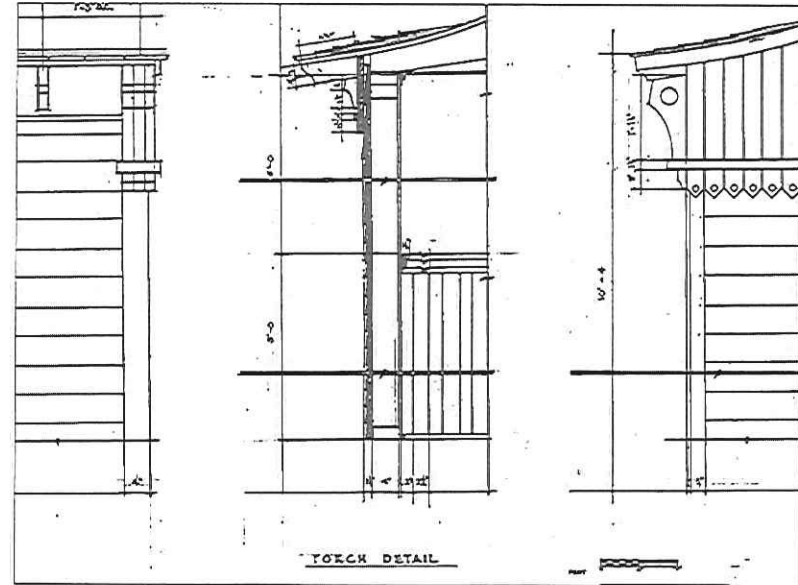
Steeple Work - sheet 2
Vinland Presbyterian Church
DgCo Natural & Cultural Heritage Grant Program
TARGET Project Application - 2011



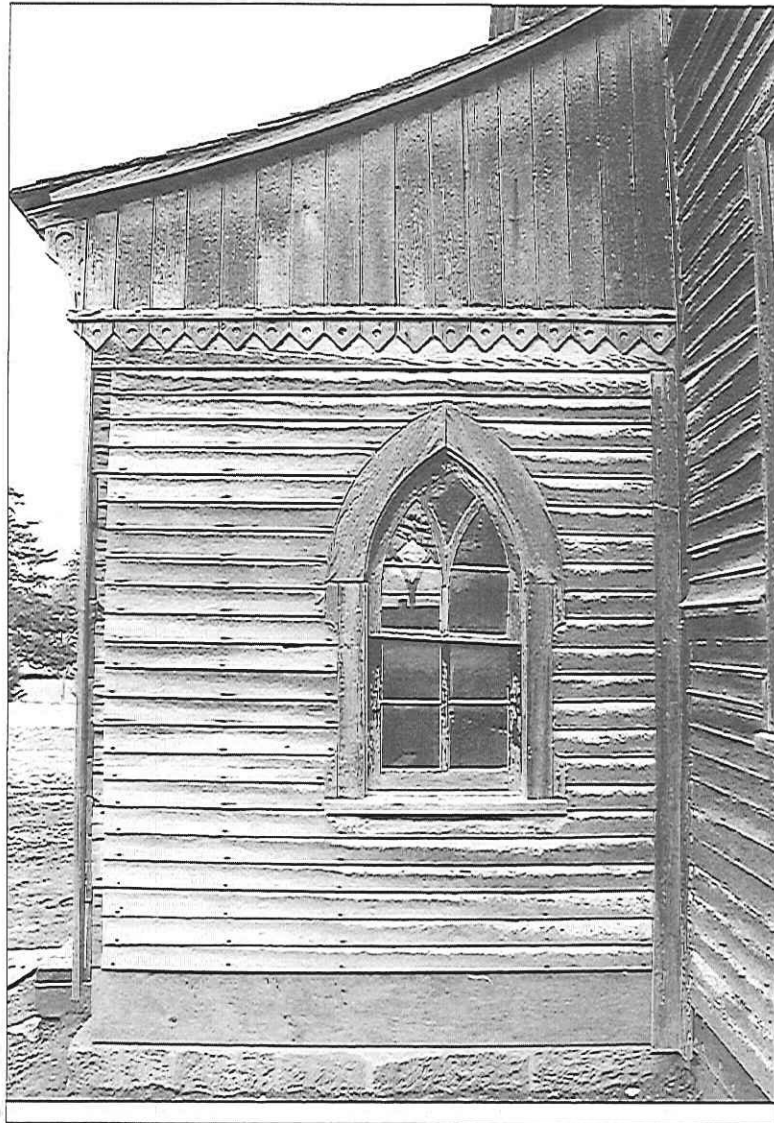
Vestibule Work Tasks

4E West Wall - repair, flash windows, install new siding, repair trim, paint

4F Vestibule - repair, install new roof & siding, repair trim, paint.



Vestibule Work - sheet 1
 Vinland Presbyterian Church
 DgCo Natural & Cultural Heritage Grant Program
 TARGET Project Application - 2011

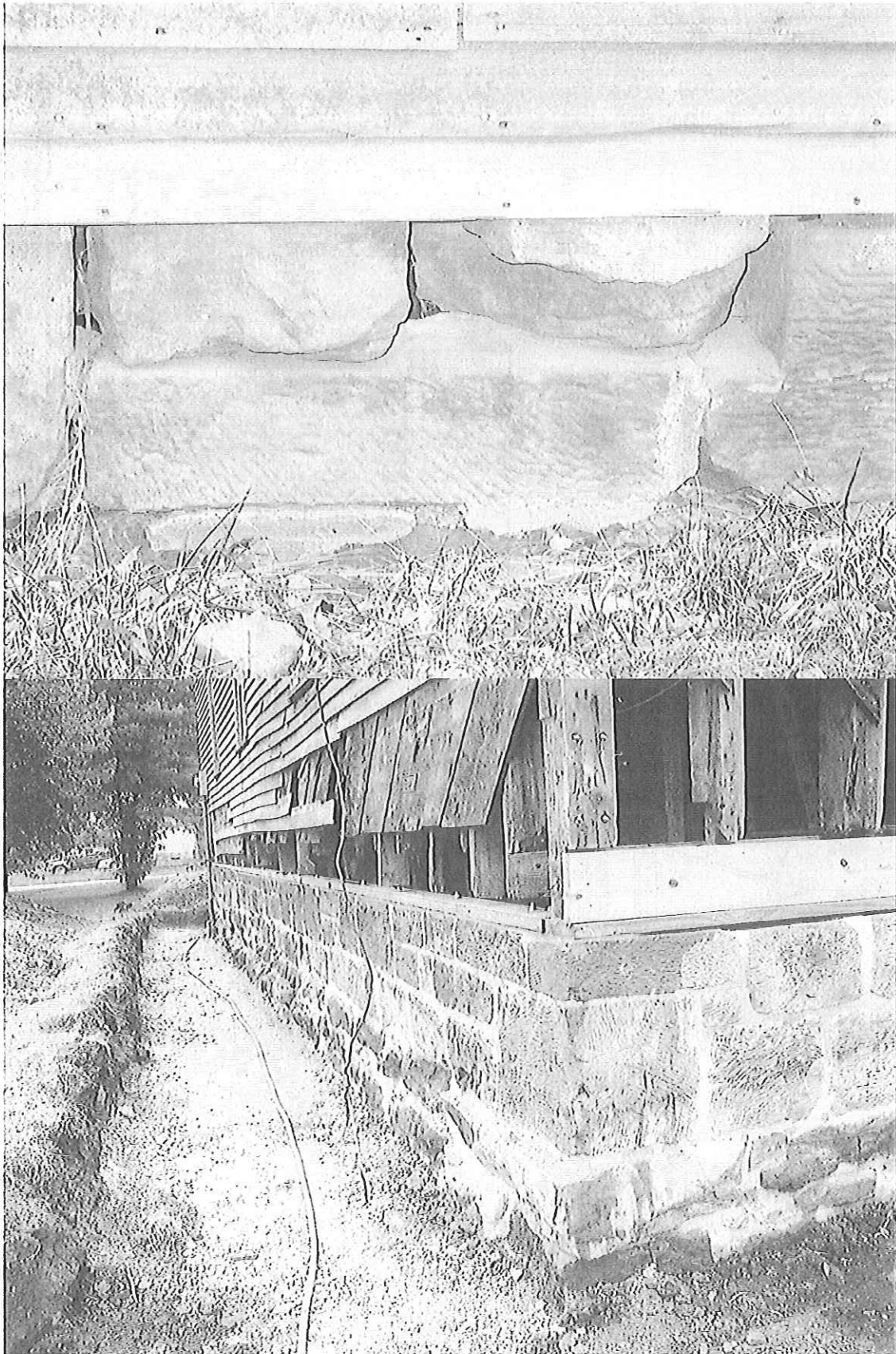


Vestibule Work - sheet 2
 Vinland Presbyterian Church
 DgCo Natural & Cultural Heritage Grant Program
 TARGET Project Application - 2011



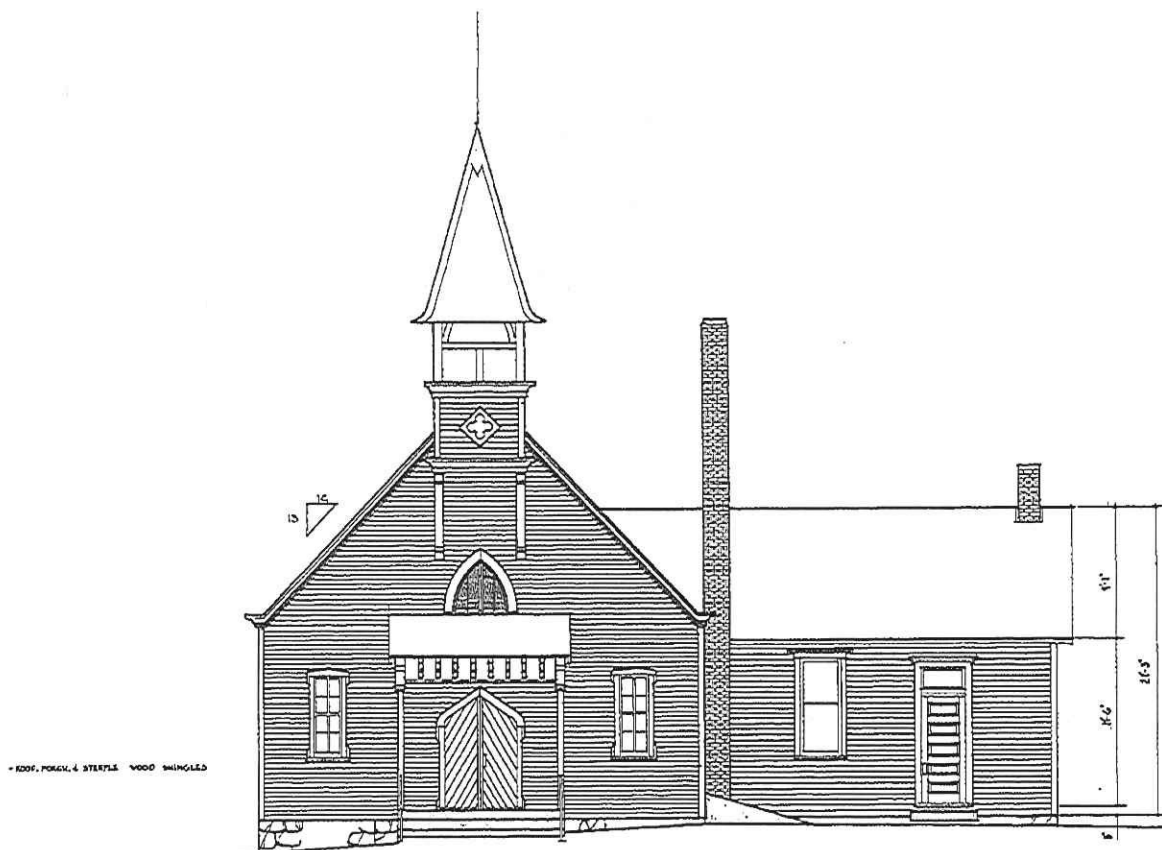


Sanctuary, North side, before and after Preservation Phase I work, 2004-2006



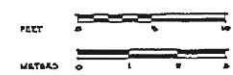
Sanctuary Foundation before and after Preservation Phase I work, 2004-2006

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WEST ELEVATION

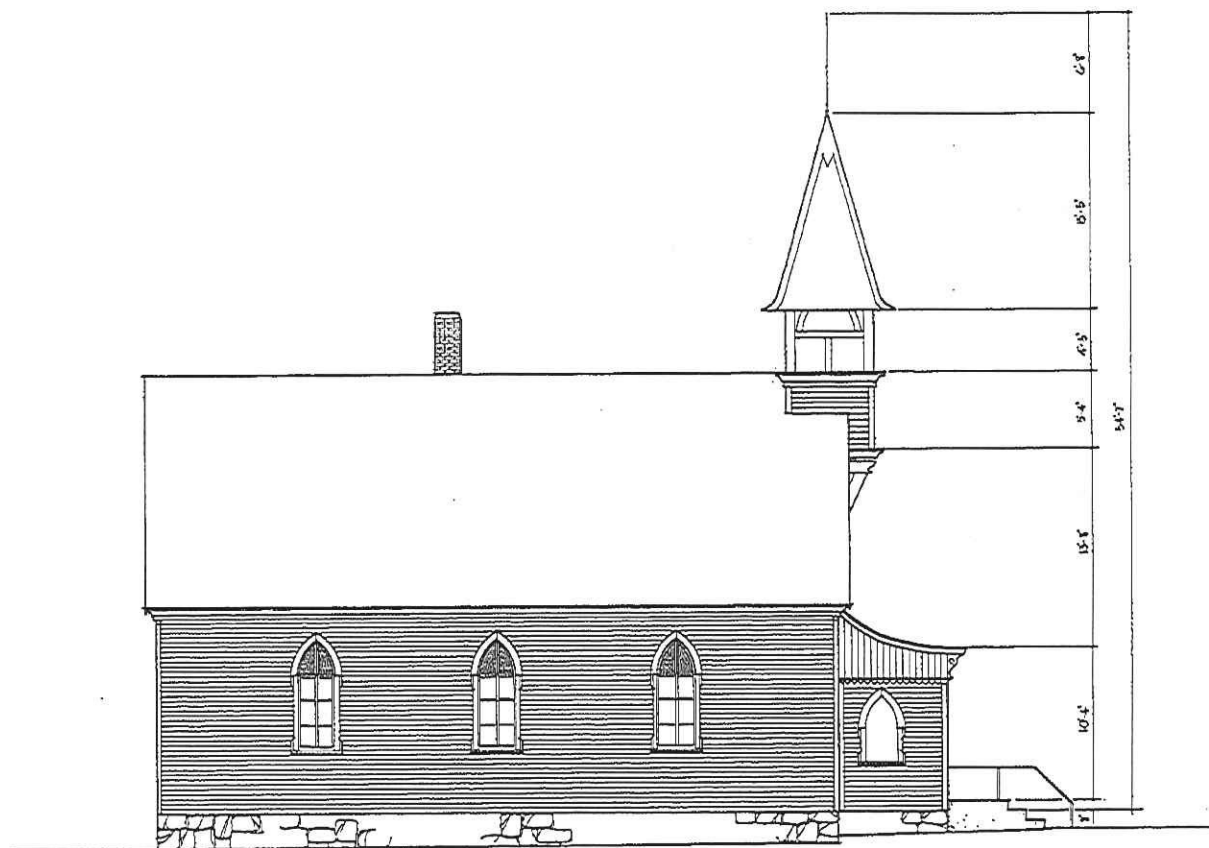
SCALE 3/16"=1'-0"



FRESSON

UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN	NAME OF STRUCTURE FRED DYTERIAN CHURCH VIRLAND, DOUGLAS COUNTY, KANSAS	SURVEY NO. KS-47	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 3 OF 11 SHEETS	DATE OF SURVEY 1965
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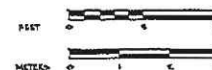
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 CONFORM TO NPS OR NPS STANDARDS.



NORTH ELEVATION

FRESSON

SCALE $\frac{1}{8}'' = 1'-0''$



UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
 NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE
PRESBYTERIAN CHURCH
 VINLAND, DOUGLAS COUNTY, KANSAS

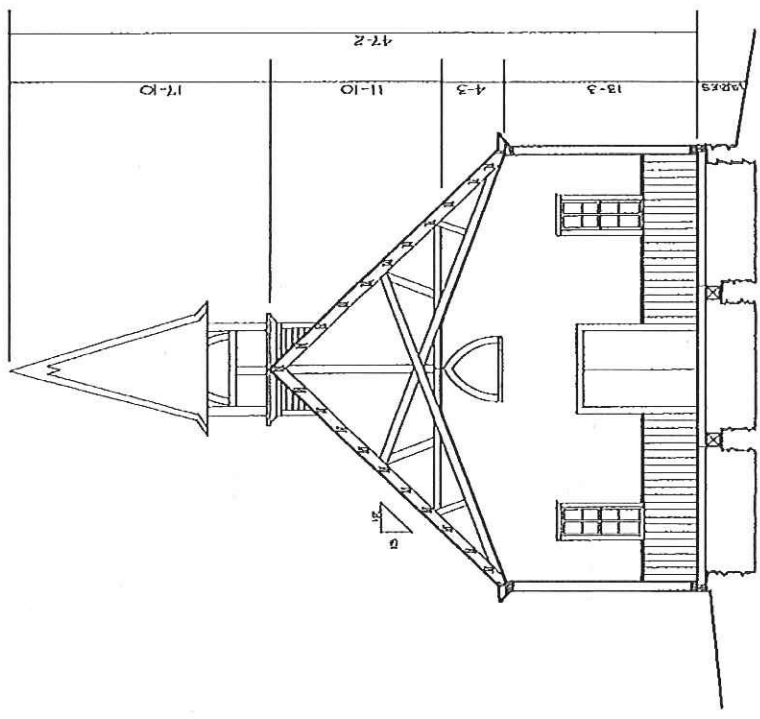
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 47

HISTORIC AMERICAN
 BUILDINGS SURVEY
 SHEET 4 OF 11 SHEETS

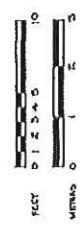
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REICHENBORN



SECTION A-A



UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGNS	NAME OF STRUCTURE PRESBYTERIAN CHURCH VINLAND, DOUGLAS COUNTY, KANSAS	SURVEY NO. 155	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 7 OF 11 SHEETS
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APPENDIX B

Heritage Council Amendments

1. Heritage Council awards applicant \$30,000 to perform project as outlined in grant application.
2. Project Milestones correspond to grant application Appendix, *"Proposed Project Budget and Schedule* , Preservation II, task numbers 4, A – G.

Douglas County Heritage Conservation Council
NATURAL AND CULTURAL HERITAGE GRANT PROJECT AGREEMENT

Grant Recipient: Lawrence Preservation Alliance

Project No: 2011-03

Total Project Budget \$13,000

Award: \$9,000

THIS AGREEMENT is hereby entered into this 30 day of December, 2011 by and between Douglas County, 1100 Massachusetts Street, Lawrence, KS 66044, acting through the Heritage Conservation Council (HCC), and, **Lawrence Preservation Alliance, PO Box 1073, Lawrence, KS 66044**, herein called the Grantee.

WHEREAS, the Grantee has applied for and been awarded **\$9,000** from the *Natural and Cultural Heritage Grant Program* for the project entitled **"Protecting Cultural Heritage through Listing on the National Register."**

NOW THEREFORE, in consideration of the award of the grant, the Grantee agrees to administer said grant in accordance with the following policies and procedures:

A. PROJECT DESCRIPTION

The Grantee agrees:

- 1) to perform and produce the scope of work described in the grant application (Appendix A) and as applicable, HCC amendments (Appendix B) to the scope of work, in accordance with all applicable plans and specifications. If changes to the project scope are necessary, grantee agrees to get approval from the county before money is spent for items/activities that are not contained in this agreement.
- 2) Grantee will inform the HCC Coordinator as soon as possible of any significant problems, or delays that will materially affect the project or cause the project to fall behind schedule.

B. GRANT PERIOD

Starting Date: 1/1/2012

Ending Date: 12/31/2012

C. COMPETITIVE PROCUREMENT PROCESS

- 1) Any services and/or materials that are expected to cost \$20,000 or more must seek at least three competitive bids or quotes from qualified individuals/firms. The Grantee must maintain financial records that verify the cost was competitively based from at least three written quotes submitted in response to written specifications. A waiver is permitted if fewer than three qualified individuals/firms are available to perform services and/or provide materials. Although it is not always necessary to select the lowest bid, an explanation for the selection must be documented which should be retained in your files and made available to the county upon request. County staff is available to help the grantee in meeting any procurement issues.

D. PAYMENT SCHEDULE

Below are the preferred payment schedules. An alternate payment schedule can be arranged with the HCC Coordinator, if needed.

Grants less than or equal to \$5,000

- 1) Once a grant performance agreement has been fully executed, the Grantee may begin project work. Grantee will receive a check from Douglas County for entire award amount.
- 2) Within 90 days of the completion of the project, the grantee needs to submit the receipt of fiscal documentation and a Final Project Report.

Grants greater than \$5,000

- 1) Once a performance agreement has been fully executed, the County will issue a payment of 30% of the project work.
- 2) When those funds have been expended and the grantee is ready for an additional payment, the Grantee shall submit an interim report that includes financial information related to the initial 30% of project award, as well as plans for the use of the next project award payment. See the guidelines for the interim report available from the HCC.
- 3) Once the interim report is reviewed and approved by the HCC Coordinator, the County will disburse the next 60% of the project award as soon as reasonably possible.
- 4) The remaining 10% of the total grant amount will be distributed as a reimbursement and will be issued once the Final Project Report has been reviewed and approved by the HCC Coordinator. The Final Project Report Template is available from the HCC Coordinator

F. CANCELLATION

The County or the Grantee reserve the right of termination for cause on a thirty (30) day notice should it be determined that either has failed to materially comply with the terms and conditions of the agreement, or when both parties agree that the project will not produce beneficial results commensurate with further expenditure of funds or because of circumstances beyond the control of the County and/or Grantee.

G. MAINTENANCE AGREEMENT

The Grantee agrees to own and maintain the property, and if not the owner, to maintain the property, beginning with the signing of this agreement and ending five years from the completion of the project as indicated by the acceptance of the completion report by the County. Failure to maintain any improvements financed by this grant could provide cause for the county to seek reimbursement of all or part of the grant funds disbursed to the grantee. Exceptions to this requirement may be granted by the county for damages that result from fire, flood, tornado, or other events beyond the control of the grantee.

GENERAL CONDITIONS

- 1) If a concern or problem occurs during the implementation of the grant project plan, the HCC Coordinator will work with County staff and the grantee to resolve the issue. If the concern persists, it can be brought before the Board of County Commissioners.

2) When issuing press releases, official statements or documents that describe the project funded by Douglas County, an acknowledgement of the Douglas County Board of County Commissioners and the Natural Cultural Heritage Program should be included.

3) The Grantee agrees that it will comply with and abide by all applicable statutes, including applicable zoning and building code requirements, the Federal Civil Rights Act of 1964, the Kansas Conflict of Interest Act, K.S.A. 75-4301 et seq., the Kansas Open Records Act, K.S.A. 45-215 through 45-225, and the Federal Immigration Reform and Control Act of 1986. The Grantee also agrees to retain all books, records, and other documents relative to this agreement for five (5) years after final payment,

4) The grantee agrees that Douglas County and all of their officers, agents and employees shall not be liable for claims on account of personal bodily injuries or death or on account of property damages arising out of the work to be performed by the grant recipient hereunder and resulting solely from the negligent acts or omissions of the grant recipient, its agents, employees and subcontractors. Such claims may not be pursued in accordance with the provisions of the Kansas Tort Claims Act, K.S.A. 75-6101 et seq.

I have read the above agreement and agree to abide by all of its provisions. Upon execution, this Agreement controls all activities during the project period.

In witness whereof, the parties have executed this project agreement.

Dwain J Brown 1-8-12
Grantee, Authoring Official Date

DARRIS BROWN, Board President
Typed or Printed Name and Title of Signator

[Signature]
Grantee, Project Director (if different than above) Date

DALE SUGGER, Board Co-Treasurer
Typed or Printed Name, Title and Contact Information of Signator

Douglas
County Date 1/6/12

APPENDIX A
GRANT APPLICATION

Douglas County
Natural & Cultural Heritage Grant Program

TARGET Project Application

2011

Section 1: Applicant Information

Lawrence Preservation Alliance

Name of Applicant or Organization

Dennis Brown, President of the volunteer board of directors /
Dale Slusser, board member and proposal contact

Name of Organization's Director

P.O. Box 1073, Lawrence, KS 66044

Address

lawrencepreservation@gmail.com / daleslusser@hotmail.com

Email

785-832-7458 (D. Slusser)

Phone #

785-218-6554 (D. Slusser)

Cell Phone #

Section 2: Project Information

Protecting Cultural Heritage through Listing on the National Register of Historic Places

Project Title

707 Main Street, Eudora; B'nai Israel Cemetery, Eudora;
Robinson Oakridge Farm Barn, Kansas University Biological Field Station

Address of Project

Sue Pearson, Lawrence Jewish Community Center, KU Endowment/Kansas Biological
Survey

Names of individuals/organizations that own property

785-542-3383 / sueharmony@sunflower.com; 785-841-7636 / D. Katzman
dkatzman@ku.edu, Ed Martinko 785-864-1505 / Martinko@ku.edu

Contact Information for those individuals and/or groups

We seek to protect cultural resources by working with partners to add three important properties to the National Register and/or conduct extensive historical research to increase our understanding of the significance of all three properties. If funded, we will also create and present public education programs on the benefits and process of such Registration to further the impact of this project.

Project Description Summary

Approximately 4 acres

Number of Acres

\$10,000

Amount Requested

\$13,000

Project Budget

Scope of project:



Historic Structures



Prairie; woodlands; waterways; habitat restoration/preservation



Agriculture; working farms; heritage farms



Freedom's Frontier themes (Civil War and pre-Civil War heritage; Settlement stories before and after Civil War; Enduring struggle for freedom?



Pre-settlement history

Section 3: Project Description

a) Project Description

Lawrence Preservation Alliance (LPA) seeks to protect historic resources in Douglas County through utilizing the prestige of the State and National Register of Historic Places. The National Register of Historic Places is the official list of the Nation's historic places worthy of recognition and preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

About the National Register

Listing in the National Register of Historic Places provides formal recognition of a property's historical, architectural, or archeological significance based on national standards used by every state. Results include:

- Becoming part of the National Register Archives, a public, searchable database that provides a wealth of research information.
- Encouraging preservation of historic resources by documenting a property's historic significance.
- Providing opportunities for specific preservation incentives, such as:
 - > Federal preservation grants for planning and rehabilitation
 - > Federal investment tax credits
 - > Preservation easements to nonprofit organizations
 - > International Building Code fire and life safety code alternatives
- Kansas State tax benefit and grant opportunities. The Kansas State Historic Rehabilitation Tax Credit (KHTC) is equal to 25 percent of qualifying expenses incurred during a qualified project on a qualified building. Proposed work must follow a rehabilitation plan that has been reviewed and approved by the State Historic Preservation Office (SHPO) through the application process. All work must meet the Secretary of the Interior's *Standards for Rehabilitation*. Please note that according to an independent review of the KHTC, from FY 2002 through FY 2009 the KHTC has aided about 540 completed projects with an aggregate estimated total project dollar cost of \$245 million. A state tax credit of about \$53 million enabled the rehabilitation investment: an approximate 1 to 4 tax credit to investment ratio.
- Required review by the State Historic Preservation Office (SHPO) or Certified Local Government of all projects involving national and state register properties and their environs that need local building permits. Thus, projects undertaken by individuals, firms, associations, organizations, partnerships, businesses, trusts, corporations or companies are subject to review if they required permits. The "environs" of historic properties are defined that the SHPO receive notice of any proposed project within 500 feet of a listed historic property located within the corporate limits of a city or within 1000 feet of a listed historic property located in the

unincorporated portion of a county. The SHPO will determine that the proposed project either **will or will not** "encroach upon, damage, or destroy..." the historic property or its environs. Unofficially, prior to the SHPO's rendering of an adverse effect determination, staff will work with the applicant to make adjustments in the project that will avoid adverse effects to historic properties and alter the project so that it will not encroach upon the property. If changes cannot be made, the SHPO may then formally send a letter to the applicant with a determination that the project will "encroach upon, damage, or destroy..." the historic property. If so determined, the project cannot proceed until the governing body, has determined after consideration of all relevant factors that no "feasible and prudent alternative" exists to the proposed project and that the project contains provisions to minimize damage to historic properties.

The National Register's standards for evaluating the significance of properties were developed to recognize the accomplishments of all peoples who have made a contribution to our country's history and heritage. The quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

LPA Role in Nomination

Understanding what listing means as well as developing a nomination is a complex process. For each of the partner properties detailed below, LPA will manage this process of hiring a preservation consultant and taking the nomination forward to the State Historic Preservation Office. If funded, we will issue a Request for Proposals to hire consultants for each of the three properties to research and produce the in-depth history of the property and documentation of the extant features (historic and non-historic) required to: 1) confirm the

property's eligibility for listing; 2) if confirmed be further refined into a nomination; and, 3) assist with any future preservation, development, and/or interpretation of the site.

LPA board members have already identified partners and visited the sites. Preliminary discussions with the SHPO have been encouraging, and we believe at least two of the three properties will be determined to be eligible for listing. In the case of the Robinson barn, the extensive research that will be partially funded by the county grant will be of real value to the public and historical record and may well establish its eligibility. Moreover, we have received commitments from each partner to share in the cost of the nominations.

Education Program

While listing provides a powerful means to protect natural and cultural heritage sites as well as significant financial incentives to property owners, lack of familiarity with the program and concerns about how listing may impact work on the property are significant obstacles that often stop individuals from listing their properties.

LPA therefore intends to issue an additional Request for Proposals to hire an expert to design educational programs and materials to be presented at venues throughout Douglas County. The consultant will also train LPA board members and/or other volunteers on how to use these materials and lead education sessions. This educational component will encourage other property owners to consider nomination, thereby increasing the impact of our project. While every individual property that is listed is a victory for historic sites, we believe that education on the value of listing will provide wide-reaching benefits to the County.

b) Natural and Cultural Heritage

The building at **707 Main Street** in Eudora has a fascinating history that is an integral part of the history of Eudora and Douglas County. Constructed in 1892, the building originally served as the State Bank of Eudora. E. Wilson Horton opened the bank in 1892, but he did so a few days later than expected, because of the death of his eleven-year-old son, Elvin, from whooping cough the day before the scheduled opening. Five thousand bricks and one chord of stone were used in the construction of the bank's original vault. Starting in the 1920s, the building was used for a variety of other purposes. At present it is a land survey office, but for much of the twentieth century it served the community by housing a variety of important services. It housed Suzanne Ashley Alterations and Other Wonders (2003-2006); Noggins

beauty salon (late 1990s); Trisha Lemmons' Lasting Impressions beauty salon (1996); Jack Murphy's and Michael Anderson's law office (circa 1991); Mrs. Ken Lawson beauty salon; Carol [Fulks]'s Beauty Shop (1966-1982); Emma Jean (Miner) Ellis hair salon (circa 1965); Miller & Midyett Real Estate (1963); Clarence William watchmaker (circa 1950s); Abbott's Café (circa 1952); Bea Wilson hair salon (1941-1951); and George Wolf's dentist office (circa 1937).

The **B'nai Israel Cemetery** in Eudora is one of the most unique cultural and heritage sites in Douglas County. The cemetery dates to 1859 and has remarkably survived for over 150 years.

According to Professor David Katzman, professor of American studies at the University of Kansas (June 24, 2011):

Eudora's Jewish community is among the oldest in the state, preceded only by Leavenworth as an organized Jewish community. Traditionally cemeteries are the first institution established by a Jewish community--prayer does not require any special physical space--and Beni Israel was established by the German Jews who were an integral part of the Eudora town founding. The first death was in 1859--a child Cohn, son of Asher and Sara Cohn--and probably the first Jewish child born in the territory of Kansas. There were twenty-seven burials in the cemetery through the 1920s, and thereafter burials were resumed as the Lawrence Jewish Community acquired possession of the cemetery.

Most of the early burials were Kansas pioneers--and include mostly Eudora and Lawrence residents, and some St. Mary's residents--the Urbansky--family. Aaron Urbansky helped lay out the original town site of Eudora, then went to Illinois, returned in the 1860s to open a dry goods store in Lawrence, which he and his sons operated until the 1890s, and in the 1870s moved to St Marys, in Pottawatomie county, where they became the dominant merchants. Aaron and his wives are buried in Beni Israel cemetery, and his wives were ancestors of the Wollmans and Blocks, who achieved fame as director of J Bache & Co (Wollman) and H & R Block (the Blocks).

The cemetery stones are of interest materially, with carvings reflecting the priestly caste (spread hands), Hebrew lettering, and Masonic symbols. Since stone carvers in nineteenth-century Eudora and Lawrence were unfamiliar with the Hebrew alphabet, there are a few mistakes in the lettering, which in itself is an important story.

The Beni Israel cemetery is the only material remnant of the original Eudora Jewish community. Its presence marks the first independent Jewish community in Kansas. What I mean by that is that while there were Jews in Leavenworth and Lawrence, Lawrence did not have any organized Jewish life until Beni Israel community was reestablished there in the 1860s, and Leavenworth, as an Indian trading post and supplies for the fort, was really just a merchant outpost until the 1860s.

The **Robinson Oakridge Farm Barn** is the only remaining complete structure from the Robinson Farm. Charles Robinson (1818-1894) was Kansas' first state governor, serving from

1861 to 1863, and "an active and decisive participant" in the turbulent territorial history preceding statehood. His wife, Sara Tappan Doolittle Robinson (1827-1911) was also an important figure in the history of Kansas known for her 1856 book *Kansas: Its Interior and Exterior Life*. When Sara Robinson died in 1911 she bequeathed the Robinson estate of approximately 1300 acres to the University of Kansas.

This association with these significant historical figures alone marks this as an important historical and cultural site in Douglas County, while also providing the opportunity to explore and explain how early farm sites in the County functioned.

c) Substantial Benefit for the conservation of Douglas County

The preservation of **707 Main Street** would greatly benefit the community of Eudora and all of Douglas County. The preservation of historic structures is vital to maintaining the identity of a community. The City of Eudora has a firm commitment to revitalizing its downtown business district. In order to attract new businesses to the area, the City is attempting to make Eudora's downtown unique and an important part of this effort is the preservation of its unique building stock. This structure is a highly visible and could become a landmark for all to enjoy.

The historic building at 707 Main Street is one of the most striking and notable buildings on Main Street. The ornate façade has attracted visitors to downtown for over a century. This building is also somewhat rare, especially for Eudora. There are no other buildings in Eudora that even remotely resemble this one. As far as buildings in Eudora are concerned, it is a one of a kind. The building should be preserved because of its unique architecture.

As Professor Katzman observed, "For a long time, as a rural cemetery amidst farms, the **B'nai Israel Cemetery** retained a pastoral atmosphere. Today it is threatened by development as the surrounding farms give way to suburban development, the Eudora high school, and institutional structures. Commercial development could soon be there as well." The Lawrence Jewish Community reacquired some land lost to adverse possession, restoring the cemetery to its original two acre size, and has begun turning the grounds back to cemetery use.

The preservation of the B'nai Israel Cemetery would be a substantial benefit to Douglas County for historic and scenic purpose. It is unique in that it is the only Jewish cemetery in the county and is, in fact, one of only a few Jewish cemeteries located in northeast Kansas. The story of Douglas County's early Jewish residents has been largely forgotten, despite the fact

that Jewish immigrants played a large role in the county's early years. This cemetery is one of the few resources left to show the existence of the once thriving Jewish Community. Needless to say, the preservation of this cemetery is also important to the current Jewish community in Douglas County. This cemetery is an important landmark to the Jewish residents of the County.

Residents of Douglas County would benefit from the historical research that would be a significant part of the project and the protection of the **Robinson Oakridge Farm Barn** through historic listing. Research would increase public knowledge and awareness of this important state and local property, and listing would insure that the Barn survives as a physical testament to our history.

d) Condition of the Property

The building at **707 Main Street** is in excellent condition for a building its age. The exterior is one of the best preserved on Eudora's Main Street. The ornate façade is consistently painted and maintained. The interior of the building is largely furnished to serve a modern business. In other words, the interior is serviced by modern conveniences: electricity, plumbing, air-conditioning and heating. The walls and carpets of the interior show some slight wear. The original frame of the building is in excellent condition.

The **B'nai Israel Cemetery** has been well maintained in recent decades. After years of neglect, the cemetery was re-discovered and maintained again by the Lawrence Jewish Community Center in the 1950s. Since the 1950s, the grass in the cemetery has been mowed, the trees have been trimmed and the tombstones cared for. Since the 1950s, countless improvements have been made to the cemetery. A metal-link fence has been added to the exterior of the cemetery. New trees and shrubs have been planted. Water has been connected, allowing for the plants on the cemetery to be watered and cared for. A sign for the cemetery was added in 1978. Numerous new burials have taken place in the recent decades.

The varieties of tombstones are well cared for. Recent tombstones are still in pristine condition. Many of the older tombstones now lay on the ground, but are still in-tact. Members of the Lawrence Jewish Community Center take tremendous pride in the preservation of the tombstones and cemetery. Only a historical designation can preserve the pastoral quality of cemetery's immediate neighborhood and open the way for preservation of the nineteenth-century headstones and monuments.

The **Robinson Oakridge Farm Barn** is in good condition, but it is unclear how the structure relates to the original site. The current metal clad building appears to be built on the original foundation, while the age of other structural members require further investigation. For that reason, we propose a phased approach that would begin with an evaluation of the site and gathering historical materials. This would be shared with the State Historic Preservation Office to receive a preliminary opinion on listing. If eligible, the full application will be completed. If not, the project will stop at this point and no further resources will be invested.

e) Urgency of the Project

The historic structures on Main Street that surround **707 Main Street** are disappearing at an alarming rate. Historic commercial buildings on Main Street as recently as three decades ago extended several city blocks. Now the historic buildings on Main Street are confined to one block, between 7th and 8th streets. There is a great need to preserve all the historic buildings on Main Street, before they all disappear.

This project is also urgent because there is a general need for historic preservation in Eudora. As of 2011, Eudora only has one building placed on the National (and/or State) Register of Historic Places. There is a dire need to add more buildings to these historic registers. Some of the oldest and most historic structures and cemeteries in Eudora are destroyed, re-developed, or demolished every year. This is a great opportunity to help preserve the historic nature of Eudora.

Protection of **B'nai Israel Cemetery** is urgent because the area in which the cemetery is located is developing fast. Eudora is one of the fastest growing cities in Kansas, and the growth of Eudora is fast approaching the cemetery. The cemetery for over 140 years was relatively isolated in a rural setting. In recent decades, the K-10 Highway, new churches, new schools and new homes have been built in closer proximity to the cemetery. Placing the cemetery on the national historic register would preserve the character of the cemetery by requiring historic review and limiting types of development near the cemetery.

This project is also urgent because there is a general need for historic preservation in Eudora. As of 2011, Eudora only has one building placed on the National and/or State Historic Registers. There is a dire need to add more buildings to these historic registers. Some of the oldest and most historic structures and cemeteries in Eudora are destroyed, re-developed, or

demolished every year. This is a great opportunity to help preserve the historic nature of Eudora.

The **Robinson Oakridge Farm Barn** is in stable condition, but the Kansas Biological Survey lack the detailed history and survey of the site that they require to be good stewards of the property.

f) Timeline for this Project

1. Notification of Funding. If funds are granted
2. Within 45 days LPA will issue Requests for Proposals for the nominations as well as development of the education program. Deadline for proposals will be 6 weeks from issue of RFPs
3. Once RFPs are received they will be evaluated by a committee of our board and within 30 days consultants will be put forward for approval by the full board.
4. Consultant hiring will be approved at next board meeting. Contracts will be negotiated and signed within 30 days.
5. Consultants will be given 90 days to complete work, with stepped target dates and payment to be determined. As preliminary approval is granted full nominations will be developed and submitted. Final decisions will be provided before the end of 2012
6. LPA board members will be trained to use the education materials and then launch education programming by summer of 2012

g) Connection between these physical sites and interpretive stories of Douglas County

Eudora is one of the older communities in Douglas County and as such has an important story to contribute to tell as a part of the "Freedom's Frontier National Heritage Area." The historic bank building at **707 Main and B'nai Israel Cemetery**, along with other structures, are important parts of that story, which encompasses the growth and development of post-Civil War Douglas County, its farm economy and communities.

The **Robinson Oakridge Farm Barn** not only relates to a very important figure in Douglas County history, but is also a prime undeveloped site that allows for the story of early farms in the County to be told.

Section 4: Community Impact

a) Contribution to maintaining or enhancing Douglas County's heritage

Listing of these three properties would help ensure their protection and preservation into the future. In addition, the proposed historical research and education programs will lead to further listings to protect other important resources.

b) Public Access

- **707 Main Street:** As a highly visible property on Main Street in Eudora, it has a significant visual impact on the historic downtown. Moreover, the historic environs review outlined above would provide some protection to the entire block.
- **B'nai Israel Cemetery:** Is open to the public during daylight hours.
- **Robinson Oakridge Farm Barn:** Is not open to the public, but plans to develop the barn into an interpretive center with limited public access are under consideration.

c) Public Benefit

Natural and Cultural Heritage conservation helps a community not only protect economically valuable physical assets, but also preserve its practices, history, and environment, and a sense of continuity and identity. Furthermore, built vernacular heritage offers a record of a society's continuous adaptation to social and environmental challenges and can often be drawn on to design mitigation strategies for new construction or retrofitting.

d) Educational programs

Educational outreach programs will be held no less than six times in the first year. LPA will then continue to use the materials and hold programs into the future. In addition, the materials developed will be shared at no cost with other preservation organizations.

Section 5: Project Costs**a) Estimated costs**

• 3 nominations at \$3,000 - \$4,000 per nomination =	\$10,000
• Development of Educational Programs and Materials =	\$3,000
TOTAL	\$13,000

Cost Share: Robinson Barn owner is providing \$500 =	\$500
Eudora Property owners \$250 each =	\$500
City of Eudora \$250 per Eudora property =	\$500
LPA is providing \$500 / property =	\$1,500
This Proposal =	\$10,000
TOTAL	\$13,000

b) How will this project be sustained?

National Listing does not require additional expenditures once granted.

Education programs will be continued through volunteer support.

c) Other resources

Cost Share as noted above. In addition, LPA as an all volunteer organization is providing our experience and expertise to advance this project.

d) How is the project unique to Douglas County?

All properties are uniquely linked to Douglas County History. The education programs, in alignment with the LPA's mission to preserve historically significant buildings and natural environments and to educate the community about the benefits of historic preservation, will be held by LPA exclusively in Douglas County.

Section 6: Signature

Dennis Brown, board president

9-19-11

Signature

Date

Please Note: A signature is provided by separate scanned document (LPA Signature Page.pdf) in order to allow us to save the Word document directly to a pdf format and thereby provide the best possible copy of the proposal.

Additional Attachments:

2 Eudora Bank photos

3 Eudora Cemetery photos

3 Robinson Barn photos; additional photos available at

<http://khri.kansasgis.org/details.cfm?in=045-0000-00589>

APPENDIX B

Heritage Council Amendments

1. The Heritage Council awards \$9,000 for project as outlined in grant application for National Register of Historic Places nominations for B'nai Israel Cemetery, Robinson Oakridge Farm Barn, and 707 Main Street, Eudora, KS.
2. Project milestones include completion of each National Register of Historic Places nomination and development of educational programs and materials.

Douglas County Heritage Conservation Council
NATURAL AND CULTURAL HERITAGE GRANT PROJECT AGREEMENT

Grant Recipient: Eudora Area Historical Society

Project No: 2011-16

Total Project Budget \$300,000+

Award: \$29,500

THIS AGREEMENT is hereby entered into this 30 day of December, 2011 by and between Douglas County, 1100 Massachusetts Street, Lawrence, KS 66044, acting through the Heritage Conservation Council (HCC), and, Eudora Area Historical Society, PO Box 370, Eudora, Kansas 66025, herein called the Grantee.

WHEREAS, the Grantee has applied for and been awarded \$29,500 from the *Natural and Cultural Heritage Grant Program* for the “**Preservation planning of 720 and 722 Main Street, Eudora, Kansas.**”

NOW THEREFORE, in consideration of the award of the grant, the Grantee agrees to administer said grant in accordance with the following policies and procedures:

A. PROJECT DESCRIPTION

The Grantee agrees:

1) to perform and produce the scope of work described in the grant application (Appendix A) and as applicable, HCC amendments (Appendix B) to the scope of work, in accordance with all applicable plans and specifications. If changes to the project scope are necessary, grantee agrees to get approval from the county before money is spent for items/activities that are not contained in this agreement.

2) Grantee will inform the HCC Coordinator as soon as possible of any significant problems, or delays that will materially affect the project or cause the project to fall behind schedule.

B. GRANT PERIOD

Starting Date: 1/1/2012

Ending Date: 6/30/2012

C. COMPETITIVE PROCUREMENT PROCESS

1) Any services and/or materials that are expected to cost \$20,000 or more must seek at least three competitive bids or quotes from qualified individuals/firms. The Grantee must maintain financial records that verify the cost was competitively based from at least three written quotes submitted in response to written specifications. A waiver is permitted if fewer than three qualified individuals/firms are available to perform services and/or provide materials. Although it is not always necessary to select the lowest bid, an explanation for the selection must be documented which should be retained in your files and made available to the county upon request. County staff is available to help the grantee in meeting any procurement issues.

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2) When issuing press releases, official statements or documents that describe the project funded by Douglas County, an acknowledgement of the Douglas County Board of County Commissioners and the Natural Cultural Heritage Program should be included.

3) The Grantee agrees that it will comply with and abide by all applicable statutes, including applicable zoning and building code requirements, the Federal Civil Rights Act of 1964, the Kansas Conflict of Interest Act, K.S.A. 75-4301 et seq., the Kansas Open Records Act, K.S.A. 45-215 through 45-225, and the Federal Immigration Reform and Control Act of 1986. The Grantee also agrees to retain all books, records, and other documents relative to this agreement for five (5) years after final payment,

4) The grantee agrees that Douglas County and all of their officers, agents and employees shall not be liable for claims on account of personal bodily injuries or death or on account of property damages arising out of the work to be performed by the grant recipient hereunder and resulting solely from the negligent acts or omissions of the grant recipient, its agents, employees and subcontractors. Such claims may not be pursued in accordance with the provisions of the Kansas Tort Claims Act, K.S.A. 75-6101 et seq.

I have read the above agreement and agree to abide by all of its provisions. Upon execution, this Agreement controls all activities during the project period.

In witness whereof, the parties have executed this project agreement.

Glenn R Wineinger Dec 31 2011
Grantee, Authoring Official Date

GLENN R WINEINGER
Typed or Printed Name and Title of Signator

Ben Terwilliger 12/31/2011
Grantee, Project Director (if different than above) Date

Ben Terwilliger, EAHHS Director, 913-522-0048
Typed or Printed Name, Title and Contact Information of Signator

County Date _____

APPENDIX A
GRANT APPLICATION

Renovation of 720 and 722 Main Street in Eudora, Kansas and Development of Eudora Community Museum



Major Grant Application to the
Douglas County Natural and Cultural Heritage Task Force

Presented by the Eudora Area Historical Society

September 23, 2011

2011-16

Major grant application to the
Douglas County Natural and Cultural Heritage Task Force

Renovation of 720 and 722 Main Street and development of
Eudora Community Museum

Appendix I	Grant Application
Appendix II	Photographs
Appendix III	Architectural Plans
Appendix IV	Alpine Homes Estimates
Appendix V	Sewer/Repair Replacement Estimate
Appendix VI	HVAC estimate by A&H
Appendix VII	Frank Rhodes Electric Estimate
Appendix VIII	Slavin Flatwork Estimate
Appendix IX	Westerhosue Inc. Estimate
Appendix X	Building Appraisal
Appendix XI	KHRI Survey of 720 Main
Appendix XII	Letters of Support



SECTION I

Section 1: Applicant Information

Please fill out the following:

Eudora Area Historical Society

Name of Applicant or Organization:

Ben Terwilliger

Name of Organization's Director (if different from above)

PO Box 370 Eudora, Kansas 66025

Address:

Eudorahistory@gmail.com

Email:

785-542-4111

913-522-0048

Phone #

Cell Phone #

Section 2: Project Information

Renovation of 720 and 722 Main Street and Development of Eudora Community Museum

Project Title:

720 and 722 Main Street, Eudora, Kansas 66025

Address of Project (include township if applicable):

Pam Staab

Names of individuals/organization that own the property:

pams@sunflower.com, 785-691-6231

Contact Information for those individuals and/or groups:

The historic buildings at 720 and 722 Main Street will be partly renovated in order to house the Eudora Community Museum and Eudora Area Historical Society.

Project Description Summary:

0

Number of Acres:

\$180,000

\$300,000+

Amount Requested

Project Budget

Scope of project:

(Please check all that apply)



Historic Structures



Prairie; woodlands, waterways; habitat restoration/preservation



Agriculture; working farms; heritage farms



Freedom's Frontier themes (Civil War and pre-Civil War heritage; Settlement stories before and after Civil War; Enduring struggle for freedom)



Pre-settlement history

Section 3: Project Description

- a) Specifically explain the proposed project, including any regulations, guidelines, or best practices that will be followed. What do you plan to do? When? How? Photos, plans, drawings, illustrations, building condition reports or building inspections that are related to the proposed project may be included separately as support materials.

The Eudora Area Historical Society (EAHS) has been seeking a permanent and historic home on Main Street since its founding in 1981. The EAHS was founded to "preserve and maintain the history of the city and township of Eudora as well as the surrounding communities of Clearfield, Fall Leaf, Hesper, Prairie Center, and Weaver." What began over 30 years ago as a group of concerned citizens collecting and storing artifacts in their personal homes has transformed into a community museum open to the public year round.

Since 2004 the EAHS has maintained the Eudora Community Museum, which was originally located in a portion of the old Eudora School located at 10th & Main Streets in downtown Eudora. While the old School building was a move in a positive direction for the EAHS, the suitability of the building was less than ideal. "The site was purchased in 1918 from the Meinke family by the newly created Eudora Township Rural High School District after voters passed a bond resolution to construct a new high school."¹ Following construction of the high school, multiple additions were made to the original building over the years causing the facility to eventually serve as a combined Middle School and High School for the School District. "In 1990 however, the fire marshal ordered the district to suspend use of portions of the building after an engineer report said the building was going into 'failure mode'.² The facility at 10th and Main was completely vacated by the school district in 2003 in order to accommodate the increased enrollment within the Eudora School District, which has experienced 21 years of consistent growth in enrollment.³ The EAHS with the blessing of the Eudora School District was able to utilize a portion of the building beginning in 2004, which had been designated by the Eudora School Board for community use. Although the EAHS had a place to call home, the facility still lacked numerous amenities, such as a bathroom, proper lighting, and was unsuitable for many of the sensitive documents due to the building's energy inefficiency. The facility also suffered from water damage and was prone to vandalism. Finally, in May of 2011, the City of Eudora, Eudora School District and Eudora Township agreed to collaboratively finance the demolition of the old school facility and make the necessary site improvements to the lot in order to accommodate future development. While this collaborative venture will dramatically improve the aesthetics of Downtown Eudora, this agreement forced the EAHS to find a new home for the Eudora Community Museum.

Following an extensive site search for a new facility the Eudora School District agreed to allow the EAHS to move into the abandoned Nottingham Elementary School located at 1428

¹ *The History of Eudora, Kansas*. Cindy Higgins. <http://eudorakshistory.com/> (Accessed September 22, 2011)

² *The History of Eudora, Kansas*. Cindy Higgins. <http://eudorakshistory.com/> (Accessed September 22, 2011)

³ The Eudora School District. <http://www.eudoraschools.org/vnews/display.v/ART/4e78bf9da50d6> (Accessed September 22, 2011)

Elm Street. This facility is a dramatic improvement over the previous Eudora Community Museum location. The facility has stood vacant for only two years in contrast to the nearly 10 year vacancy of the former Eudora Community Museum facility at 10th and Main Streets. The new location also includes proper heating and cooling as well as adequate lighting for the artifacts on display. The facility also includes restroom facilities for guests and includes additional space to display the EAHS's collection of historical artifacts. While the EAHS has been able to secure a new home that is better suited for the collection of its artifacts; the facility is only temporary. Like its previous facility, the Nottingham Elementary School is abandoned and is already beginning to show signs of distress. Further complicating matters is the fact that the Eudora School District and City of Eudora are actively marketing the 15 acre site that the Nottingham School is located on to developers because of its prime location for future development. According to the City of Eudora's Economic Development plan which was approved in early 2010, the Nottingham School "location is the primary gateway to the community for most resident and visitors and presents a variety of near and long-term redevelopment and infill options. The future availability of the Nottingham and Laws Field sites could attract larger retailers or service businesses."⁴ Even though the development of this site may not occur immediately it is fully expected to one day become a future shopping and retail center of Eudora.

Fully aware that the current location of the EAHS's Community Museum is only a temporary site, the EAHS has been actively searching for a new location of its facility since its relocation to the Nottingham School. The creation of this grant has made the possibility of returning to Historic Downtown Eudora a real possibility. Like most communities across the United States, Eudora's downtown has become less prominent as major modes of transportation have changed over the years. Located near the major transportation routes of the mid 19th and late 20th centuries, the Kansas River and railroad respectively, Downtown Eudora has become less prominent as new growth and development has occurred closer to Kansas Highway 10. Although growth may not be occurring as rapidly in the Downtown area as in other places of the community, the Downtown is still an important component to Eudora's identity and economic development growth. In a focus session from November 2007 it was identified that participants of the session "recognized the fact that Downtown Eudora has the potential to be a major economic generator for the city."⁵ It was also identified in this focus session that the "most important issue to participants was a sense of community. Being on the fringe of the Kansas City Metropolitan area, it is important to residents that Eudora have its own identity and become a destination."⁶ By moving the Eudora Community Museum to a historic building in Downtown Eudora this will help build the capacity needed to begin actively marketing the community as a destination both locally, regionally and eventually nationally. Downtown Eudora is already beginning to see an influx of specialty shops that will help promote Eudora as a historic getaway destination. The recent additions of Penny Annie's Sweet Shoppe, a specialty cupcake store,

⁴ City of Eudora Economic Development Plan. February 2010 Final Draft.

http://client.bwrcorp.com/eudora/documents/feb10plan_final.pdf (Accessed September 22, 2011).

⁵ City of Eudora Comprehensive Plan. November 2007. http://client.bwrcorp.com/eudora/documents/2007-11-28_focus.pdf (Accessed September 22, 2011).

⁶ City of Eudora Comprehensive Plan. November 2007. http://client.bwrcorp.com/eudora/documents/2007-11-28_focus.pdf (Accessed September 22, 2011).

antique store, and a new bed and breakfast all in the last year will add to the already established quilt store business and local restaurants along Main Street.

Local resident and long-time supporter of Downtown Eudora, Pam Staab, has graciously offered to donate two buildings, 720 and 722 Main Street to the EAHS if awarded this grant. These buildings have been in Ms. Staab's family for nearly 100 years; however, both will need extensive rehabilitation work. Because no costs would be involved with acquiring the buildings, the only costs required will pertain to renovating the interior of the buildings. The major grant that we are applying for is \$180,000 and would cover most of the renovation work. Being awarded the grant would allow the EAHS to complete phase one of this project within a year. Phase one consists of renovating the first floor and bringing it up to code so it can house the Eudora Community Museum. Various contractors in Eudora will be hired to complete the work. The estimates from these contractors are attached with this application and described in greater detail in a subsequent section of the application. Photographs of the buildings, architectural plans, condition reports, a survey of the building completed by the Kansas Historic Resources Inventory, construction estimates, and letters of support are also included with this application.

After phase one is completed, the buildings will be the home to the new and permanent Eudora Community Museum. Phase one will only renovate 1,322 square feet. However, additional phases will be completed over the coming years as fundraising efforts and other grant opportunities are pursued. Numerous other community uses are planned for these buildings, including an office for the Chamber of Commerce, a community meeting room, reception hall, and possible addition of a community garden. While these are lofty goals for the EAHS and community of Eudora, we here in Eudora feel this is entirely achievable and realistic project.

As mentioned, the community of Eudora has placed rehabilitation of Downtown Eudora as a large priority. Within the last year the community of Eudora has become members of the Kansas Main Street program, offered through the Kansas Department of Commerce, to help lay the groundwork necessary to achieve this important community goal. It is also expected for Eudora to play a major role in promoting Douglas County and the region as a major destination. The fact that the community of Eudora actively partnered with the communities of Baldwin City, LeCompton, and Douglas County to pursue a program to assist aspiring small entrepreneurs is evident that this project will not be only viewed as an accomplishment for the community of Eudora but also an accomplishment for Douglas County. Furthermore, the recent hiring of a part-time graduate student from the University of Kansas' Museum Studies program to assist the EAHS with proper archival collection of its artifacts has greatly improved the institutional capacity of the EAHS. Since the addition of the EAHS's first ever employee, the EAHS has experienced a 10% increase in its membership, dramatically increased its hours of operations and has had several hundred visitors to its facility within the last several months. In addition to these accomplishments the EAHS has been able to create new exhibits, formed partnerships with regional historical organizations, and was able to obtain critical funding from Douglas County for the first time ever through the Destination Management Incorporated consortium, whose mission is to promote tourism in Lawrence and Douglas County by focusing fiscal resources on heritage and cultural assets in an effective and collaborative manner."⁷

⁷ Lawrence Convention and Visitors Bureau. Destination Management Inc., <http://www.visitlawrence.com/dmi> (Accessed September 22, 2011).

The EAHS has many more goals it wishes to accomplish. Establishing a permanent community museum in Downtown Eudora will aid in promoting the community identity and will spur future economic redevelopment in the downtown area. In fact, according to an article published by the American Association of Museums, museums can serve as important economic engines for a community.⁸ This is only a first step of many, as the EAHS, City of Eudora, and other agencies like the Eudora School District, Douglas County, City of Lawrence, Freedom's Frontier National Heritage Area and others continue to work together to better promote Douglas County as a historical destination and preserve the unique historical culture found here in the Community of Eudora and Douglas County. For the first thirty years of EAHS's existence, the organization received no government funding. Support of the organization was made possible through the dedication of concerned citizens and was financially supported solely through donations and membership fees. Because of this lack of funding, that was available to other communities in Douglas County, the EAHS lacks many necessities of modern museums.

The EAHS in the upcoming months will continue to make progress on the accomplishments it has already made within the past several months. Some priorities for the EAHS in the upcoming months include creating new signage and labels within the museum, digitizing the accession and catalog records and continuing to expand its role within the community; however, finding a permanent home has always been the ultimate dream of EAHS supporters, and this grant opportunity along with the generous offer by Pam Staab, with the support of community leaders has made this dream a realistic possibility for our community.

⁸ American Association of Museums. http://www.aam-us.org/pubs/mn/MN_MA05_EconomicEngines.cfm (Accessed September 22, 2011).

- b) Describe the natural and cultural heritage significance of the project, structure, and/or property?

The buildings located at 720 and 722 Main Street are two of the oldest and most significant 19th century buildings remaining on Main Street.

The history of the buildings can be traced to at least 1883 when J. A. Seybold owned the site and built a stone building on the north side (720) that connected to the brick building on the south side (722). Seybold operated a hardware store at this site until 1888 when he sold the building to W. A. "Yankee" Fuller. Fuller ran the Yankee Fuller Hardware Store at the site from 1888 until 1892. Fuller then moved his store to the southwest corner of 8th and Main, and stayed in business at that location for another 34 years, becoming one of the most well-known businesses in Eudora. The building was then used by John Schubert from 1892 to 1897. The Schubert family owned a furniture store located at 700 Main. It is likely that the Schubert family used 720 Main in connection with their business. In 1904 the Schuberts purchased an undertaking business from the Getker family. However, the Schubert's undertaking business did not operate at 720. By early 1900s it is believed that the Warsop livery barn operated on the north side of the building.

The Eudora Post Office was located at the building after Schubert moved out in 1897. This site continued to be the Post Office until 1916. The EAHS possess a mailbox from the Eudora Post Office that was found in the building many decades later. The Trefz family purchased the buildings in 1916 and has maintained ownership for the last 95 years. William Trefz operated a plumbing, electrical and sheet metal shop at the site until his death in 1925. From 1925 until 1962 the buildings were owned by Herman Trefz, who operated the Herman Trefz Plumbing, Heating and Electric Store until 1962. Trefz Plumbing, owned by Fred Trefz operated at the site until the 1990s. The buildings have been unoccupied the last several years.

The history of these buildings is incredibly diverse. The buildings were home to hardware stores, the Post Office and a Plumbing and Tin shop for most of their existence. The owners of the buildings were some of the most notable families in Eudora's history. These families continue to have a strong presence in the Eudora area today. The businesses operated at these buildings reflected the times in which they were operated. They are symbols of a time when Eudora was a much smaller and more isolated community.

- c) Please describe how this project provides a substantial benefit for the conservation of Douglas County natural and cultural resources?

This project would be a tremendous benefit for the conservation of Douglas County's cultural resources. This project would preserve an incredibly historic building that is in danger of falling into a state of total disrepair and/or demolition. In fact, if no public agency intervenes, these buildings will in all likelihood be demolished in the future.

The cultural resources of Douglas County would benefit because the buildings would be preserved and restored to an acceptable condition. Eudora only has one structure located on the National or State Historic Registers, the Pilla House at 614 Main Street. For a community's of Eudora's size and historic importance to only have one structure on either register is very unusual. There are dozens of other buildings in Eudora that could easily qualify for either register. As a result of only one building being on either register, many historic buildings in Eudora are in danger of being lost forever. Preserving and restoring the buildings at 720 and 722 Main Street would be a positive step for future preservation of other historic buildings located throughout the Eudora community. Placing these buildings on both the National and State Historic Registers will be high priorities for the EAHS no matter what the outcome of this grant application.

The cultural resources of Douglas County would also benefit because the history associated with these two buildings would be preserved forever. These are two of the oldest buildings in the community. By preserving these buildings, the family histories of the Seybolds, Fullers, Schuberts and Trefzs would of course be preserved. But more importantly the history of indeed all Eudora families would also be preserved through the establishment of a permanent and functional Community Museum that would house the archival collections of the EAHS.

d) If applicable, please describe the condition of the property and include photos.

The condition of this property varies. The exterior of the building facing Main Street is in remarkable condition. In 2007, Pam Staab spent approximately \$50,000 to renovate the exterior of the buildings. The tremendous improvements to the exterior are easy to see through the use of photographs in Appendix II. Picture #18 is of the exterior of the buildings before the renovation, and pictures #1-#3 are the exterior of the buildings after the renovations. 720 and 722 are some of the most attractive buildings on Main Street. The buildings are situated on a prominent and visible section of the Street as well, which only enhances the fact that the exterior of the buildings are very aesthetically pleasing.

The interior of the buildings on the other hand require tremendous renovation work. Please refer to pictures #6 to #16 for examples of the interior of the building. The exterior walls are in good condition. The walls at 722 are made out of limestone. There is some plaster remaining on the walls, but this plaster would almost certainly be removed in order to reveal the fantastic and old limestone walls. The walls of 720 are also in good condition and consist mostly of brick.

The two buildings are connected on the first floor, no wall separates the buildings. This design creates an open and inviting atmosphere for artifacts to be displayed. Unfortunately, there is no floor on the first level. Currently, the floor of the building is exposed earth. There are two smaller rooms located on the north side of the building on the first floor. These rooms also do not have floors, but do include sound walls. The overall structural system in the buildings is relatively stable according to architect Kurt von Achen. The second floor on the north side of the building (720) is only accessible by stairs from the rear of the building. The second story has wood floors that would need to be replaced. The third story is essentially an attic and is only accessible by some narrow stairs. The floor on the third story is fairly unstable. The south side of the building also has a second story. Unlike on the first level, the second story between the two buildings is separated. The second story of the south building (722) is in much better condition than on the north side. The second story is only accessible from the rear of the building as well, from a very unstable deck. In order to bring this structure up to code, these issues would of course need to be addressed.

The building also has no HVAC system, no running water, no electricity. It is likely that the wiring in both buildings would need to be replaced. The majority of the renovation work to the buildings would mostly entail getting the buildings up to code. The main projects would relate to creating a floor on the first level, installing wiring, water and an HVAC system, as well as making the building sound structurally.

e) Please describe the urgency of the project.

This project is relatively urgent for a number of reasons. The main reason this project is urgent is because the Eudora Community Museum is in need of a permanent home. As discussed, the museum is currently housed in a more than adequate home at the former Nottingham Elementary School at Church Street and K-10 Highway. The Eudora School District leases the school for the EAHS. However, the ESD is also actively trying to sell the site to for new development. The building could be sold at any time, meaning the EAHS would have to find a new home. In many regards, our current home at Nottingham is fantastic because of the space, location and climate controls. However, the fact remains that it is not a permanent home because eventually the site of Nottingham will be redeveloped. It could be tomorrow or it could be ten years from now, it is a guessing game. Therefore, it would be beneficial for the EAHS to find a permanent home, a home without the threat of having to move because of redevelopment.

The uncertain future of the buildings at 720 and 722 Main also makes this project urgent. The buildings could fall into a state of total disrepair in the future if proper measures are not taken soon. The buildings are not up to code and, would require significant financial investment in order to get the buildings in an operable condition. In fact, according to the Douglas County Appraiser's Office the building is only worth \$20,000 even though Mrs. Staab has invested nearly \$70,000 in renovations of the past few years. If not public agency steps in this building in all likelihood will be demolished. Rehabilitating the buildings will require hundreds of thousands of dollars.

Considering the poor economy and low property values of the area, it is not economically feasible for the owner to invest in renovating the building for commercial purposes any further. The owner would simply not be able to recoup the costs of the renovations. Most property owners in Mrs. Staab's position would demolish the buildings and sell the land. Thankfully, Mrs. Staab does not have this mindset. Mrs. Staab is a tremendous supporter of downtown Eudora and historic preservation. She wishes to preserve the buildings and have the buildings service the community. Nevertheless, if the buildings were to fall into other hands, they would be demolished and lost forever.

This project is also urgent because of the current community support of the project. The Eudora City Council on September 12, 2011 gave their unanimous support of the EAHS pursuit of writing this grant. Residents and members of the EAHS desire to establish a permanent home for the EAHS. The EAHS is also in a better position now than ever before to handle a project like this. The EAHS has two Interns from the Museum Studies Program at KU that are working well with members of the EAHS and the City to help the Eudora Community Museum develop into an outstanding cultural center that preserves the history of Eudora, educates the public and serves the community.

f) Describe the expected timeline for completion of this project.

This project will be completed in a timely fashion. The interior of the first floor will be completely renovated within 6 to 8 months of January 1, 2012. The Eudora Community Museum will be able to move into its new home upon completion of phase one of this project. Renovation of the second and third stories will likely require more time. However, a significant portion of this renovation project will be completed very quickly, which will allow for the relocation of the Eudora Community Museum and a grand opening event to highlight the successful completion of this project.

The first priority relating to this project will be to clean the interior of the buildings. The interior of both buildings, on all floors, have scattered garbage, furniture and other objects. A majority of these objects are trash and will be disposed. The remaining objects will be collected by Pam Staab and other members of the Trefz family, or donated to the EAHS. The interiors of the buildings will be cleaned before January 1, 2012.

The next step will be to have accurate measurements and plans in place for the renovations. Tentative plans for the renovation of the building have already been developed. We have architectural drawings and estimates. Please refer to Appendix III for the architectural drawing. These plans will be finalized before January 1, 2012.

Starting in January of 2012, the renovation of the buildings at 720 and 722 on the first floor will commence. The steps relating to various demolitions to the interior:

1. Remove existing masonry wall. Provide beam to carry frame wall above.
2. Remove existing frame wall, partial stair framing, door and door frame.
3. Remove portion of existing wall and floor slab to allow for additional risers.
4. Remove existing masonry wall.
5. Remove existing door and door frame.

All of this demolition work will take place inside, and therefore, we will be able to carry out these plans during the winter months. The demolition of the interior of the building should be completed within 2 to 3 months. After the successful completion of the demolition of parts of the interior, the new construction plans for the first floor will be implemented.

Starting in March of 2012, the new construction on the first floor of the buildings at 720 and 722 Main Street will commence. The steps relating to the construction of the interior on the first floor:

1. New concrete floor slab at elevation of north door in west elevation over crushed rock base.
2. Ramp down to landing at elevation of south door in west elevation.
3. Ramp up to level of toilet room and back door slab.
4. New wood frame and gypsum board walls to enclose unisex toilet room.

5. Ceramic tile floor and wainscot in toilet room.
6. New steel doors and steel frames for exit doors in east elevation.
7. New stair out of north east corner of building.
8. Plaster removed from interior stone walls, stone pointed and cleaned.
9. Second floor structure of north building left exposed and painted.
10. New plumbing fixtures and piping.
11. New heating, cooling and ventilating system.

The construction of this project should be completed in August of 2012. After construction of the project has been completed, the EAHS will move its collections into the building. The actual moving of the archives and artifacts should not take more than a day or two. The entire collections were moved to their current location during one day in May of this year. The EAHS had the help of 10 City workers. With the help of City workers, the EAHS would be able to move its collections with relative ease once more. After all the artifact and archival collections have been moved into the museum, it will take at least a month to put the exhibits back on display and make the museum presentable for the public.

A goal for the re-opening of the Eudora Community Museum could be Eudora-Fest, which is held on the first Saturday of every October. Eudora-Fest attracts many visitors to downtown Eudora. Eudora-Fest in 2012 will be held on October 6th. In addition to being open on Eudora-Fest, the City of Eudora and the EAHS could also host a special opening ceremony for the County Commission and other historical societies in Douglas County.

Following completion of phase one, the EAHS expects to have phase two, which will be the renovation of the second story completed within 3 to 5 years. Phase 3, which will be the renovation of the third story is expected to be completed within 7 years.

- g) How will this project connect the physical sites and interpretative stories of Douglas County?

The history of Douglas County is unique, diverse and important. Perhaps no other County in the United States witnessed more debate regarding the issue of slavery, as Douglas County did in the 1850s. Douglas County was the center of this heated political issue which eventually led to the Civil War, the preservation of the Union and the eradication of the institution of slavery. There are of course many other important themes relating to the history of this county, most of which tie into the themes emphasized by Freedom's Frontier National Heritage Area. Eudora was heavily influenced by the historical events of Douglas County, and in turn, Eudora also influenced the rest of the County. There is a definite historical connection between Eudora, Lawrence, Baldwin City, Lecompton and indeed all communities in Douglas County. This project of renovating 720 and 722 Main Street would help showcase these close connections.

This project would help connect the various physical sites in Douglas County, because the renovated buildings would become a museum dedicated to the history of Eudora and its relation to the rest of the County. The many themes of Eudora's history, including Indian history, Western Expansion, Bleeding Kansas and the Civil War, 19th century development, German immigration, and the general development of a community are all documented in the Eudora Community Museum. In addition, there is an extensive archival collection that documents the history of Eudora and Douglas County which is maintained by the EAHS. This archival collection would of course be housed in the renovated building and open to the public for future research. The stories of Eudora would have a permanent place to call home, and could be interpreted in the larger context of the history of the County as a result of this project.

This project would also physically maintain an important historic building in downtown Eudora. The preservation of this building would help connect the various stories of the County. The building was once a center of commerce, and is a reflection of the strong sense of history that has been prevalent in Eudora since its establishment. By renovating this structure the future of Downtown Eudora would be closer to achieving the goals of solidifying a sense of identity for the community and furthering the economic goals of the community to have a thriving historic center.

Section 4: Community Impact

- a) Describe how the project contributes to maintaining or enhancing Douglas County's heritage.

Eudora is the gateway from the North and East into Douglas County. The Museum hopes to draw visitors to the county for like interest in history, pull them to downtown, and avail them to services in the City and encourage them to frequent other historic sites of the County. It will work with Eudora Economic Development and Chamber of Commerce.

This project will significantly enhance Douglas County's heritage. Eudora has played a very important role in the history of Douglas County. This project would enable for Eudora to have a permanent historical museum on its Main Street. Having a museum dedicated to the history of the Eudora area and Douglas County in Eudora would be a substantial benefit to preserving the heritage of the County.

Eudora is the fastest growing city in Douglas County and one of the fastest growing in the state. The Eudora Department of Economic Development and the Eudora Chamber of Commerce have excelled at reaching out to other communities recently. An e-communities initiative between other cities in Douglas County has been spearheaded by Eudora and is evident of Eudora's collaborative approach to not only improving the lives of Eudora's residents but the lives of all Douglas County citizens. Furthermore, as indicated earlier, the investment in community museums can serve as economic engines for a community. As Eudora looks to increase its visibility locally, nationally, and even regionally as a destination community, it is expected that future investment will occur in Downtown Eudora. In 2008, the City of Eudora undertook a major project to revitalize Eudora's Main Street by adding various streetscape improvement and replace aging infrastructure. This was completed with the help of a Kansas Department of Transportation Enhancement Grant. Future investment will occur in the downtown area. As already mentioned, revitalization of downtown is a high priority for citizens of Eudora, and the recent adoption of the 2010 Eudora Economic Development Plan has identified the downtown area as a future economic engine of the Eudora community. By establishing a community museum in a permanent historic building along Main Street, future economic growth in downtown will be aided through the increased traffic flow visiting the museum.

b) If applicable, will you allow public access to the facility/property?

Yes



No

☐

Please explain your response above.

Public access would of course be allowed to the property upon completion of the project. The EAHS and the Eudora Community Museum exist to serve the public. The public would have access to the museum exhibits as well as the archival collections. Necessary measures would also be taken to provide the public with a comfortable setting, including ADA accessible restroom facilities and any other ADA requirements required.

In addition, the museum would be open even more frequently than now if it is able to move into 720 and 722 Main Street. The museum currently has one part-time employee that is employed by the City of Eudora, and a Graduate Intern from the University of Kansas. This employee and the KU intern would be able to open the museum during normal business hours on most weekdays. The EAHS also has a dedicated volunteer base. These volunteers would be able to staff the museum and open it for the public on the weekends.

c) Please describe the public benefit derived from this project.

The EAHS will play an active role in helping Eudora's new residents understand the important and fascinating history of the Eudora community. Understanding a community's history is one of the best ways to foster a community's identity. This project, and the creation of a permanent home would help spark even more interest in the history of Eudora, build broader awareness of the EAHS, and create greater opportunities for engaging the public.

This project would help the EAHS become a more vital and important part of life in Eudora. The EAHS has done an excellent job over the last 31 years of preserving, interpreting and teaching about Eudora's history. However, much work still needs to be done. Having a permanent home in a prominent location downtown would further spark interest in the history of Eudora, build broader awareness of the Eudora Area Historical Society, and create greater opportunities for engaging the public.

The EAHS is in need of a permanent home. While our current home at Nottingham Elementary is more than satisfactory, we have an uncertain future as that building could be sold and redeveloped at any time. The best location for the Eudora Community Museum is on Main Street. The City and residents want Main Street to be showcased. On Main Street, the museum would be able to serve the community and help revitalize the downtown business district.

The EAHS can be an active part of the economic future of Eudora. In February of 2010, the Eudora City Council developed an economic plan for the City. One of the primary recommendations for economic development is to build upon the city's history. The EAHS would be thrilled to work with the Eudora Chamber of Commerce and the City of Eudora to help attract tourists and help businesses in Eudora thrive. Several new businesses are already planning to open in Eudora's downtown district, including a Bed and Breakfast Hotel. This project and creation of a downtown museum, coupled with other businesses would greatly help revitalize downtown.

In addition to the tremendous financial and moral support from various entities, it should also be noted that local historian John More thinks it is a great opportunity to show the greatness and thoughtfulness of the Douglas County Heritage Conservation Council and the County Commissioners.

d) Will the project incorporate any educational programs?

Yes

☒

No

☐

Please explain your response above.

The EAHS and the Eudora Community are dedicated to expanding the educational opportunities available at the Eudora Community Museum. The EAHS is devoted to educating the community about the unique history of the Eudora area. All of the exhibits and displays in the museum are designed to teach the public about Eudora's diverse history. The EAHS also has an extensive archival collection, available to the public, which has assisted numerous graduate students from the University of Kansas in writing their dissertations, as well as aided citizens of Eudora conducting genealogical research.

In addition to museum displays and the archives, the EAHS hosts a variety of educational programs throughout the year. These programs largely relate to specific aspects of Eudora's history. The programs have included a variety of speakers, local historians, professors from nearby universities and speakers from the Kansas Humanities Council. These programs, as well as new programs currently being developed would be able to be hosted in the new museum upon the completion of this project.

Lastly, over the past few months, the EAHS has started to work closely with the Eudora School District and the Sancta Maria Catholic School to form standards based field trips for students. Field trips will be performed at this new museum once this project is completed. It is important for museums to reach out to school groups for many reasons. Students greatly benefit from learning in a museum environment, students are exposed to new cultural aspects and students begin what is hopefully a life-long appreciation of history and museums.

Section 5: Project Costs

- (a) What are the estimated costs (acquisition, rehabilitation, etc...) for this project? Please include any estimates or bids that have been completed. If the budget presented in this application is a preliminary budget arrived at without firm bids, explain how the cost estimates were determined.

There will be no costs associated with acquiring the buildings since both will be donated to the EAHS on behalf of Mrs. Pam Staab. The rehabilitation work on the other hand will involve various costs.

Several estimates for this project are included in this application packet and can be found in Appendix IV through IX. A thorough estimate that was completed by Alpine Homes in March of 2009 was the primary resource used to estimate rehabilitation work of the building. This estimate includes all the costs it would require to renovate the first floor and bring the remainder of the building up to code. Renovation of the first floor would allow 1,322 square feet of space to be used by the EAHS. There are also estimates completed within the last few weeks from Westerhouse Plumbing and Slavin Flatwork for HVAC systems and flooring respectively. These estimates are supplementary estimates and are not included in the final project costs, because the estimates from Westerhouse and Slavin are already included in the Alpine Homes estimate.

(The estimate from Alpine Homes is for \$174,168. This grant application requests \$180,000, or \$5,832 more than the estimate. The reason for the request for an extra \$5,832 is to compensate for inflation and increased labor costs since 2009.

- b) How will this project be sustained once the project is completed? For instance, how will on-going maintenance costs be financed?

This project will be completely sustained after its completion. The EAHS will continue to provide volunteers to help staff the museum and take care of any minor maintenance needed. The City of Eudora on the other hand will assume the majority of the building's maintenance needs. The City of Eudora has already demonstrated a tremendous amount of support, both financial and moral, to the EAHS. Ongoing maintenance costs and payment of utilities will be provided by the City of Eudora. This arrangement has been no different than in years past, as the City has been dedicated to paying utility and maintenance costs on behalf of the EAHS. This policy will continue into the future. The City will also not charge the EAHS a variety of development fees typically associated with building maintenance and rehabilitation.

- c) Explain if there are any other resources you intend to use in order to complete this project. This may include other sources of funding, loans, or in-kind contributions.

Many other resources will be used to complete this project. Pam Staab has graciously offered to donate the buildings to the EAHS if awarded this grant. The City of Eudora has also pledged financial support for the project by waiving any development fees associated with the rehabilitation work of the building. Provided below is an itemized list of current expenses that will be donated to the project if awarded the grant.

Value of buildings	\$20,000
Façade improvements	\$50,000
Downtown grant program	\$5,000
Water meter	\$1,500
Water impact	\$800
Sewer tap	\$300
Sewer connection	\$6,500
Building permit (200K)	\$1,395
Electric meter 550	\$550
Park impact	\$360
Utilities (estimated, one year)	\$3,595
Total	\$90,000

In addition to the expenses listed above, the EAHS and City of Eudora hopes to acquire additional in-kind contributions from contractors. Finally, it is anticipated that the City of Eudora will apply for other grants provided through the State of Kansas and Federal Government to aid in the complete rehabilitation of the building. This of course will require multiple years of fundraising efforts and strategically planning capital improvements to the building in conjunction with the City's newly created Community Improvement Plan. Some of the potential grant sources already identified includes;

- Community Development Block Grant
- Attraction Development Grant provided by the State of Kansas Tourism Division.
- Institute of Library and Science Grants
- National Endowment for the Arts Grant

d) How is this project unique to Douglas County?

This project is unique to Douglas County for a variety of reasons. Douglas County has a unique history and while Eudora has always played a very prominent role in the history of the County, it is also a very distinct community with a unique history. The establishment and early years of Eudora were drastically different from Lawrence and other communities in the County. Unlike Lawrence and Lecompton, Eudora was not established for political reasons. Eudora was established by a group of German immigrants in 1857. Therefore, the development of Eudora was much different. This difference in development is what led Eudora to being the distinct community it is today.

Eudora tends to be overlooked in many regards in Douglas County, both in terms of history and general visibility. With the recent creation of the Freedom's Frontier National Heritage Area, it is expected that Douglas County will see an increase in tourism and exposure of its unique and vibrant history in the coming months and years. Eudora does not want to be left out of this equation. Baldwin City has historic Baker University and the amenities of nearby Black Jack Battlefield and the Ivan Boyd Prairie Preserve to claim as their own. Lawrence includes the University of Kansas, multiple museums and historic buildings, as well as Massachusetts Street as unique destinations. Furthermore, the City of Lawrence is the flagship community for the 41 county national heritage area. Finally, Lecompton could easily be argued to be the most historically significant community in Douglas County with its strong ties to Bleeding Kansas and numerous historical sites. Receiving this grant would kick-start a project that would put a spotlight on this remarkable community and its fascinating history. This project would allow for the EAHS to house a museum that is dedicated to the history of the region in a permanent place in a historic building on Main Street, but more importantly it would help preserve a historic building in danger of being demolished, assist the community with future economic growth, help foster a strong community identity for the Eudora community, and be a place where citizens of Eudora as well as visitors from all places could share resources and learn about the vibrant history of Eudora and the Douglas County

While the EAHS has made tremendous strides over the past several months, much work still needs to be done. The EAHS received no government funding the first 30 years of its existence and relied wholly on donations and membership fees. Therefore, the EAHS lacks many necessities for modern museums. This grant would provide many opportunities for the EAHS. The EAHS in the upcoming months will continue to make progress on the accomplishments it has already made within the past several months. Some priorities for the EAHS in the upcoming months include creating new signage and labels within the museum, digitizing the accession and catalog records and continuing to expand its role within the community.

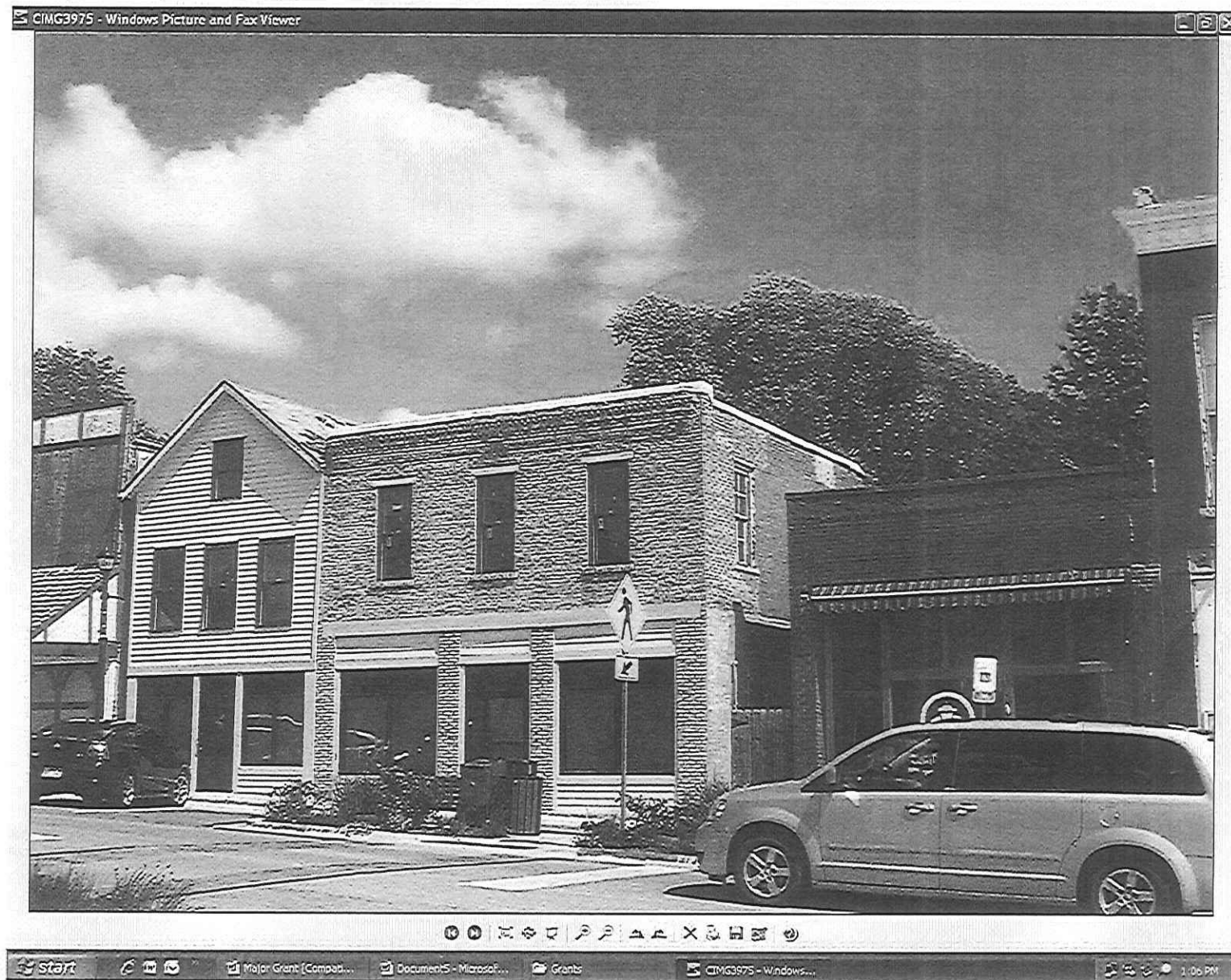
Section 6: Signature


Signature

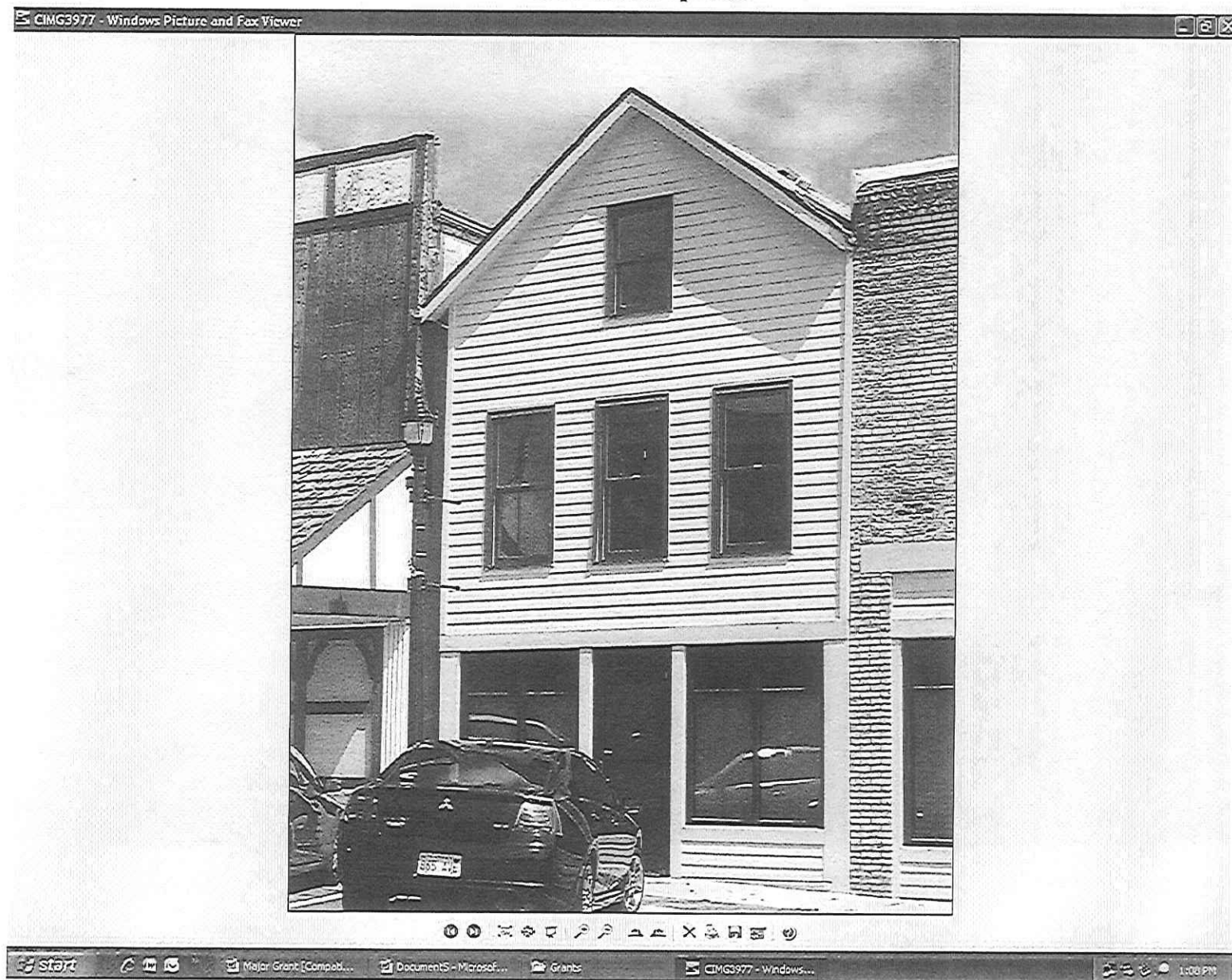
9/23/2011
Date

SECTION II

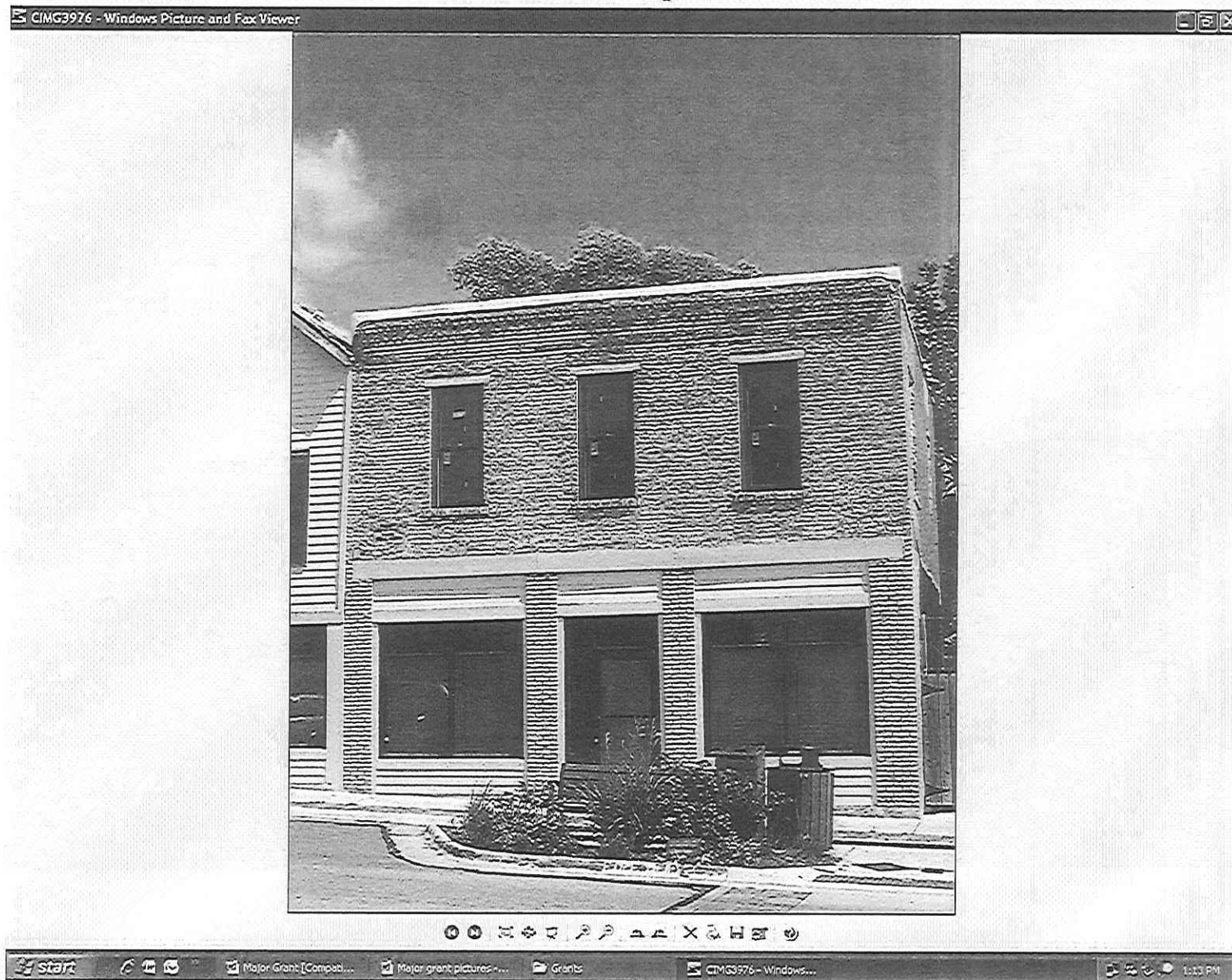
Exterior View of 720 and 722 Main Street.



720 Exterior up close.



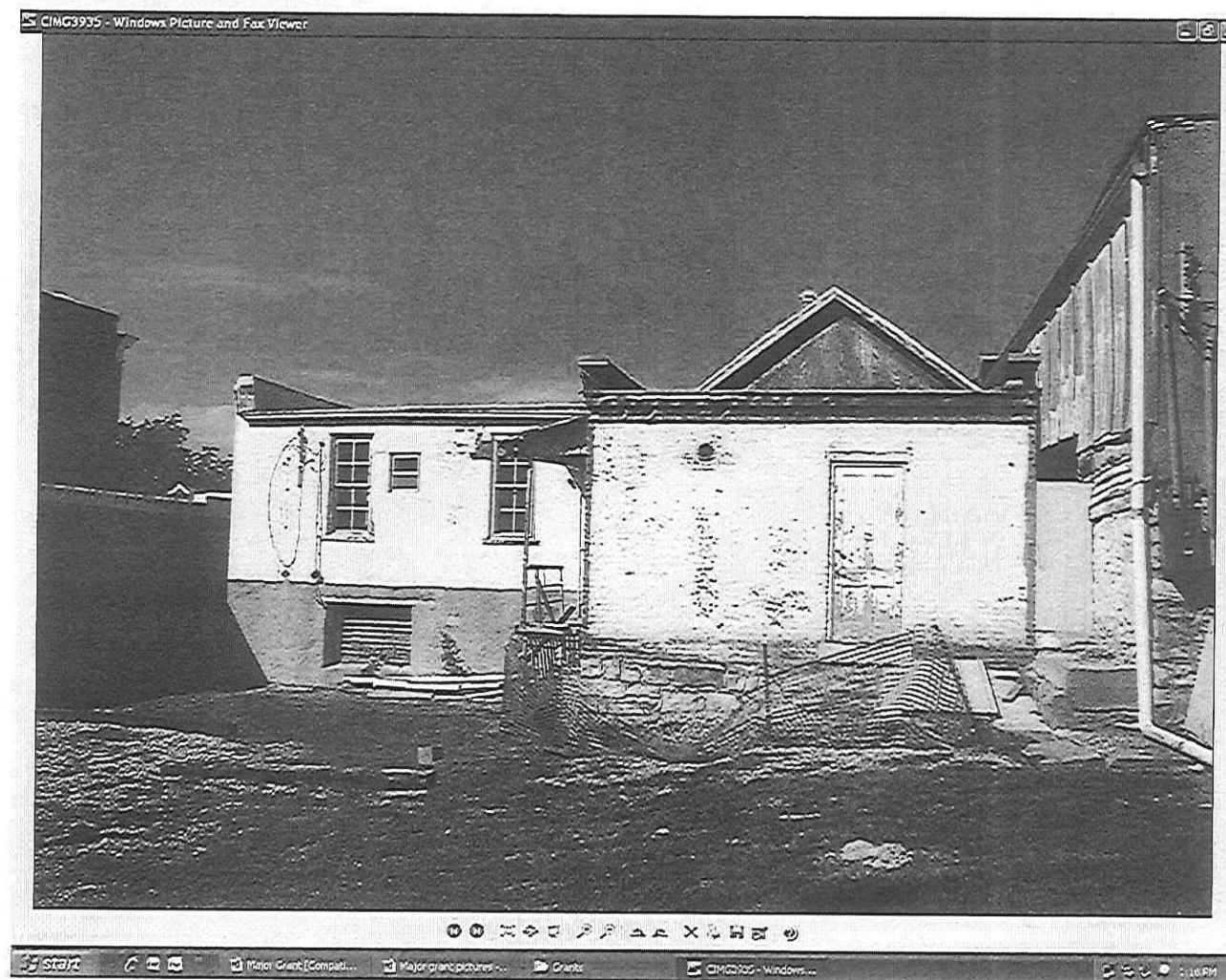
722 exterior up close.



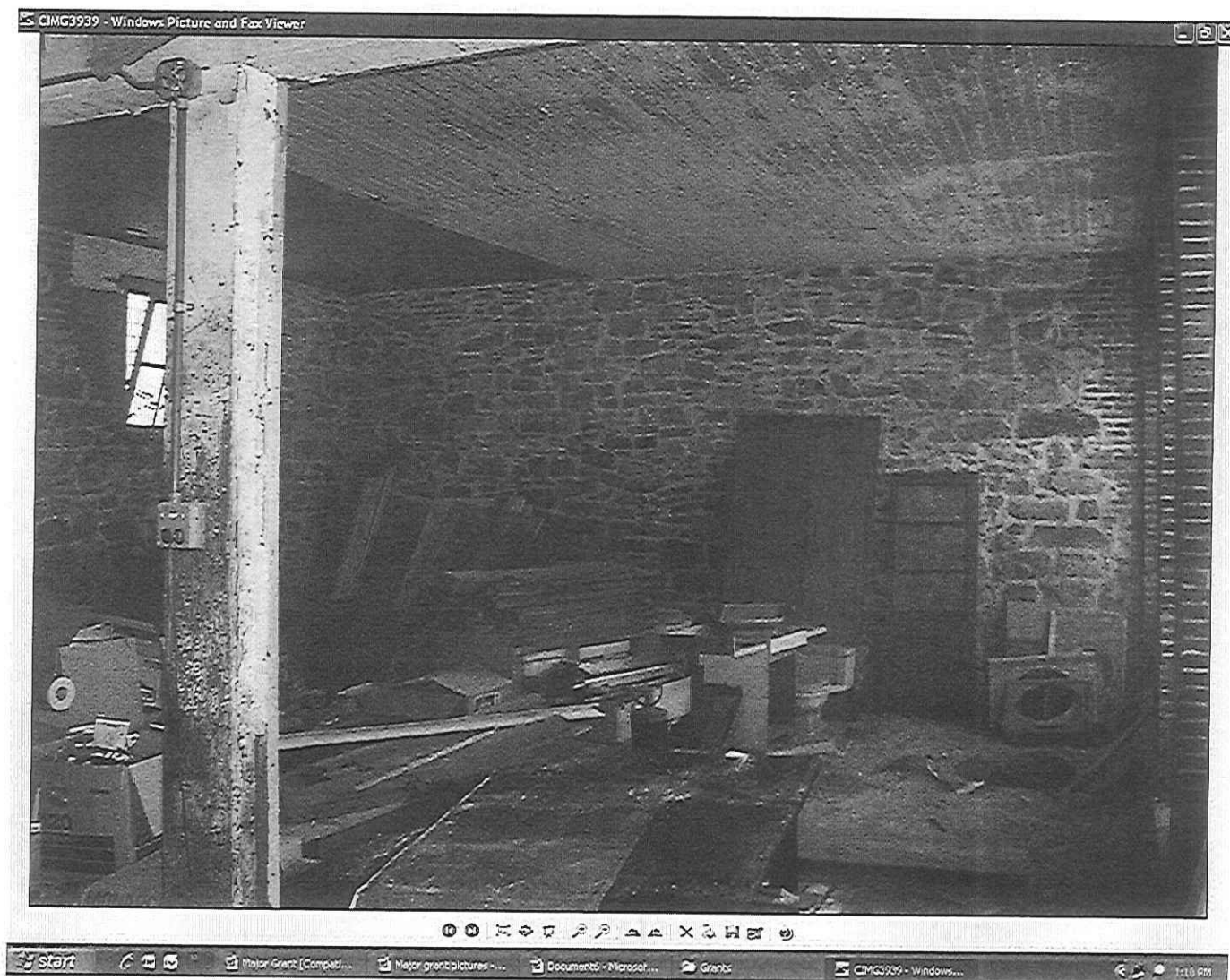
View of 720 and 722 from the rear, looking Northwest.



View of 720 and 722 from the rear, looking Southwest.



Interior of 722 Main, first floor, looking South.



Interior of 720 Main, first floor, looking North.



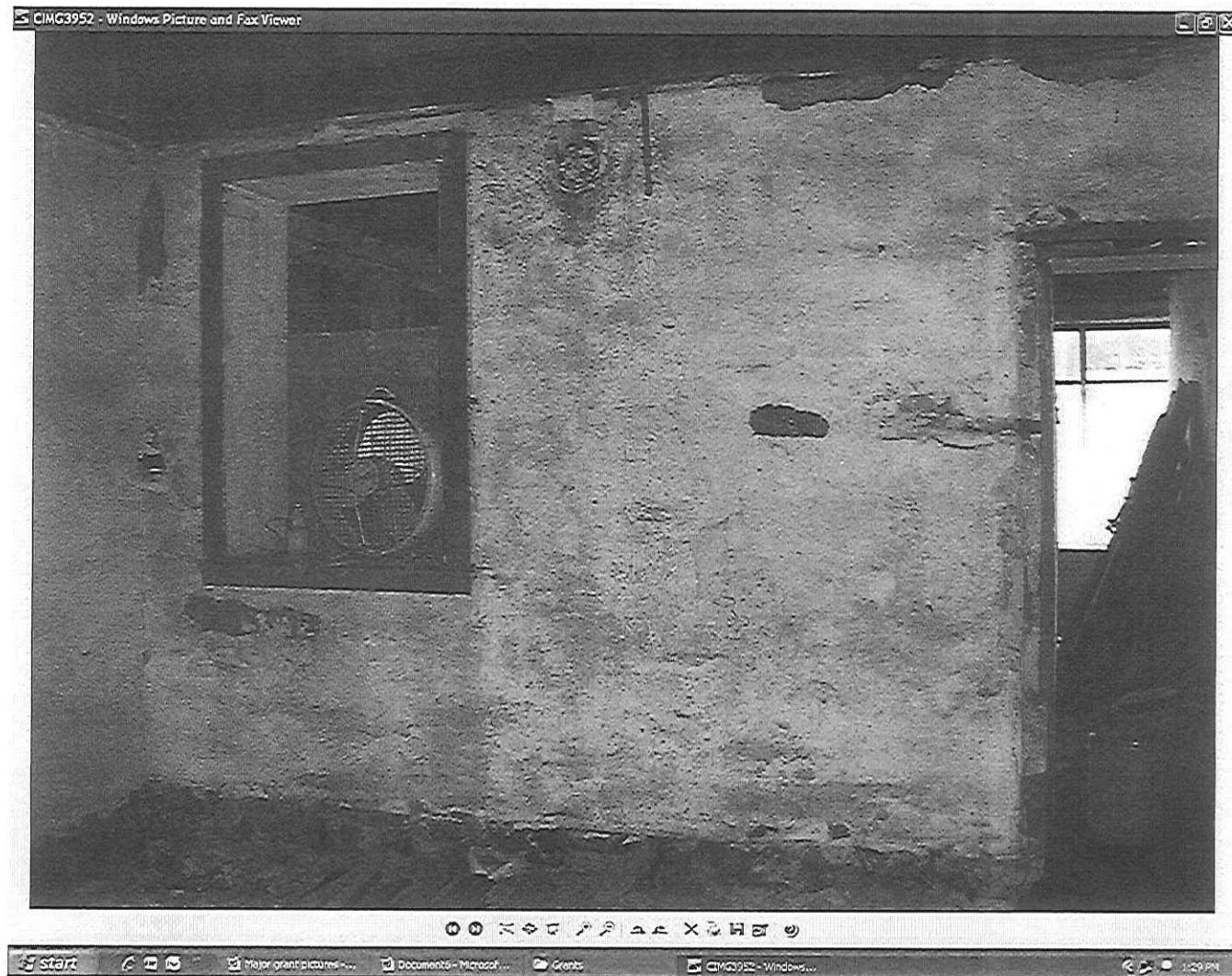
Interior of 720 Main, second room, first floor.



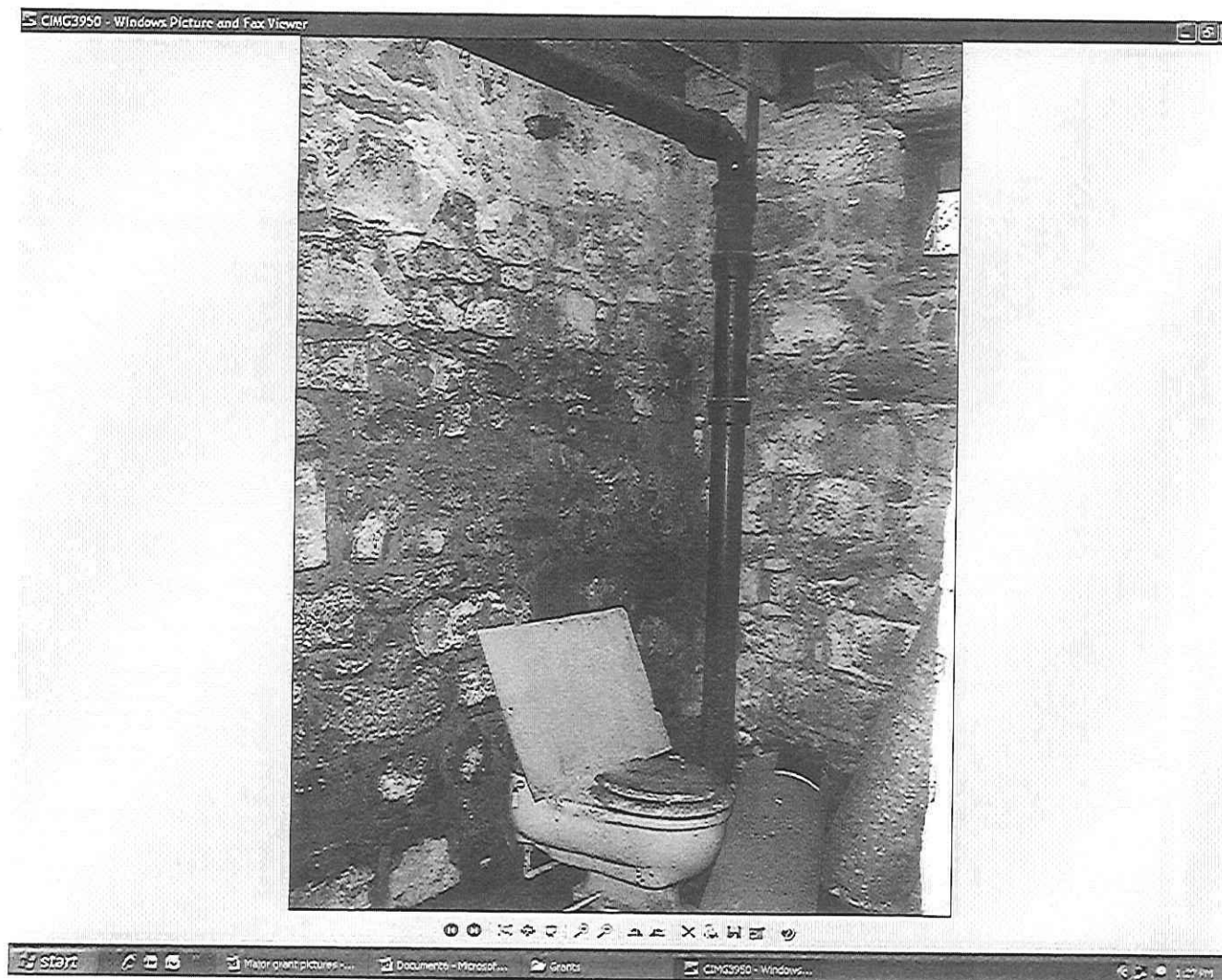
Interior of 720 Main, second room, first floor, south wall.



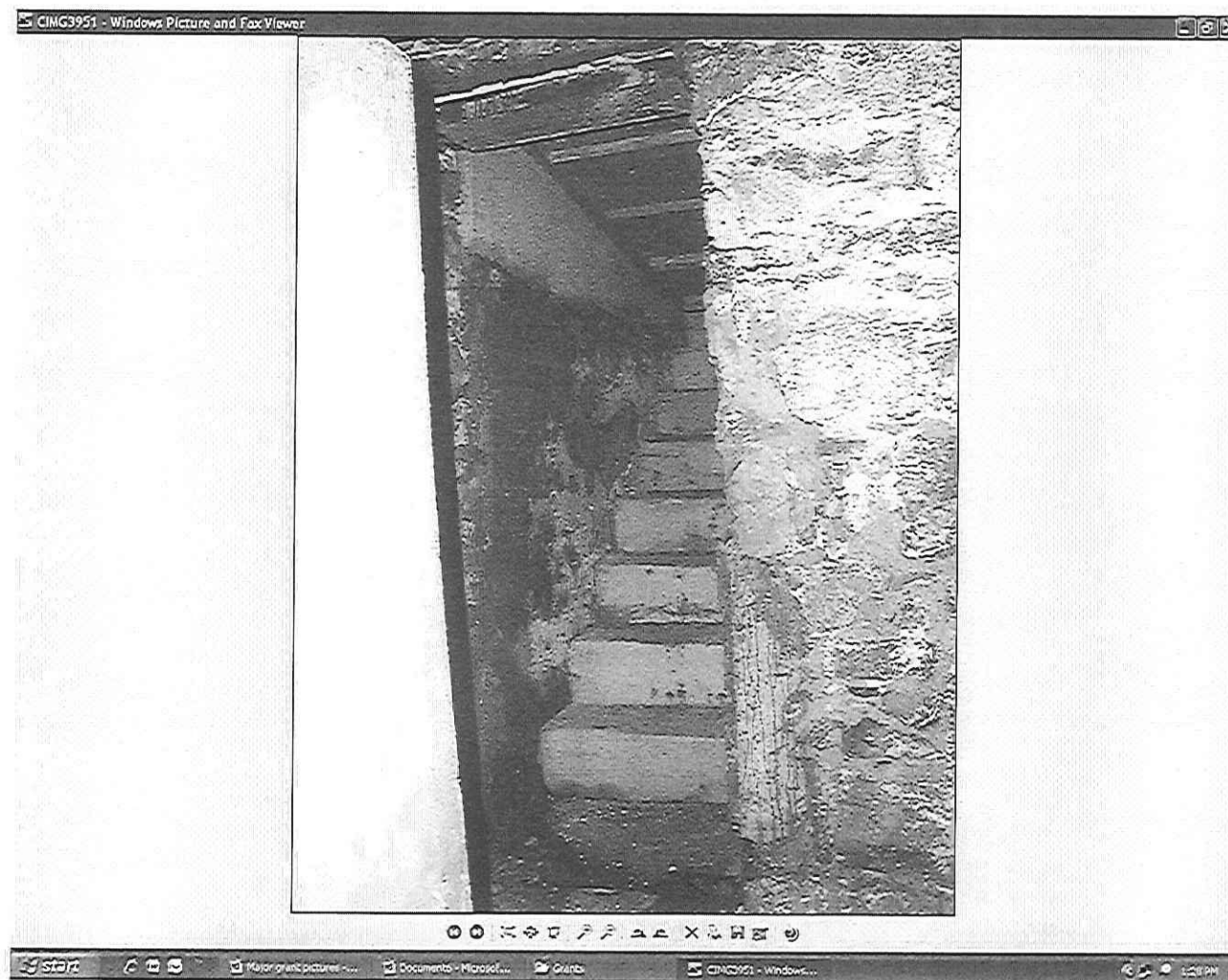
Interior of 720 Main, second room, first floor, west wall.



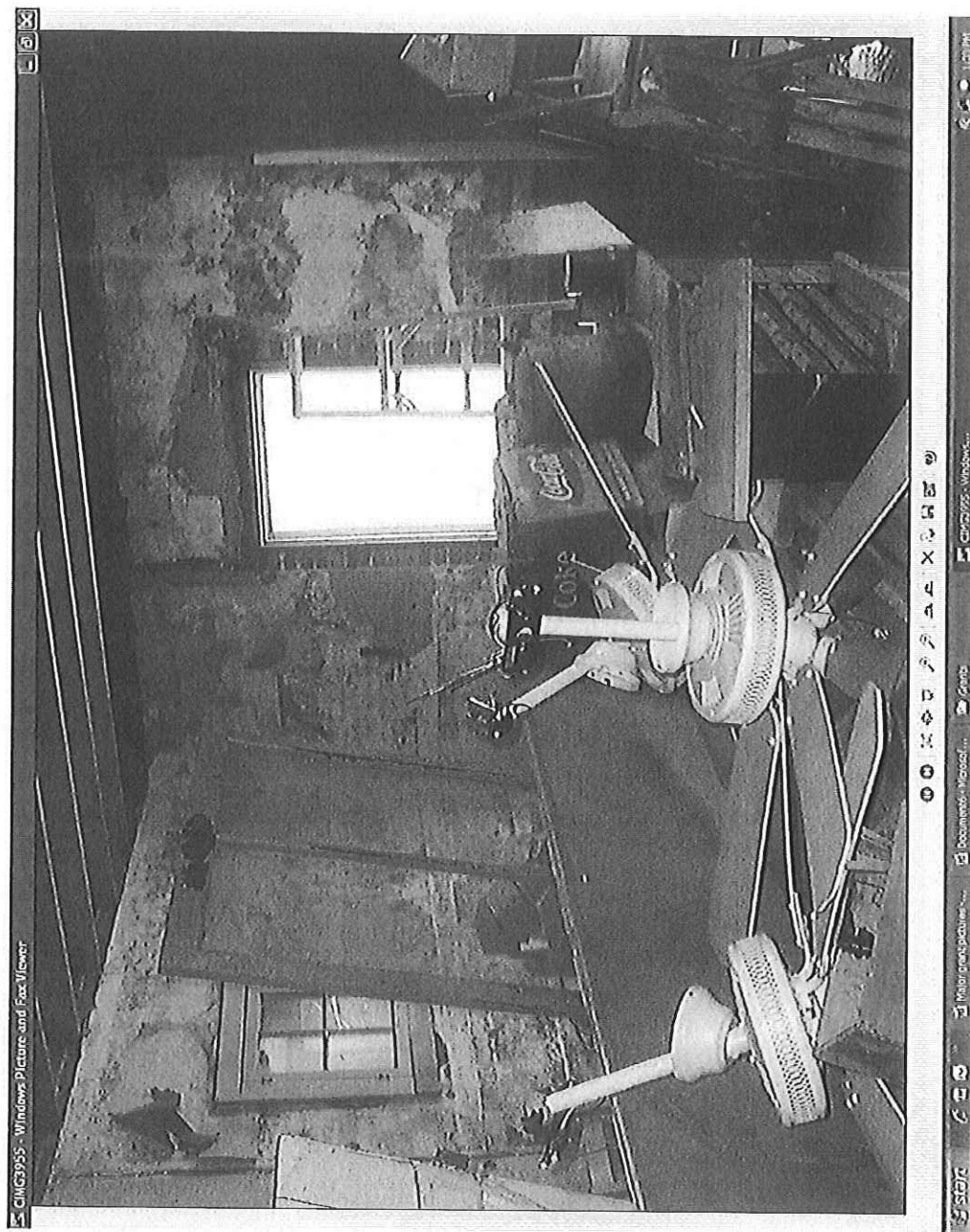
Interior of 720 Main, 3rd room, first floor, looking Southeast.



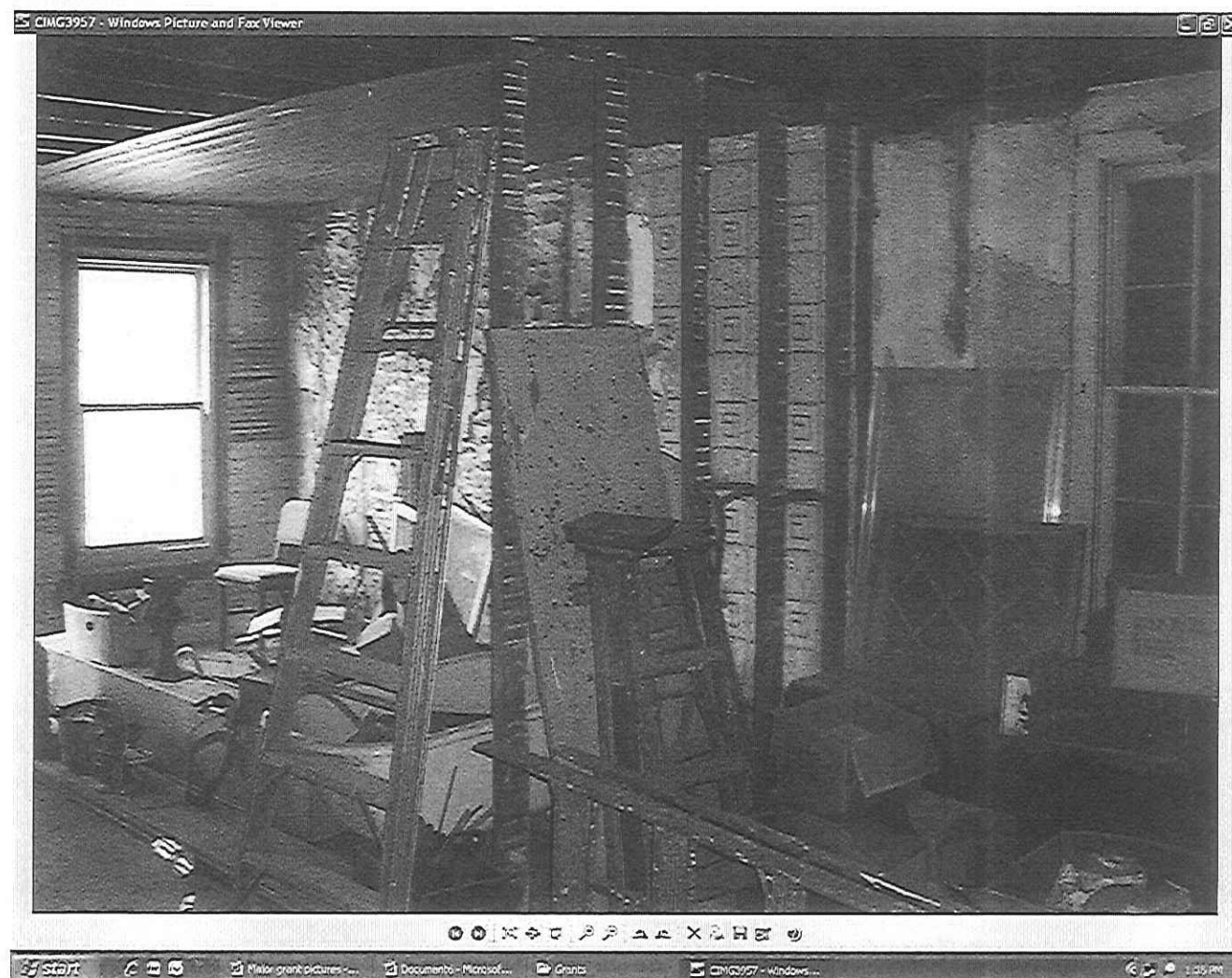
Interior of 720 Main, 3rd room, first floor, looking northeast. Stairs that lead to the rear alley.



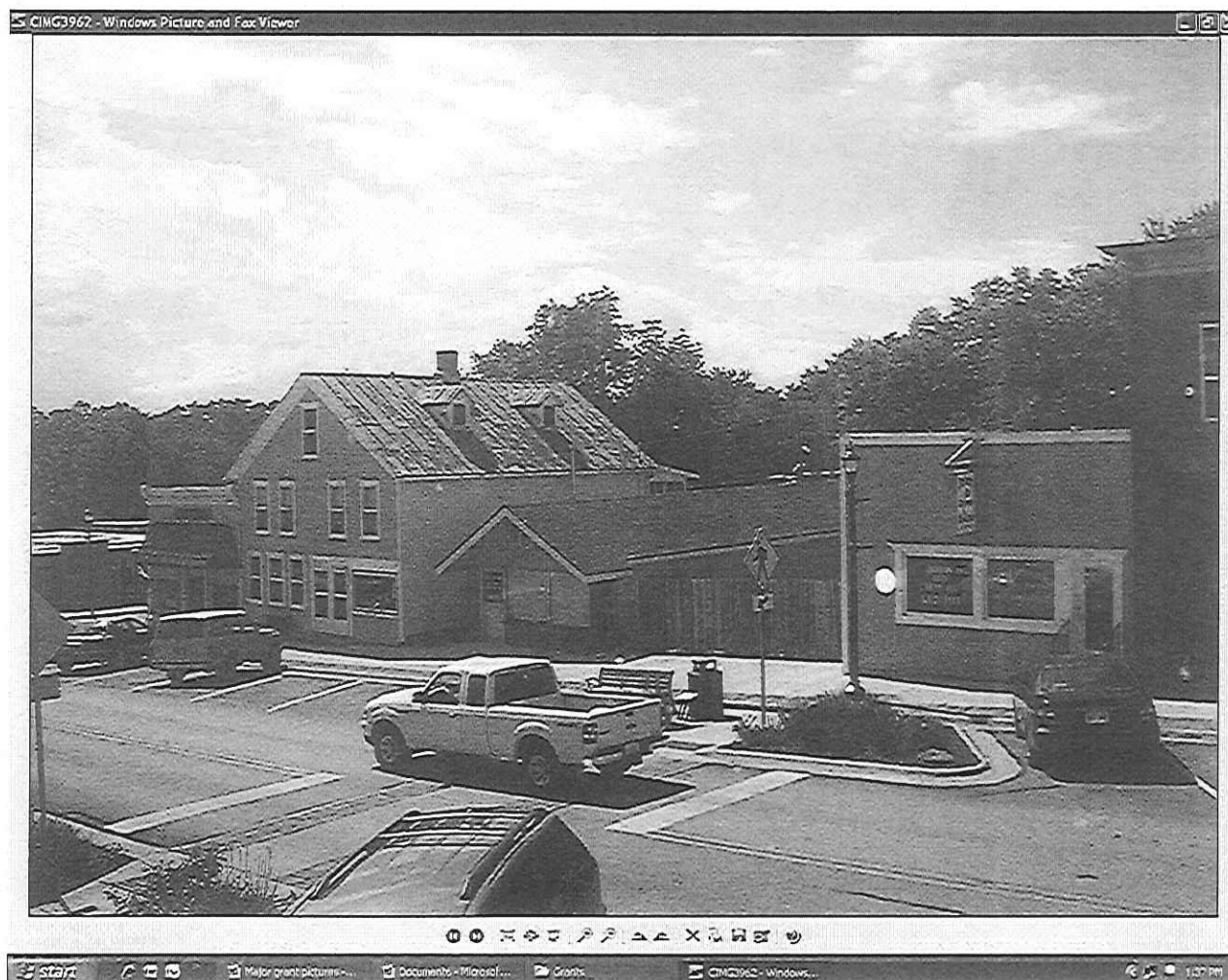
720 Main, second floor, rear room, looking northeast.
(This room is not part of the renovation as outlined in this grant application.)



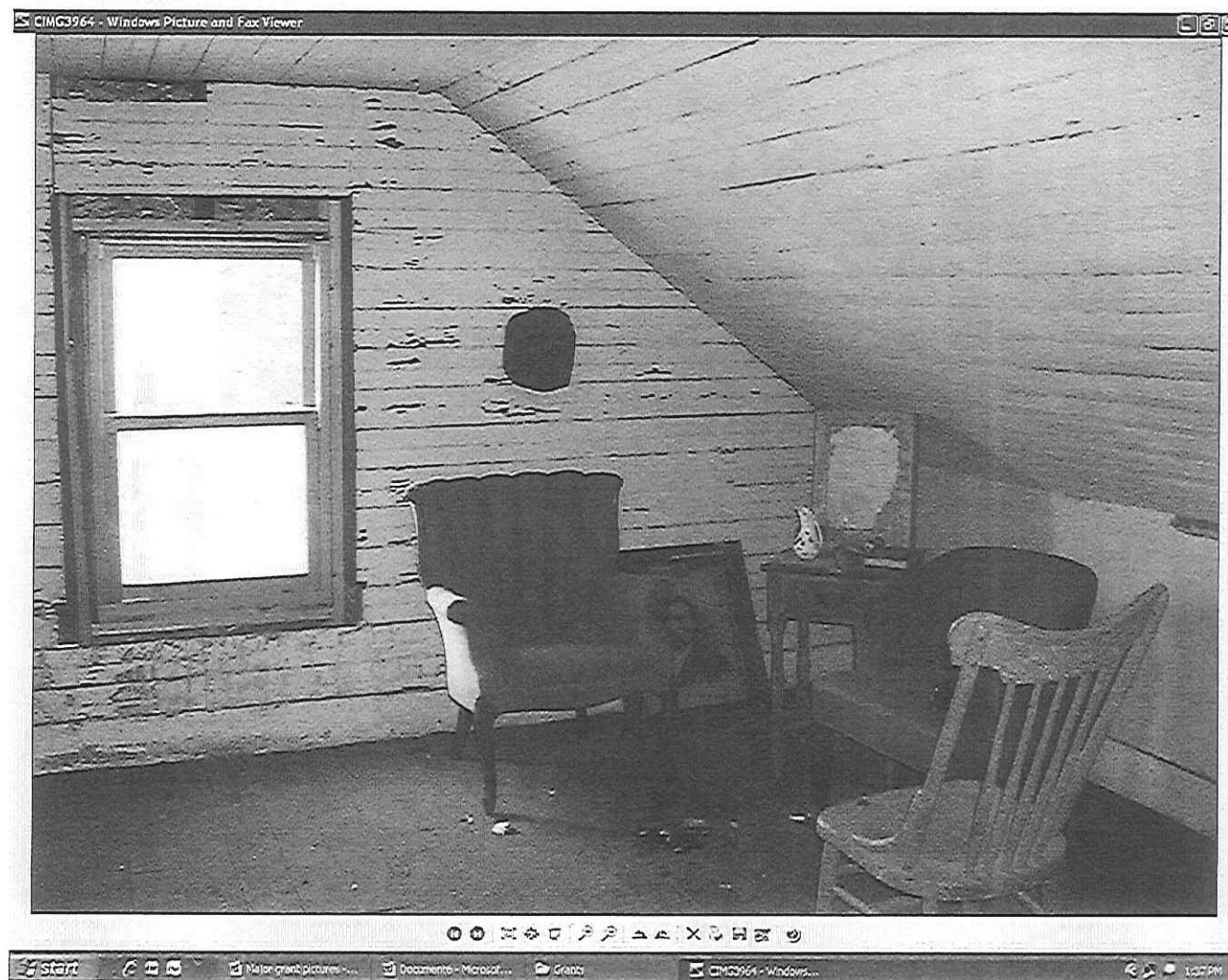
720 Main, second floor, front room, looking northeast.
(This room is not part of the renovation as outlined in this grant application.)



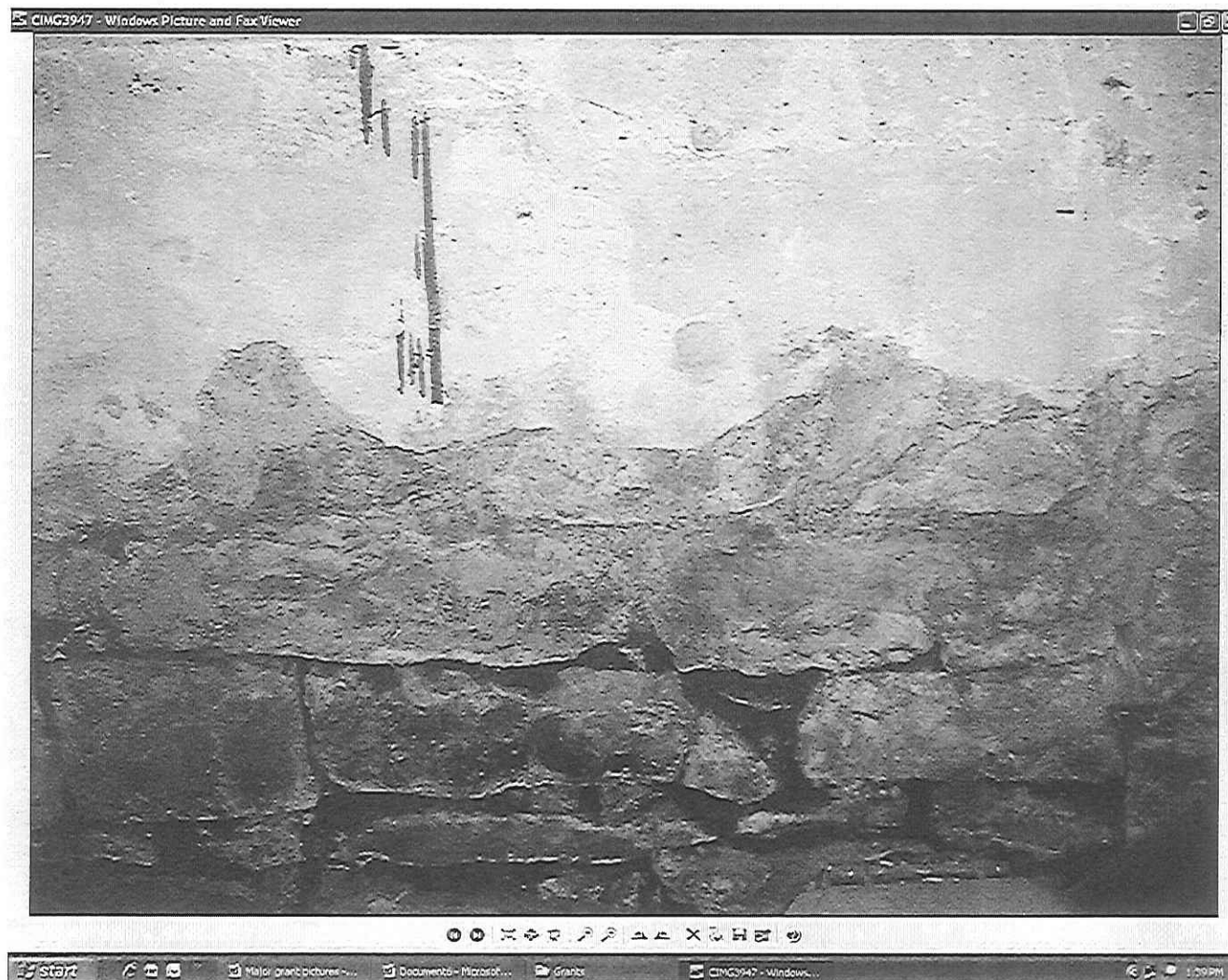
720 Main, second floor, front room, looking west from windows.
(This room is not part of the renovation as outlined in this grant application.)



720 Main, third floor, front room, looking west.
(This room is not part of the renovation as outlined in this grant application.)



Example of plaster covering the limsetone walls.

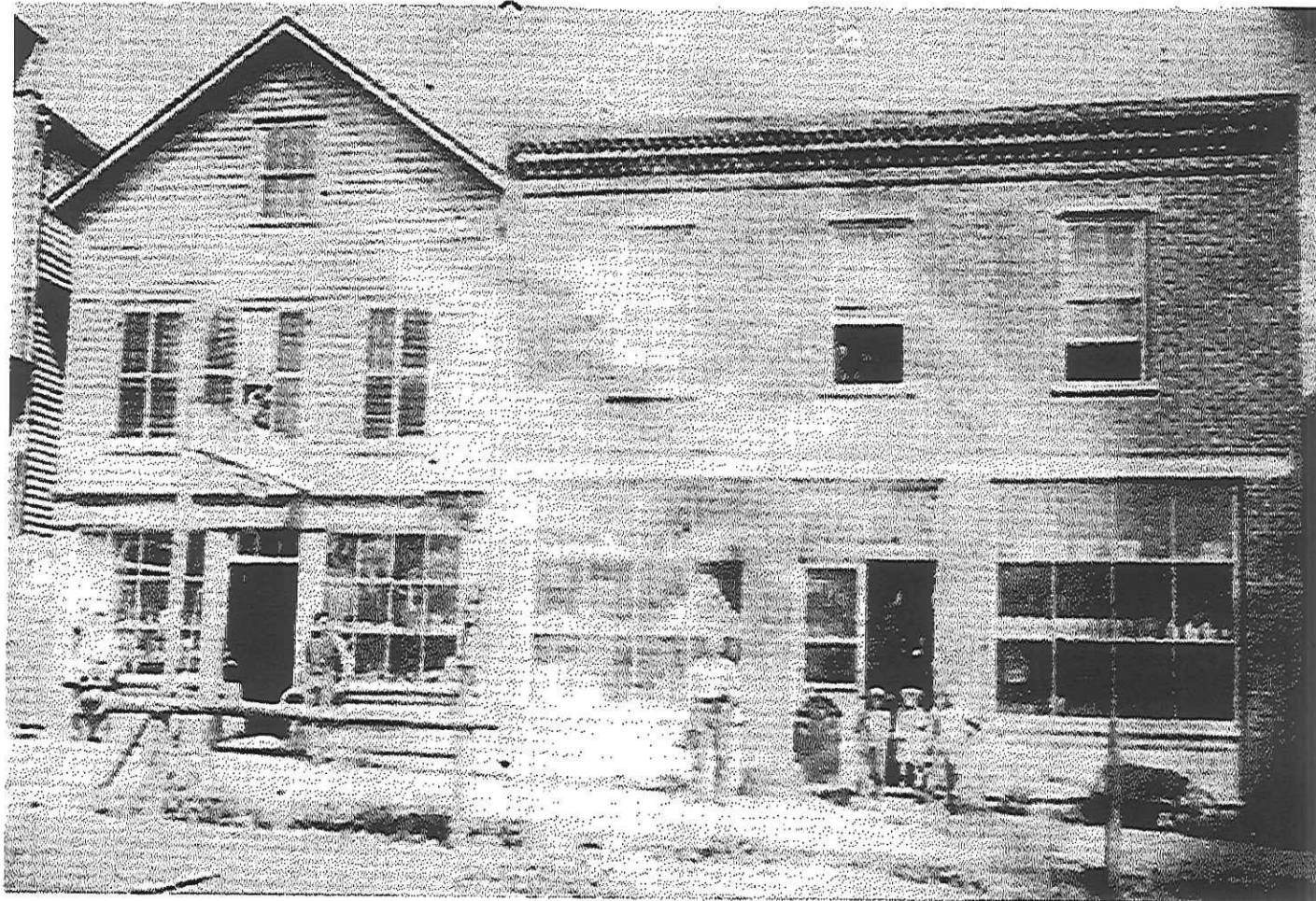


Exterior of 720 and 722 Main, circa 2004.



Douglas Co., Eudora, 720 MAIN ST., 2004, photo by Cindy Higgins

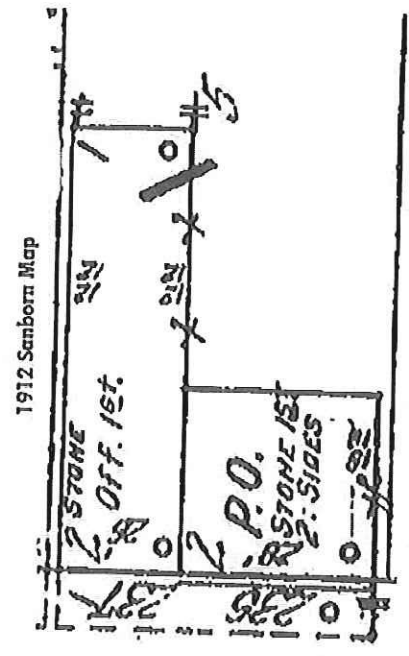
Exterior of 720 and 722 Main circa 1888 to 1892.



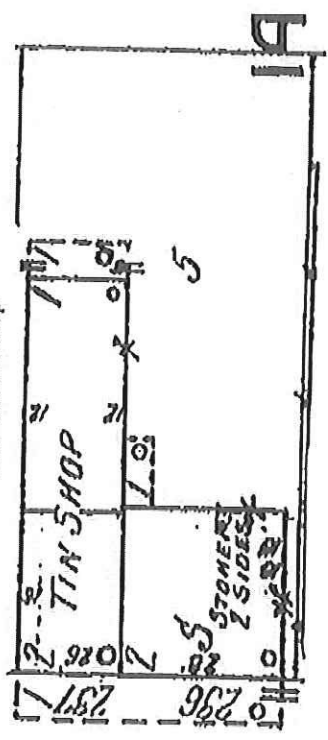
Douglas Co., Eudora. 720 MAIN ST., photo taken when building was W.A. Fuller first's hardware store

Sanborn maps of 720 and 722 Main Street.

Douglas County, Eudora, Kansas, 720 MAIN

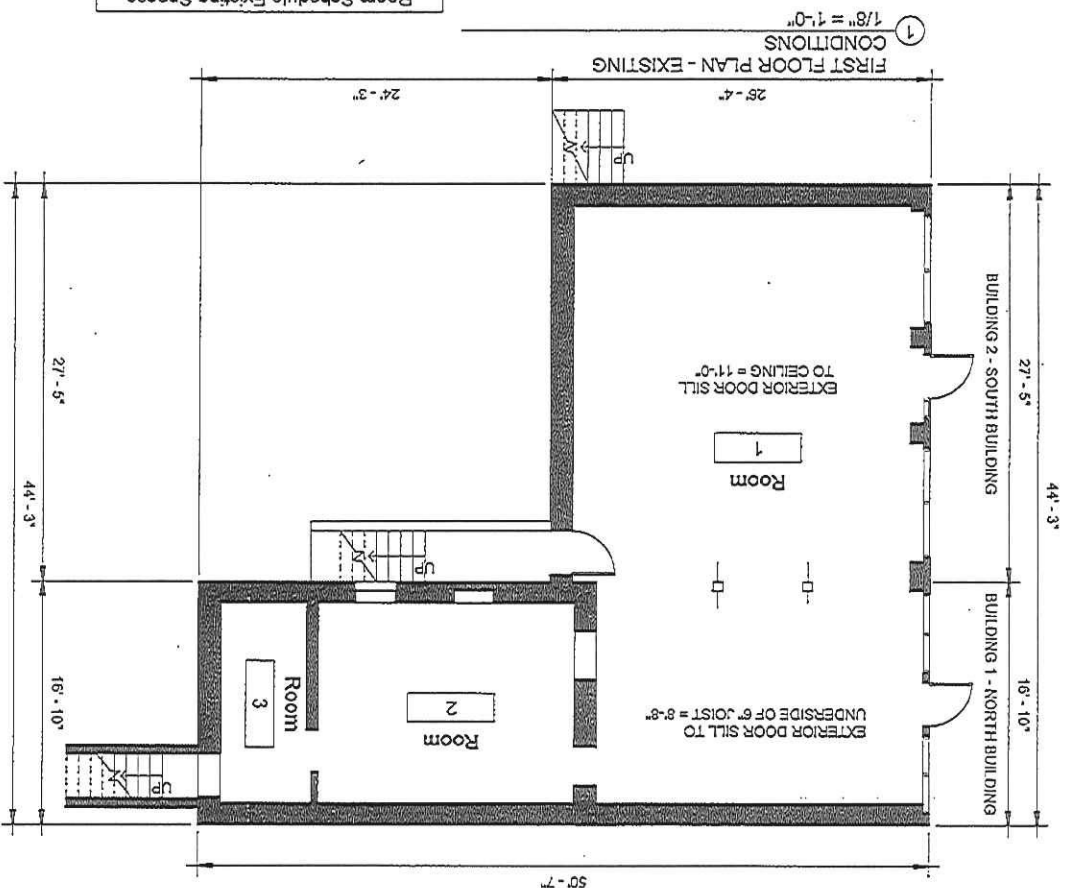


1927 Sanborn Map



Douglas Co., Eudora, 720 MAIN ST., 09/08/2009, 1912 and 1927 Sanborn map

SECTION III



Room Schedule Existing Spaces	Number	Name	Area
1	Room	975 SF	
2	Room	245 SF	
3	Room	84 SF	
TOTAL AREA 1304 SF			

SHEET No. A-1.0

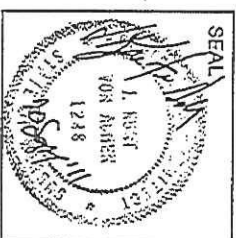
von ACHEN PROJECT No. 6612



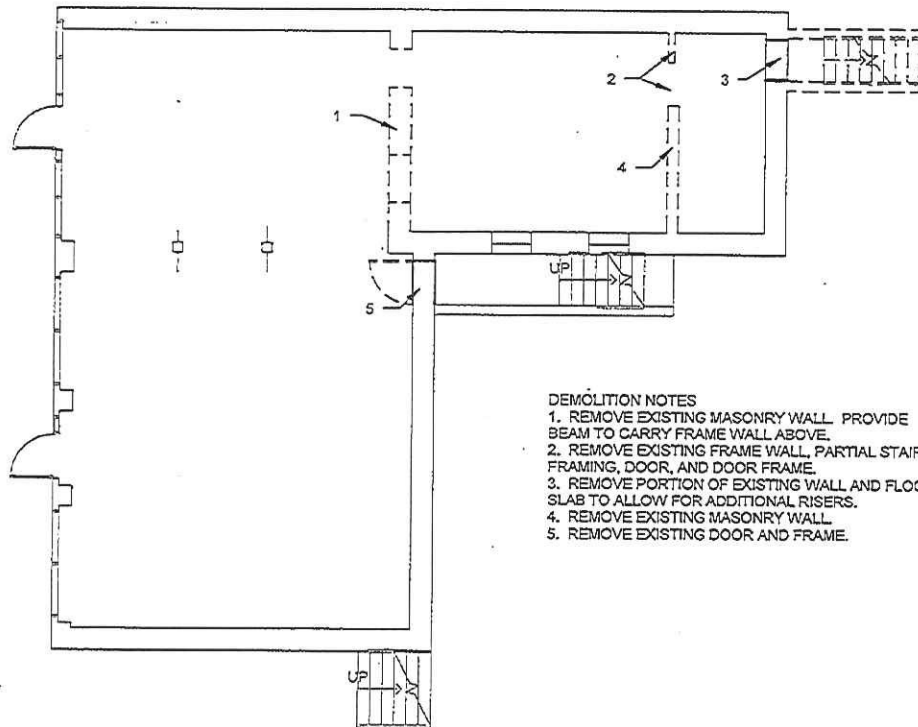
GRANT APPLICATION
MUSEUM PROJECT
EUDORA HISTORICAL SOCIETY
720 MAIN ST. EUDORA, KANSAS 66025

The office of:
KENNETH O. von ACHEN
CHARTERED ARCHITECTS
Post Office Box 618
Eudora, Kansas 66025

PHONES: EUDORA - 785-542-2410; KANSAS CITY AREA - 913-236-4848
ARCHITECTS - ENGINEERS - PLANNERS - ESTIM. 1945



Issue Date 20 SEP, '11



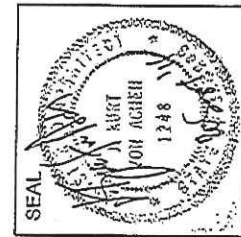
DEMOLITION NOTES

1. REMOVE EXISTING MASONRY WALL. PROVIDE BEAM TO CARRY FRAME WALL ABOVE.
2. REMOVE EXISTING FRAME WALL, PARTIAL STAIR FRAMING, DOOR, AND DOOR FRAME.
3. REMOVE PORTION OF EXISTING WALL AND FLOOR SLAB TO ALLOW FOR ADDITIONAL RISERS.
4. REMOVE EXISTING MASONRY WALL.
5. REMOVE EXISTING DOOR AND FRAME.

1 FIRST FLOOR PLAN - DEMOLITION
1/8" = 1'-0"

GRANT APPLICATION MUSEUM PROJECT EUDORA HISTORICAL SOCIETY 720 MAIN ST. EUDORA, KANSAS 66025

The office of:
KENNETH O. von ACHEN
CHARTERED ARCHITECTS
Post Office Box 618
Eudora, Kansas 66025
PHONES: EUDORA - 785-542-2410; KANSAS CITY AREA - 913-236-4848
ARCHITECTS - ENGINEERS - PLANNERS - ESTB. 1945

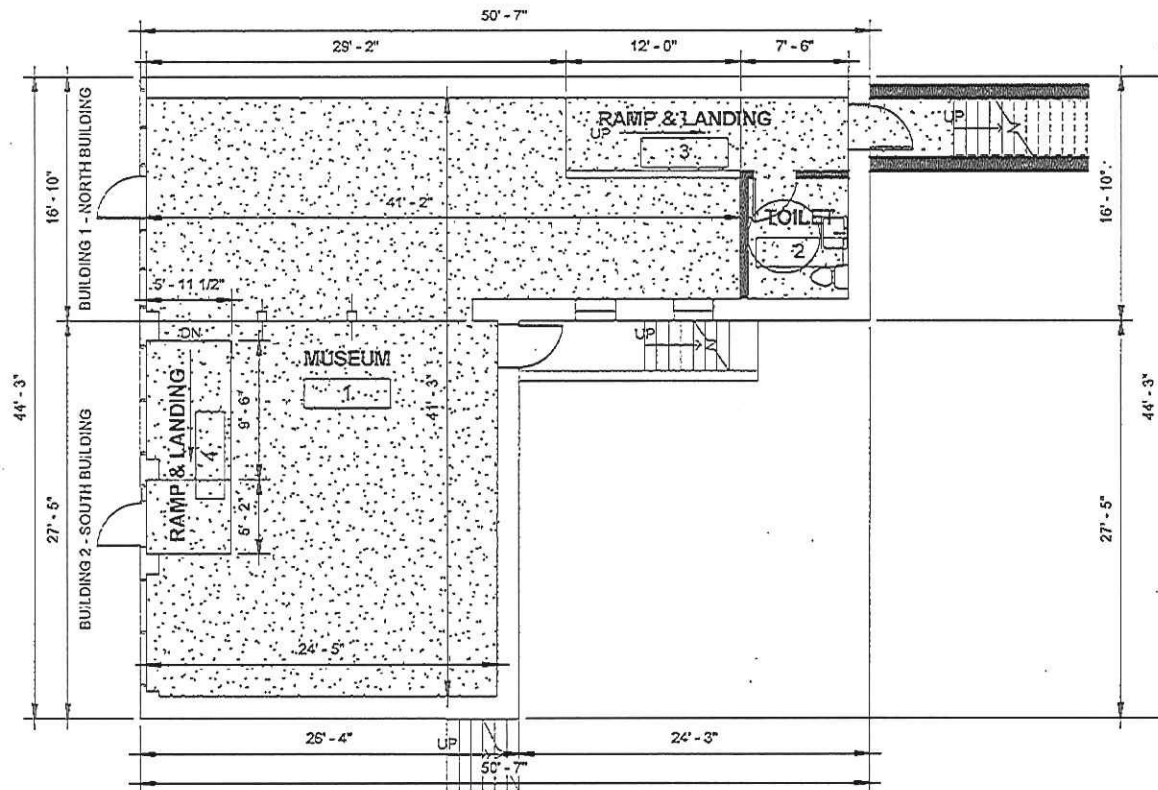


Issue Date 26 Sept. '11

VON ACHEN PROJECT No. 6612

SHEET No.

A-1.1



1 FIRST FLOOR PLAN - NEW CONSTRUCTION
1/8" = 1'-0"

BASIC NEW CONSTRUCTION:
NEW CONCRETE FLOOR SLAB AT ELEVATION OF NORTH DOOR IN WEST ELEVATION OVER CRUSHED ROCK BASE. RAMP DOWN TO LANDING AT ELEVATION OF SOUTH DOOR IN WEST ELEVATION.
RAMP UP TO LEVEL OF TOILET ROOM AND BACK DOOR SLAB. NEW WOOD FRAME AND GYPSUM BOARD WALLS TO ENCLOSE UNISEX TOILET ROOM.
CERAMIC TILE FLOOR AND WAINSCOT IN TOILET ROOM.
NEW STEEL DOORS AND STEEL FRAMES FOR EXIT DOORS IN EAST ELEVATION.

NEW STAIR OUT OF NORTH EAST CORNER OF BUILDING PLASTER REMOVED FROM INTERIOR STONE WALLS, STONE POINTED AND CLEANED.
SECOND FLOOR STRUCTURE OF NORTH BUILDING LEFT EXPOSED AND PAINTED.
CEILING OF SOUTH BUILDING REPAIRED AND PAINTED.
NEW PLUMBING FIXTURES AND PIPING.
NEW HEATING, COOLING AND VENTILATING SYSTEM.

Room Schedule New Spaces		
Number	Name	Area
1	MUSEUM	1080 SF
2	TOILET	58 SF
3	RAMP & LANDING	98 SF
4	RAMP & LANDING	85 SF
TOTAL AREA		1322 SF

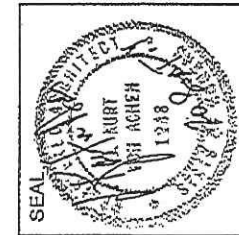
GRANT APPLICATION

MUSEUM PROJECT EUDORA HISTORICAL SOCIETY 720 MAIN ST. EUDORA, KANSAS 66025



The office of:
KENNETH O. von ACHEN
CHARTERED ARCHITECTS
Post Office Box 618
Eudora, Kansas 66025

PHONES: EUDORA - 785-512-2410; KANSAS CITY AREA - 913-236-4848
ARCHITECTS - ENGINEERS - PLANNERS - ESTB. 1945



Issue Date 20 Sept '11

von ACHEN PROJECT No. 6612

SHEET No.

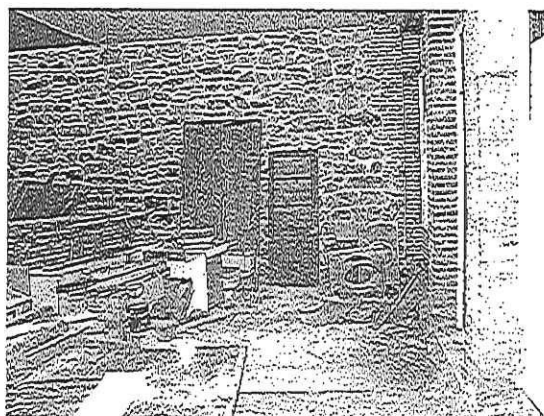
A-1.2



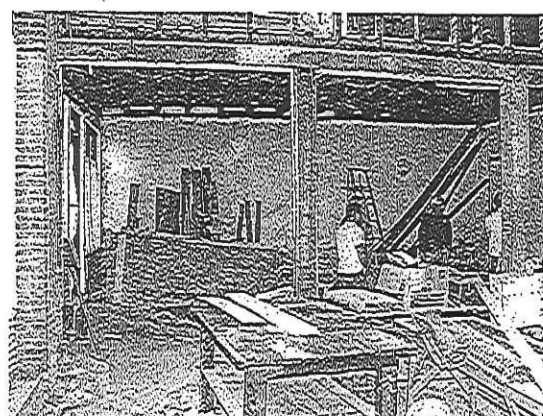
MAIN STREET FACADE FROM NORTH WEST



MAIN STREET FACADE FROM SOUTH WEST



INTERIOR OF MAIN ROOM LOOKING SOUTH



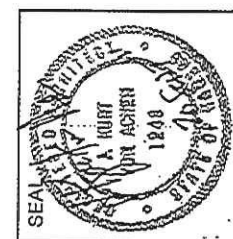
INTERIOR OF MAIN ROOM LOOKING NORTH

GRANT APPLICATION
MUSEUM PROJECT
EUDORA HISTORICAL SOCIETY
720 MAIN ST. EUDORA, KANSAS 66025

The office of:
KENNETH O. von ACHEN
CHARTERED ARCHITECTS
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PHONES: EUDORA - 785-542-2410; KANSAS CITY AREA - 913-236-4848
ARCHITECTS - ENGINEERS - PLANNERS - ESTB. 1945



Issue Date: 20 SEP 11

von ACHEN PROJECT No. 6612

SHEET No.

A-1.3

SECTION IV



March 26, 2009

Doug & Pam Staab
2031 Hogan Court
Lawrence, KS 66047

Dear Doug & Pam,

Per our conversation I have completed a preliminary investigation of the renovation options for the building located at 720 Main Street in Eudora, Kansas, specifically to build-out the first floor for tenant occupancy.

Due to the condition of the structure, several building components will need to be upgraded for occupancy even though they may not be directly related to any Tenant Improvements. Several of the areas needing to be addressed are:

- Demolition of both floors to complete the dirtiest work task before any finished space is completed.
- All of the basic services of gas, electric, HVAC, and sewer will need to be added and stub-ups may need to be put into place to the second floor to facilitate construction there at some later time.
- The roof needs to be examined & repaired or replaced to be sure we have a water tight environment.
- A mechanical room will need to be created to house HVAC and services termination points.
- At least one bathroom will need to be installed on the first floor.

Attached is a control estimate to use as a budget for the project. This figure incorporates the items listed above as well as a basic layout for 1200 SF of first floor finished office space. No bids have been taken at this point, but I have visited with several of the key subcontractors and suppliers to try to arrive at a budget amount.

Before construction could begin, an architect will need to create a set of construction drawings to use for building permits. Upon completion of the drawings a much more definitive budget can be produced.

Feel free to contact me anytime to discuss any aspect of the project.

Thank you,

Dennis Gisel
Alpine Homes



720 Main - Eudora

Control Estimate

<u>DIVISION</u>	<u>AMOUNT</u>	<u>COMMENTS</u>
1 - General Conditions	\$ 13,311.00	Permits, supervision, cleaning, insurance, etc.
2 - Sitework	\$ 1,537.00	Rock, sand, landscape, etc.
3 - Concrete	\$ 9,850.00	Interior & exterior slabs
4 - Masonry	\$ 2,500.00	Small amount of tuck pointing
5 - Metals	\$ 1,613.00	Structural beam
6 - Carpentry	\$ 35,572.00	Demo, rough frame, int. & ext. trim, etc.
7 - Thermal	\$ 18,813.00	Insulation, roofing, guttering, caulking, etc.
8 - Doors & Windows	\$ 12,398.00	Windows, int. & ext. doors
9 - Finishes	\$ 17,544.00	Drywall, painting, carpet, tile, etc.
10 - Specialties	\$ -	No specialties anticipated
11 - Equipment	\$ -	No equipment anticipated
12 - Furnishings	\$ -	No furnishings anticipated
13 - Special Construction	\$ -	No special construction anticipated
14 - Conveying	\$ -	No conveying anticipated
15 - Mechanical	\$ 21,613.00	HVAC, plumbing & fixtures, etc.
16 - Electrical	\$ 14,100.00	General wiring, light fixtures, phone, data, etc.
Cost Estimate	\$ 148,851.00	
Contractor's Margin @ 15%	\$ 22,327.65	
Remodel Sales Tax	\$ 2,990.00	
Total Control Estimate	\$ 174,168.65	

SECTION V

Estimate 40966

Page 1 of 1

A&H, Air Conditioning and Heating
1717 College Street
Baldwin City, KS 66006
785-594-3357
785-594-3352-fax

Date: 5/5/2010
Work/Ship Date: 5/5/2010
Rep: Charles O Tannehill

Prime Construction
1555 N 400 Rd
Baldwin City, KS 66006

*720 Main
Sewer Repair options*

Item	Description	Quantity	Price	Total
				\$0.00

Bid By: Charles Tannehill
Job Contact: Stu Young, Prime Construction, 785-926-1168; 594-2258-fax
Job Location: Pam Staab 720 Main St, Eudora
Terms: 100% due upon completion

Estimate for Repair or Replacement

Option #1: Will repair sewer break at alley. Bid covers material, permit fee, and labor.
Bid does not include backhoe, gravel or flofill, if needed. It also does not include shoring, if needed.

Bid Total: \$545.00

Option #2: Will repair sewer break at alley and repair 4" tile wye 25 ft from building. Bid covers material, permit and labor.
Bid does not include backhoe, gravel or flofill, if needed. Also does not include shoring, if needed.

Bid Total: \$925.00

no Tax

Option #3: Will replace sewer line from alley to building. Bid covers material, permit fee and labor.
Bid does not include backhoe, gravel or flofill, if needed. Also does not include shoring, if needed.

Bid Total: \$1,250.00

Note:

Bids do not include shoring, if shoring is needed. The shoring charges would be in addition to Option #1, 2, & 3. Shoring charges are \$530.40 per day and there is a one time shipping fee of \$420.00 to deliver and pick up at site.

Approved By: _____ Date: _____

Taxes _____ \$0.00

Total _____ \$0.00

Balance _____ \$0.00

SECTION VI

Estimate 40965

Page 1 of 1

A&H, Air Conditioning and Heating
1717 College Street
Baldwin City, KS 66008
785-594-3357
785-594-3362-fax

Date: 5/6/2010
Terms: 30/40/10
Workshop Date: 5/6/2010
Rep: Bill L. Hammon

Prime Construction
1566 N 400 Rd
Baldwin City, KS 66003

Item	Description	Quantity	Price	Total
				\$0.00

Bid By: Bill Hammon
Job Contact: Stu Young, Prime Construction, 785-925-1153; 684-2258-fax
Job Location: Pam Blaseb 720 Main St, Eudora
Terms: 60% at start of job, 40% at rough-in, 10% due upon completion

Estimate for heating and cooling system main floor downstairs: 92% high efficiency furnace 70,000 BTU; custom made steel ductwork with some flex branch lines; 2 1/2 ton A/O 13 SEER air type 410A Freon; new programmable thermostat. Common return air under furnace. Contractor to build a box for furnace to set on.
Electrical and gas piping to furnace are not included.

Bid Price: \$4,670.00

Commercial Limited Warranty
Compressor: 5 years
Parts: 5 years
Labor: 1 year
Freon and Thermostat: 1 year part and labor

Approved By: _____ Date: _____

7-20 11-10?

Handwritten: 251006.00

Taxes	\$0.00
Total	\$0.00
Balance	\$0.00

720 main. Eudora KS

SECTION VII

Name / Address
Prime Construction, Inc. 1555 N. 400 RD. Baldwin, KS 66006

		Project
		Eudora-Main Street
Description	Qty	Total
400 amp 3 phase service w/ 2 200 amp mains outside and 2 200 amp panels inside. 2 temporary outlets 200 amp meter pae w/ 2 100 amp main breakers and 2 100 amp panels in upstairs units w/ conduit and wire. 2 temporary outlets Total material and labor		7,080.00
<i>no Appx 2000 Per 200 amp only</i>		<i>200 amp 4 post up 5000-7000 \$</i>
Thank you for your business.		Total \$7,080.00

SECTION VIII

Slavin Flatwork Inc.

1973 N 500 Rd
Baldwin, KS 66006

Estimate

Date	Estimate #
9/23/2011	431

Name / Address
Ben Terwilliger 4 East 7 Th Eudora, KS 66025

			Project
			720 Main
Description	Qty	Cost	Total
Museum Project			
TOTAL SQF = 1342.63			
Concrete 4000 psi	20	105.00	2,100.00
Rebar 1/2 inch bars	75	6.75	506.25
Load's of rock	2	340.00	680.00
2" x 12" x 16'	4	18.00	72.00
2" x 8" x 16'	4	12.00	48.00
Stakes Bundles	3	16.00	48.00
Concrete Pump & Truck Tela Belt	8	225.00	1,800.00
Georgia Buggy	1	200.00	200.00
Flatwork Labor	1,342.63	1.95	2,618.13
Setting Forms Labor	53	4.00	212.00
Control Joint Lineal Feet	150	0.95	142.50
Sales Tax		0.00%	0.00
This estimate is valid 60 days from date above		Total	\$8,426.88

Customer Signature _____

SECTION IX



Building Analysis Entire House Westerhouse Heating & Cooling

Job: Eudora Museum
Date: Sep 21, 2011
By:

1868 N. 1100 Road, Eudora, KS 68025 Phone: 785-542-2707 Fax: 785-542-3002

Project Information

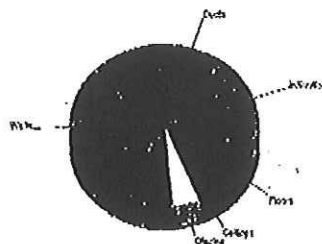
For: Eudora Museum
Eudora, KS 68025

Design Conditions

Location:		Indoor:		Heating	Cooling
Kansas City, MO, US		Indoor temperature (°F)		70	76
Elevation: 1033 ft		Design TD (°F)		67	21
Latitude: 39°N		Relative humidity (%)		40	40
Outdoor:		Moisture difference (gr/lb)		38.4	49.6
Dry bulb (°F)	4	Infiltration:			
Daily range (°F)	-	Method		Simplified	
Wet bulb (°F)	-	Construction quality		Average	
Wind speed (mph)	15.0	Fireplaces		0	
		19 (M)			
		7.5			

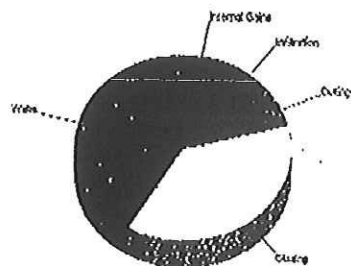
Heating

Component	Btuh/ft²	Btuh	% of load
Walls	23.1	44422	51.4
Glazing	24.0	3937	4.6
Doors	0	0	0
Ceilings	1.7	2282	2.6
Floors	7.8	10234	11.8
Infiltration	107.9	17702	20.5
Ducts		7868	9.1
Piping		0	0
Humidification		0	0
Ventilation		0	0
Adjustments		0	0
Total		86436	100.0



Cooling

Component	Btuh/ft²	Btuh	% of load
Walls	6.0	11610	41.6
Glazing	64.2	10522	37.7
Doors	0	0	0
Ceilings	1.2	1538	5.5
Floors	0	0	0
Infiltration	16.9	2768	9.9
Ducts		0	0
Ventilation		0	0
Internal gains		1600	5.4
Blower		0	0
Adjustments		0	0
Total		27938	100.0



Latent Cooling Load = 6227 Btuh
Overall U-value = 0.194 Btuh/ft²-°F

Data entries checked.



wrightsoft Load Short Form
Entire House
Westerhouse Heating & Cooling

Job: Eudora Museum
Date: Sep 21, 2011
By:

1956 N. 1100 Road, Eudora, KS 66025 Phone: 785-542-2707 Fax: 785-542-3002

Project Information

For: Eudora Museum
Eudora, KS 66025

Design Information

Outside db (°F)	Htg 4	Clg 96	Method	Infiltration	Simplified
Inside db (°F)	70	75	Construction quality		Average
Design TD (°F)	67	21	Fireplaces		0
Daily range	-	M			
Inside humidity (%)	40	40			
Moisture difference (gr/lb)	38	60			

HEATING EQUIPMENT

Make
Trade
Model
GAMA ID

Efficiency 80 AFUE
Heating input 0 Btuh
Heating output 0 Btuh
Temperature rise 0 °F
Actual air flow 1337 cfm
Air flow factor 0.016 cfm/Btuh
Static pressure 0 in H2O
Space thermostat

COOLING EQUIPMENT

Make
Trade
Cond
Coil
ARI ref no.

Efficiency 0 SEER
Sensible cooling 0 Btuh
Latent cooling 0 Btuh
Total cooling 0 Btuh
Actual air flow 1337 cfm
Air flow factor 0.048 cfm/Btuh
Static pressure 0 in H2O
Load sensible heat ratio 0.84

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
Museum	1320	86436	27938	1337	1337
Entire House	1320	86436	27938	1337	1337
Other equip loads		0	0		
Equip. @ 1.01 RSM			28161		
Latent cooling			5227		
TOTALS	1320	86436	33389	1337	1337

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wrightsoft

Right-J® Worksheet Entire House Westerhouse Heating & Cooling

Job: Eudora Museum

Date: Sep 21, 2011

By:

1959 N. 1100 Road, Eudora, KS 66025 Phone: 785-642-2707 Fax: 785-642-3002

MANUAL J: 7th Ed.				Entire House 190.0 ft				Museum 190.0 ft 30.0 x 44.0 ft 11.0 ft heat/cool								
1	Name of room															
2	Length of exposed wall															
3	Room dimensions															
4	Ceilings	Condit. Option				11.0 ft				d						
	TYPE OF EXPOSURE	GST NO.	HTM Htg	HTM Clg	Area (ft²)	Load (Btu/h) Htg	Load (Btu/h) Clg	Area (ft²)	Load (Btu/h) Htg	Load (Btu/h) Clg	Area	Htg	Clg	Area	Htg	Clg
5	Gross Exposed walls and partitions	a 12D1 b 14E0 c d e f	5.3 28.8 0 0 0 0	2.0 8.8 0 0 0 0	484 1608 0 0 0 0	1111 3333 0 0 0 0	1111 3333 0 0 0 0	484 1608 0 0 0 0	1111 3333 0 0 0 0	1111 3333 0 0 0 0						
6	Windows and glass doors Heating	a 3D0 b c d e f	24.0 0 0 0 0 0	0 0 0 0 0 0	164 0 0 0 0 0	3937 0 0 0 0 0	3937 0 0 0 0 0	164 0 0 0 0 0	3937 0 0 0 0 0	3937 0 0 0 0 0						
7	Windows and glass doors Cooling	North NE/NW E/W SE/SW South Horiz		0 0 0 0 0	0 184 0 0 0	0 10522 0 0 0	0 10522 0 0 0	0 184 0 0 0	0 10522 0 0 0	0 10522 0 0 0						
8	Other doors	a b c	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0						
9	Net exposed walls and partitions	a 12D1 b 14E0 c d e f	5.3 28.8 0 0 0 0	2.0 8.8 0 0 0 0	320 1608 0 0 0 0	1702 42720 0 0 0 0	625 10985 0 0 0 0	320 1608 0 0 0 0	1702 42720 0 0 0 0	625 10985 0 0 0 0						
10	Ceilings	a 18A0 b c d e f	39.8 0 0 0 0 0	19.6 0 0 0 0 0	1320 0 0 0 0 0	52580 0 0 0 0 0	25242 0 0 0 0 0	1320 0 0 0 0 0	52580 0 0 0 0 0	25242 0 0 0 0 0						
11	Floors (Note: room perimeter is displ. for slab floors)	a 22A0 b c d e f	63.9 0 0 0 0 0	0 0 0 0 0 0	190 0 0 0 0 0	10234 0 0 0 0 0	0 0 0 0 0 0	190 0 0 0 0 0	10234 0 0 0 0 0	0 0 0 0 0 0						
12	Infiltration Ventilation	a	108	10.9	164	17702	2768	104	17702	2768						
13	Subtotal loss = 5+6+7+11+12 Less external heating Loss transfer Heating redistribution Duct loss Total loss = 13+14				128876 0 0 0 12888 141764	2768 0 0 0 10% 2784		128876 0 0 0 12888 141764	2768 0 0 0 10% 2784							
14	Int. gains: People @ Appl. @				300 1200	5 0	1500 0	5 0	1500 0	1300 0						
15	Subtotal RSH gain = 7+8+9+12+13 Less external cooling Loss transfer Cooling redistribution Duct gain Total RSH gain = (17+18)*PLF				52243 0 0 0 0 52243	0 0 0 0 0 1.00		52243 0 0 0 0 52243	0 0 0 0 0 1.00	52243 0 0 0 0 52243						
16	Air required (cfm)				2794	2784		2794	2784							

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wrightsoft- Right-Soft® Universal 7.1.25 RSU03755

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2011-Sep-21 20:43:54

Page 1

wrightsoft **Project Summary** **Entire House** **Westerhouse Heating & Cooling**

Job: Eudora Museum
 Date: Sep 21, 2011
 By:

1958 N. 1100 Road, Eudora, KS 66025 Phone: 786-542-2707 Fax: 786-542-3002

Project Information

For: Eudora Museum
 Eudora, KS 66025

Notes:

Design Information

Weather: Kansas City, MO, US

Winter Design Conditions

Outside db 4 °F
 Inside db 70 °F
 Design TD 67 °F

Summer Design Conditions

Outside db 96 °F
 Inside db 76 °F
 Design TD 21 °F
 Daily range M
 Relative humidity 40 %
 Moisture difference 50 gr/lb

Heating Summary

Structure 128878 Btuh
 Ducts 12888 Btuh
 Central vent (0 cfm) 0 Btuh
 Humidification 0 Btuh
 Piping 0 Btuh
 Equipment load 141764 Btuh

Infiltration

Method Construction quality Fireplaces Simplified Average 0

	Heating	Cooling
Area (ft²)	1320	1320
Volume (ft³)	14520	14520
Air changes/hour	1.00	0.50
Equiv. AVF (cfm)	242	121

Heating Equipment Summary

Make
 Trade
 Model
 GAMA ID

Efficiency 80 AFUE
 Heating input 0 Btuh
 Heating output 0 Btuh
 Temperature rise 0 °F
 Actual air flow 2794 cfm
 Air flow factor 0.020 cfm/Btuh
 Static pressure 0 in H2O
 Space thermostat

Sensible Cooling Equipment Load Sizing

Structure 52243 Btuh
 Ducts 0 Btuh
 Central vent (0 cfm) 0 Btuh
 Blower 0 Btuh

Use manufacturer's data n
 Rate/swing multiplier 1.01
 Equipment sensible load 52681 Btuh

Latent Cooling Equipment Load Sizing

Structure 5227 Btuh
 Ducts 0 Btuh
 Central vent (0 cfm) 0 Btuh
 Equipment latent load 5227 Btuh

Equipment total load 57808 Btuh
 Req. total capacity at 0.70 SHR 6.3 ton

Cooling Equipment Summary

Make
 Trade
 Cond
 Coil

ARI ref no.
 Efficiency 0 SEER
 Sensible cooling 0 Btuh
 Latent cooling 0 Btuh
 Total cooling 0 Btuh
 Actual air flow 2794 cfm
 Air flow factor 0.053 cfm/Btuh
 Static pressure 0 in H2O
 Load sensible heat ratio 0.91

Printout certified by ACCA to meet all requirements of Manual J 7th Ed.



Right-J® Worksheet
Entire House
Westerhouse Heating & Cooling

Job: Eudora Museum
Date: Sep 21, 2011
By:

1852 H. 1100 Road, Eudora, KS 66025 Phone: 785-542-2707 Fax: 785-542-3002

MANUAL J 7th Ed.															
1	Name of room			Entire House			Museum								
2	Length of exposed wall			190.0 ft			190.0 ft								
3	Room dimensions			30.0 x 44.0 ft			30.0 x 44.0 ft								
4	Ceilings			11.0 ft			11.0 ft								
TYPE OF EXPOSURE		CSY NO.	HTM Htg Ctg	Area (ft²)	Load (Btu/h) Htg Ctg	Area (ft²)	Load (Btu/h) Htg Ctg	Area	Htg	Ctg	Area	Htg	Ctg		
5	Gross Exposed walls and partitions	12D1 14E0	5.3 2.0 20.8 6.8	484 1600	1111 1111 1111 1111	484 1600	1111 1111 1111 1111								
6	Windows and glass doors Heating	3D0	24.0 **	164	3937 1111 1111	164	3937 1111 1111								
7	Windows and glass doors Cooling	North NE/NW E/W SE/SW South Horiz	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0								
8	Other doors		0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0								
9	Net exposed walls and partitions	12D1 14E0	5.3 2.0 20.8 6.8	320 1606	1702 625 42720 10985	320 1606	1702 625 42720 10985								
10	Ceilings	10H0	1.7 1.2	1320	2282 1538	1320	2282 1538								
11	Floors (Note: room perimeter is displ. for slab floors)	22A0	53.9 0	190	10234 0	190	10234 0								
12	Infiltration Ventilation		100 16.9	164	17702 2768	164	17702 2768								
13	Subtotal loss=6+8..+11+12				78578		78578								
14	Less external heating				0		0								
15	Less transfer Heating redistribution				0		0								
16	Duct loss			10%	7858	10%	7858								
17	Total loss = 13+14				86436		86436								
18	Int. gains: People @			300	5	1500	5	1500							
19	Subtotal RSH gain=7+8..+12+16				27938		27938								
20	Less external cooling				0		0								
21	Less transfer Cooling redistribution				0		0								
22	Duct gain			0%	0	0%	0								
23	Total RSH gain=(17+18)*PLF			1.00	27938	1.00	27938								
24	Air required (cfm)				1337		1337								

Printout certified by ACCA to meet all requirements of Manual J 7th Ed.



WESTERHOUSE INC.
1958 N. 1100 Rd.
EUDORA, KS 66025

PROPOSAL

Page No. 1 of 1 Pages

(785) 542-2707
Fax (785) 542-3002

TO: City of Eudora

JOB NAME / NO.

LOCATION

Historical Society

PHONE

DATE

9-23-11

We hereby submit specifications and estimates for:

American Standard

4A7B3036 On Cond 3 ton 13 SEER

4TXC8036 Evaporator

A4H1C100A948 95% furnace

Line set

AC pad

Thermostat

Blue

Spinal duct

7835⁰⁰

4A7A6036E 2 stage 16 SEER AC w/ humidity control

A4H2C100A9V4VA 95% 2 stage variable speed

* add 2752⁰⁰

\$10,587 total

WE PROPOSE hereby to furnish material and labor -- complete in accordance with these specifications, for the sum of:

Payable as follows:

_____ dollars (\$ _____).

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature _____

NOTE: This proposal may be withdrawn
by us if not accepted within 45 days.

CEPTANCE OF PROPOSAL - The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____ Date _____ Signature _____ Date _____

SECTION X

Appraisal of 720 and 722 Main Street

October, 2010

720 Main Street

Land area: 5,010 square feet (0.12 acres)

Building area: 3,189 square feet

Main Street frontage: 50 feet

Exterior description: Two masonry buildings with two storefronts. One storefront has a brick veneer while the other has wood siding. The facades of both sides of the buildings have recently been redone; owner reports the cost was approximately \$50,000. Land is sloping downward toward Main Street, so the first floor is at grade on Main Street and below grade at the rear of the building. On the first floor, both storefronts can be accessed from both the front and rear of the building. The second floor has two separate units that can only be accessed from the rear of the building.

Interior description: No finish on the interior. The first floors of the buildings have a dirt floor. Wood Columns are exposed. Walls are stone. The stone walls have been re-tucked and appear stable. The second floor also is in poor condition with bare wood floors. The interior of the entire building needs to be completely refinished. The second floor space was designed for two separate apartment units. The northern unit is long and narrow, with a lofted bedroom area, whereas the second unit is more conventional in configuration. There is a restroom on the first floor in the rear of the building, but it is not in working order.

Mechanical: No heating or cooling system installed currently. Plumbing and electrical have been disconnected for at least 15 years.

Roof: Northern storefront has a pitched roof with asphalt shingles. Southern storefront has a flat roof. No known leaks.

Parking: Besides Main Street public parking, there is potential parking in the rear of building.

Other site improvement: There is a concrete staircase to the south of the building.

Condition/Deferred Maintenance: Property is in poor condition and needs to be completely renovated before the building could be tenantable. Owner noted estimates around \$200,000 to finish the building and bring it up to code. This would include new flooring, interior partitioning, ceilings, plumbing, HVAC system, etc.

SECTION XI

[Print to PDF](#)[Email Link](#)

045-3578
Trefz Building
720 MAIN ST
Eudora

KHRI Inventory

Location

County: Douglas
Address: 720 MAIN ST
Address Remarks:

City: Eudora

Zip: 66025 -
9443

Parcel ID:

Legal Description:

Legal Description Remarks: BLK 145 LT 5

Datum: WGS84

Latitude 1: 38.94617 Longitude 1: 95.098699

Latitude 2: Longitude 2:

Latitude 3: Longitude 3:

Latitude 4: Longitude 4:

Description

Historic Name: Trefz Building

Alternate Name:

Historic Function: Commerce/Trade

Subcategory:

Historic Function Remarks: Seybold Hardware (1870s-1887) was bought by W. A. Fuller in 1888, which Fuller operated there a few years before moving to the southwest corner of Eighth Street and Main Street. John Schubert used the building from 1892 to 1897. The post office took over Schubert's space and was mentioned being here in 1916. The Warsop livery barn was said to be in the north side in early 1900s.

Present Function: Vacant/Not in Use

Subcategory:

Present Function Remarks: William Trefz Jr. tin shop (until 1925) then Herman Trefz Plumbing, Heating, and Electric (1925-1962), and later [Fred] Trefz Plumbing (until the 1990s) also occupied the building, which has since been used for storage. In 2007, the buildings' front exteriors were re-done and new windows were installed.

Residential/Commercial/Religious Style: Vernacular

Secondary Style:

Barn Type:

Bridge Type:

Type/Style Remarks:

Plan Form: Other

Commercial Building Type: Two-Part Commercial
Block

Roof Form: Other

Stories: 2

Condition: Fair

Principal Material: Stone

Material Remarks: This building is actually two buildings next to each other. One has a gable roof; the other, wider building has a flat roof. News articles of the time say it was built of stone; however, brick appears on southern building exterior. Each building has three

windows on the front and two display windows flanking the main entrance on the first floor.

Architect/Builder:

Year of Construction: 1883

Certainty: Estimated

Date Notes: J. A. Seybold owned this site and built a stone building in 1883 on the north that connected to brick building on the south.

General Remarks: The northern building extends further toward the alley with a lean-to addition built on.

Ancillary Structures: None

Ancillary Structure Remarks:

Owner

Name: Pam Trefz Staab

Address:

Address Remarks:

Register Status

Listed on State Register: No

Date of Listing:

Listed on National Register: No

Date of Listing:

Date Demolished (if applicable):

Potentially Eligible for National Register:  Not Assessed

Survey

Survey Project Name: Eudora - Downtown Survey (2010)

Sequence Number:

Surveyed By: Higgins, Cindy

Survey Date: 09/08/2009

Inventory Number: 045-3578

Resurvey

Resurvey Project Name:

Sequence Number:

Surveyed By:

Survey Date:

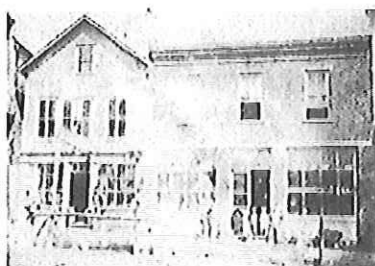
Record Review

Reviewed By:

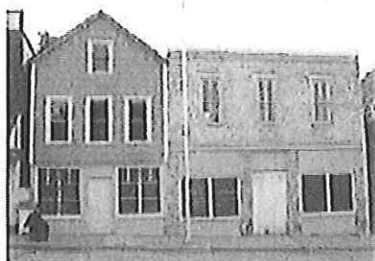
Review Status: Approved

Images and Documents

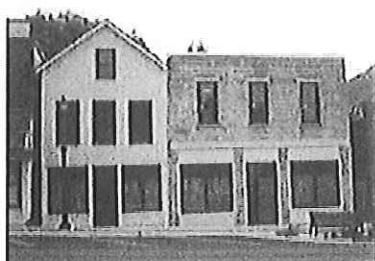
Click Image or Icon for a larger view or to open document (opens new window)



Caption: Douglas Co., Eudora, 720 MAIN ST., photo taken when building was W.A. Fuller first's hardware store



Caption: Douglas Co., Eudora, 720 MAIN ST., 2004, photo by Cindy Higgins



Caption: Douglas Co., Eudora, 720 MAIN ST., 09/08/2009, photo taken by Cindy Higgins



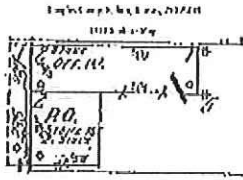
Caption: Douglas Co., Eudora, 720 MAIN ST., brick detailing on south building by roofline, photo taken by Cindy Higgins



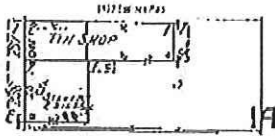
Caption: Douglas Co., Eudora, 720 MAIN ST., 09/08/2009, rear, photo taken by Cindy Higgins



Caption: Douglas Co., Eudora, 720 MAIN ST., 09/08/2009, rear brick detail on north building, photo taken by Cindy Higgins



Caption: Douglas Co., Eudora, 720 MAIN ST., 09/08/2009, 1912 and 1927 Sanborn map



Caption: Douglas Co., Eudora, 720 MAIN ST., 09/08/2009, site plan by Cindy Higgins



Edit-History

Click on version number to view that version.

Version	Date	Editor	Status	Action
<u>1</u>	09/07/2009	Cindy Higgins	Pending	Initial Entry
<u>2</u>	09/07/2009	Cindy Higgins	Pending	Correct Typo
<u>3</u>	09/09/2009	Caitlin Meives	Approved	Initial Entry - Edit
<u>4</u>	05/12/2010	Caitlin Meives	Approved	Initial Entry - Edit < currently displayed

Email Link

Print to PDF

Email
Link

SECTION XII



City Of Eudora, Kansas

September 23, 2011

Heritage Conservation Council
Douglas County Courthouse
1100 Massachusetts Street, 2nd Level
Lawrence, KS 66044

To whom it may concern,

The Mayor and City Council of Eudora offer their full support to the Eudora Area Historical Society's (EAHS) application for a major grant from the Douglas County Natural and Heritage Task Force. Renovation of the buildings at 720 and 722 Main Street are important for several reasons. First, the Mayor and City Council recognize the need to preserve historic structures in our downtown, a process that will not move forward without the support of the Natural and Heritage Task Force. Second, the Mayor and City Council believe relocating EAHS's museum to Main Street will generate increased visitors to the downtown and work in synergy with the Eudora economic development plan. Third, this project is important because several community groups, individuals, and firms have already donated time to prepare the grant application. As a result, the proposal is a true community effort.

Further, the community has shown support for downtown Eudora over the past decade by completing a streetscape project to improve the walkability and aesthetics of downtown, demolished a former school building to make way for future development, and established a grant program to support downtown businesses. Awarding a grant to EAHS for renovating the buildings at 720 and 722 Main means the Douglas County Natural and Heritage Task Force will become a partner in the process of redeveloping and preserving our downtown area.

Over the past year the city of Eudora and EAHS have partnered to safeguard existing historical artifacts so the "story" of our community will not be lost. As a growing community built on the foundation of small town values, the "story" of our past is as important as ever as we transition into a bedroom community. If awarded this grant, the Douglas County Natural and Heritage Task Force will be added to this partnership of preserving our history and redeveloping our downtown area.

Sincerely,

A handwritten signature in black ink, appearing to read "John Harrenstein".

John Harrenstein
City Administrator

(785)-542-4111

City Administrator's Office
4 East Seventh Street P.O. Box 650 • Eudora, Kansas 66025-0650
caeudora@sunflower.com

(785)-542-1237 Fax

September 20, 2011

Heritage Conservation Council
Douglas County Courthouse
1100 Massachusetts Street, 2nd level
Lawrence, KS 66044

Dear Honorable Council Members:

My family and I are pleased to join others in supporting the Eudora Area Historical Society's (EAHS) request for funding from the Natural and Cultural Heritage Grant Program. Upon the rewarding of the grant, we pledge to donate two adjoining buildings on Eudora's historic Main Street. The buildings are located at 720 and 722 Main.

Members of the Trefz family have lived in Eudora since the late 1800s. The buildings have been in our family for four generations. As long-time Douglas County citizens, we are willing to donate the buildings because we believe it is crucial to preserve the history of Eudora and Douglas County. We fully support EAHS efforts toward preserving historical artifacts and archives, expanding historical collections, and promoting awareness of the area's rich history. We hope our donation gives EAHS resources a permanent home and makes collections easily accessible to the public. As an educator, I am especially excited about the project's potential to make local history come alive for students of all ages.

In addition to historic value, we hope our donation supports both Eudora's economic development and its unique identity. Eudora's proximity to the K-10 Corridor promotes much needed economic growth. However, like many long-time Eudora families, we watch Eudora's identity fade as development moves to the south edge of town along K-10 highway. Many residents new to Eudora seem completely unaware of Eudora's downtown. They know little about the history of Eudora and Douglas County. If this trend continues, Eudora's identity is in danger of being reduced to a few nationally franchised businesses housed in strip malls within a few yards of K-10 highway! We believe strengthening the EAHS and giving it a home in downtown Eudora supports the development of Eudora's identity and sense of community. We hope this project creates a gathering place for Eudora citizens and serves as a catalyst for bringing unique, locally owned businesses to Eudora's most historic areas.

I applaud the mission of the Heritage Conservation Council to preserve Douglas County history and culture. On behalf of the Trefz family, I appreciate this opportunity to support both the Council and EAHS in helping Douglas County citizens learn their history and develop a stronger identity and sense of community. Please feel free to contact me with any questions.

Sincerely,

Pam Trefz Staab
Pam Trefz-Staab
785.691.6231



12 East 7th Street Eudora, KS 66025
Phone: 785-542-1212 Fax: 785-542-4112
www.cityofeudora.com

September 22, 2011

Heritage Conservation Council
Douglas County Courthouse
1100 Massachusetts Street, 2nd Level
Lawrence, KS 66044

To whom it may concern,

The Eudora Chamber of Commerce proudly supports the efforts of the Eudora Area Historical Society (EAHS) to apply for a Major Grant to the Douglas County Natural and Cultural Heritage Grant Program.

In February 2010, the City of Eudora commissioned an Economic Development Study which identified numerous strengths and weaknesses throughout our community. One key recommendation that came from this study was that greater efforts should be made to "preserve and build on Eudora's history." The rehabilitation of a historic structure located in Downtown Eudora will only aid the City's future economic growth and help foster a sense of community spirit and identity for residents of Eudora. The rehabilitation of the 720 and 722 Main Street buildings will allow for the EAHS to establish a permanent museum space, a seriously needed venture, and it will also help spur future economic investment in the downtown area with the added foot traffic from visitors. It is a goal of the City of Eudora, Eudora Chamber of Commerce, and the Eudora Area Historical Society to establish a cooperative relationship with other Douglas County communities and their historical societies in order to enhance the tourism benefits available through Destination Management Incorporated and Freedom's Frontier National Heritage Area.

A year later after the report was published the City of Eudora hired a University of Kansas Museum Studies Graduate Student to assist the EAHS on a part-time basis. Historically, the EAHS has been managed by a group of dedicated volunteers; however, with the addition of a part-time intern, the EAHS has made tremendous strides in just a short time. In just a few months membership in the EAHS has grown nearly 10% through new community awareness campaigns via social media sites, a Newsletter, and cooperation with other regional organizations. Because of Eudora's strategic location between the City of Lawrence and the Kansas City Metropolitan Area it is the strategic plan to create a vibrant and thriving historic district for visitors locally, regionally, and nationally to experience. The recent additions of Penny Annie's Sweet Shoppe, a specialty cupcake business, and a new bed and breakfast are laying the groundwork for this vision in Downtown Eudora.

There are many exciting developments happening throughout the City of Eudora and the recent strategic visioning process conducted by the City Council has only solidified the importance of Main Street's rehabilitation to the community. This grant would allow for a much needed project to occur in the City of Eudora and would be a great addition to the Eudora community. Thank you for this opportunity.

Sincerely,

A handwritten signature in black ink, appearing to read "Collin Bielser".

Collin Bielser
Executive Director

APPENDIX B

Heritage Council Amendments

Per December 8, 2011 meeting between members of the Eudora Area Historical Society and members of the Heritage Conservation Council, the grant project is amended as follows:

Activity I: Research getting the buildings on the state register

- Fill in the PSIQ and submit to the Kansas State Historical Society
- Depending on the determination of the PISQ,
 - if eligible, then fill out the state nomination
 - if ineligible, find out reason(s) for ineligibility

Activity II: Hire an architect to develop comprehensive building plans. The building plans should conform to the Secretary of the Interior's guidelines.

- Activity I and II can occur in tandem.
- Upon completion of Activity I and II, the Eudora Area Historical Society shall make a presentation to the HCC.
- Any unused portion of funds may be used to implement the comprehensive plan.

Douglas County Heritage Conservation Council
NATURAL AND CULTURAL HERITAGE GRANT PROJECT AGREEMENT

Grant Recipient: Eudora Area Historical Society

Project No: 2011-17

Total Project Budget \$3,000

Award: \$3,000

THIS AGREEMENT is hereby entered into this 30 day of December, 2011 by and between Douglas County, 1100 Massachusetts Street, Lawrence, KS 66044, acting through the Heritage Conservation Council (HCC), and, **Eudora Area Historical Society, PO Box 370, Eudora, Kansas, 66025**, herein called the Grantee.

WHEREAS, the Grantee has applied for and been awarded \$3,000 from the *Natural and Cultural Heritage Grant Program* for the **"Signage for Historic Buildings on Main Street."**

NOW THEREFORE, in consideration of the award of the grant, the Grantee agrees to administer said grant in accordance with the following policies and procedures:

A. PROJECT DESCRIPTION

The Grantee agrees:

1) to perform and produce the scope of work described in the grant application (Appendix A) and as applicable, HCC amendments (Appendix B) to the scope of work, in accordance with all applicable plans and specifications. If changes to the project scope are necessary, grantee agrees to get approval from the county before money is spent for items/activities that are not contained in this agreement.

2) Grantee will inform the HCC Coordinator as soon as possible of any significant problems, or delays that will materially affect the project or cause the project to fall behind schedule.

B. GRANT PERIOD

Starting Date: 1/1/2012

Ending Date: 5/1/2012

C. COMPETITIVE PROCUREMENT PROCESS

1) Any services and/or materials that are expected to cost \$20,000 or more must seek at least three competitive bids or quotes from qualified individuals/firms. The Grantee must maintain financial records that verify the cost was competitively based from at least three written quotes submitted in response to written specifications. A waiver is permitted if fewer than three qualified individuals/firms are available to perform services and/or provide materials. Although it is not always necessary to select the lowest bid, an explanation for the selection must be documented which should be retained in your files and made available to the county upon request. County staff is available to help the grantee in meeting any procurement issues.

D. PAYMENT SCHEDULE

Below are the preferred payment schedules. An alternate payment schedule can be arranged with the HCC Coordinator, if needed.

Grants less than or equal to \$5,000

- 1) Once a grant performance agreement has been fully executed, the Grantee may begin project work. Grantee will receive a check from Douglas County for entire award amount.
- 2) Within 90 days of the completion of the project, the grantee needs to submit the receipt of fiscal documentation and a Final Project Report.

Grants greater than \$5,000

- 1) Once a performance agreement has been fully executed, the County will issue a payment of 30% of the project work.
- 2) When those funds have been expended and the grantee is ready for an additional payment, the Grantee shall submit an interim report that includes financial information related to the initial 30% of project award, as well as plans for the use of the next project award payment. See the guidelines for the interim report available from the HCC.
- 3) Once the interim report is reviewed and approved by the HCC Coordinator, the County will disburse the next 60% of the project award as soon as reasonably possible.
- 4) The remaining 10% of the total grant amount will be distributed as a reimbursement and will be issued once the Final Project Report has been reviewed and approved by the HCC Coordinator. The Final Project Report Template is available from the HCC Coordinator

F. CANCELLATION

The County or the Grantee reserve the right of termination for cause on a thirty (30) day notice should it be determined that either has failed to materially comply with the terms and conditions of the agreement, or when both parties agree that the project will not produce beneficial results commensurate with further expenditure of funds or because of circumstances beyond the control of the County and/or Grantee.

G. MAINTENANCE AGREEMENT

The Grantee agrees to own and maintain the property, and if not the owner, to maintain the property, beginning with the signing of this agreement and ending five years from the completion of the project as indicated by the acceptance of the completion report by the County. Failure to maintain any improvements financed by this grant could provide cause for the county to seek reimbursement of all or part of the grant funds disbursed to the grantee. Exceptions to this requirement may be granted by the county for damages that result from fire, flood, tornado, or other events beyond the control of the grantee.

GENERAL CONDITIONS

- 1) If a concern or problem occurs during the implementation of the grant project plan, the HCC Coordinator will work with County staff and the grantee to resolve the issue. If the concern persists, it can be brought before the Board of County Commissioners.

2) When issuing press releases, official statements or documents that describe the project funded by Douglas County, an acknowledgement of the Douglas County Board of County Commissioners and the Natural Cultural Heritage Program should be included.

3) The Grantee agrees that it will comply with and abide by all applicable statutes, including applicable zoning and building code requirements, the Federal Civil Rights Act of 1964, the Kansas Conflict of Interest Act, K.S.A. 75-4301 et seq., the Kansas Open Records Act, K.S.A. 45-215 through 45-225, and the Federal Immigration Reform and Control Act of 1986. The Grantee also agrees to retain all books, records, and other documents relative to this agreement for five (5) years after final payment,

4) The grantee agrees that Douglas County and all of their officers, agents and employees shall not be liable for claims on account of personal bodily injuries or death or on account of property damages arising out of the work to be performed by the grant recipient hereunder and resulting solely from the negligent acts or omissions of the grant recipient, its agents, employees and subcontractors. Such claims may not be pursued in accordance with the provisions of the Kansas Tort Claims Act, K.S.A. 75-6101 et seq.

I have read the above agreement and agree to abide by all of its provisions. Upon execution, this Agreement controls all activities during the project period.

In witness whereof, the parties have executed this project agreement.

Glenn R. Wineinger Dec 31 2011
Grantee, Authoring Official Date

GLENN R. WINEINGER, EAHS President
Typed or Printed Name and Title of Signator

Ben Terwilliger 12/31/2011
Grantee, Project Director (if different than above) Date

Ben Terwilliger, EAHS Director 913-522-0048
Typed or Printed Name, Title and Contact Information of Signator

County Date _____

APPENDIX A
GRANT APPLICATION

2011-17

Signage for Historic Buildings on Main Street in Eudora, Kansas



Target Grant Application to the
Douglas County Natural and Cultural Heritage Task Force

Presented by the Eudora Area Historical Society

September 23, 2011



Target grant application to the
Douglas County Natural and Cultural Heritage Task Force

Signage for Historic Buildings on Main Street in Eudora, Kansas

Appendix I	Grant Application
Appendix II	Photographs
Appendix III	Letter of Support

SECTION I

Section 1: Applicant Information

Please fill out the following

Eudora Area Historical Society

Name of Applicant or Organization:

Ben Terwilliger

Name of Organization's Director (if different from above)

PO Box 370 Eudora, Kansas 66025

Address (include township if applicable):

Eudorahistory@gmail.com

Email:

785-542-4111

913-522-0048

Phone #

Cell Phone #

Section 2: Project Information**Signage for Historic Buildings on Main Street**

Project Title:

Various addresses on Main Street in Eudora, Kansas.

Address of Project:

Names of individuals/organization that own the property:

#	Address	Owner	Phone number
1	4 East 7 th Street	City of Eudora	785-542-4111
2	700 Main Street	Bill Martin	956-245-1303
3	701 Main Street	Ryan Pope	785-542-2012
4	707 Main Street	Sue Pearson	785-542-3383
5	711 Main Street	Eudora Odd-Fellows	785-979-8912
6	715 Main Street	Tim Shepard	785-542-2737
7	720 & 722 Main Street	Pam Staab	785-691-6231
8	724 Main Street	Pam Staab	785-691-6231
9	726 Main Street	Black Cat Café	785-690-7084
10	727 Main Street	Antique Sore	

Contact Information for those individuals and/or groups:

Ten of the most historic buildings along Main Street in Eudora, with consent of the property owner, will have signs created detailing the history of that building and placed on the front for public viewing.

Project Description Summary:

0

Number of Acres:

\$ 3,000

\$ 3,000

Amount Requested

Project Budget

Scope of project:
(Please check all that apply)

☐

Historic Structures

☐

Prairie; woodlands, waterways; habitat restoration/preservation

☐

Agriculture; working farms; heritage farms

☒

Freedom's Frontier themes (Civil War and pre-Civil War heritage; Settlement stories before and after Civil War; Enduring struggle for freedom)

☒

Pre-settlement history

Section 3: Project Description

- a) Specifically explain the proposed project, including any regulations, guidelines, or best practices that will be followed. What do you plan to do? When? How? Photos, plans, drawings, illustrations, building condition reports or building inspections that are related to the proposed project may be included separately as support materials.

The buildings along Main Street in Eudora, Kansas are unique and all have interesting histories. The stories of these buildings are not widely known by the public. Therefore, the EAHS would like to bring the storied history of these buildings to life through the use of bronze signs. This project has selected ten of the most historic buildings along Main Street. We will develop signs for these buildings, install them and make sure the public benefits and learns from the signs.

This project will easily be completed within the first 4 to 6 months of 2012. The signs will be created by Deggingers Signs of Topeka, Kansas. Deggingers also designed bronze signs for historic buildings along Massachusetts Street in Lawrence, Kansas. Deggingers is recommended to the EAHS for this project by AICP Historic Resources Administrator Lynne Zollner. Photographs of the types of signs, placement of the signs and the buildings on which the signs will be placed are included in this application. This application also contains a letter of support from the Eudora Chamber of Commerce.

- b) Describe the natural and cultural heritage significance of the project, structure, and or property?

The histories of the ten buildings selected along Main Street each have unique and important histories.

4 East 7th Street

Eudora's current City Hall was completed in 1955. The current building replaced the old City Hall, which was the oldest structure in the community and used as City Hall from 1866 to 1955. A fire station was located in the lower story of the building facing Main Street. The building has also been home to Municipal Court and has served as a community center.

700 Main Street

This substantial building on the northeast corner of Main Street was built in 1896. The first floor served as the Kaw Valley State Bank and the second story was an Opera House. The building is one of the most ornate on Main Street, with various grandiose architectural features. The building has been home to dozens of businesses since the 1920s.

701 Main Street

This building was constructed in 1873 and served as the Pilla Store. The Pilla Store was the most important commercial business in Eudora in the late 19th century and its owner Charles Pilla was one of the most prominent men in Douglas County. In recent years the building has served as a recording studio with several notable bands and performance artist recording at this location.

707 Main Street

This building was constructed in 1892 and served as the State Bank of Eudora. The building is one of the most ornate on Main Street.

711 Main Street

This building was constructed in 1870 to house the Eudora Odd-Fellows Lodge, a fraternal organization. The Odd-Fellows still calls the second story of the building home. The lower floor has been rented to a variety of businesses over the years.

715 Main Street

This building was constructed in 1875. The Schubert family owned it for many years. The building has been home to a variety of businesses, including a skating rink.

720 and 722 Main Street (One sign)

The history of these buildings can be traced to at least 1883 when J. A. Seybold owned the site and built a stone building on the north side (720) that connected to the brick building on the south side (722). Seybold operated a hardware store at this site until 1888 when he sold the building to W. A. "Yankee" Fuller. Fuller ran the Yankee Fuller Hardware Store at the site from 1888 until 1892. Fuller then moved his store to the southwest corner of 8th and Main, and stayed in business at that location for another 34 years, becoming one of the most well-known businesses in Eudora. The building was used by John Schubert from 1892 to 1897. The Schubert family owned a furniture store located at 700 Main. It is likely that the Schubert family used 720

Main in connection with their business. In 1904 the Schuberts purchased an undertaking business from the Getker family. However, the Schubert's undertaking business did not operate at 720. In the early 1900s it is believed that the Warsop livery barn operated on the north side of the building.

The Eudora Post Office was located at the building after Schubert moved out in 1897. This site continued to be the Post Office until 1916. The EAHS possess a mailbox from the Eudora Post Office that was found in the building many decades later. The Trefz family purchased the buildings in 1916 and has maintained ownership for the last 95 years. William Trefz operated a plumbing, electrical and sheet metal shop at the site until his death in 1925. From 1925 until 1962 the buildings were owned by Herman Trefz, who operated the Herman Trefz Plumbing, Heating and Electric store until 1962. Trefz Plumbing, owned by Fred Trefz operated at the site until the 1990s. The buildings have been unoccupied the last several years.

724 Main Street

This building was constructed in 1915 and was home to the Trefz Variety Store. The store was operated by Carl Trefz until 1976.

726 Main Street

This building was constructed in 1891 and was the home to the Ancient Order of the United Workers Lodge. Many businesses have been based in this building, mostly restaurants.

727 Main Street

This building was constructed in 1898 by the Lotz family. It served as the Lotz family home and also housed a variety of businesses.

- c) Please describe how this project provides a substantial benefit for the conservation of Douglas County natural and cultural resources?

This project would be a tremendous benefit for the conversation of Douglas County's natural and cultural resources. This project would preserve and make public the histories of incredibly historic buildings along Main Street.

The natural resources would be benefited because the buildings would be greatly appreciated and their histories preserved. The survival of these buildings, both their legacy and their physical structures, would ensure a tremendous benefit to the natural resources of the County. Eudora only has one structure located on the National or State Historic Registers, the Pilla House at 614 Main Street. For a community's of Eudora's size and historic importance to only have one structure on either register is alarming. There are dozens of other buildings in Eudora that could qualify for either register. As a result of only one building being on either register, many historic buildings in Eudora are in danger of being lost forever. Preserving and restoring the buildings along Main Street, both their legacy and their physical structures would be a very positive step in the right director for preserving historic buildings in the community.

The cultural resources of Douglas County would also benefit tremendously from this project. The history associated with these buildings would be preserved forever. These buildings were very important to the community of Eudora and are some of the most historic remaining buildings in the community.

- d) If applicable, please describe the condition of the property and include photos.

The conditions of the various properties selected to display signs vary substantially. Some properties are in better condition than others. All of the properties are "up to code" and well maintained. All properties have several ideal locations for placement of bronze signage. All properties have sound exterior walls that can easily host signage.

Photographs of all properties selected for this project are included in Appendix II. The first page of the photographs section consists of examples of bronze signs developed by Deggingers. The examples of signs are not necessarily what the signs will look like, but they are similar. The signs would be custom made for this project. The photographs on the second page of the pictures section are examples of where the signs will be placed.

e) Please describe the urgency of the project.

This project is relatively urgent for a number of reasons. The histories of the various buildings along Main Street need to be told. Eudora is the fastest growing city in Douglas County, and one of the fastest growing communities in the state. Many of the new residents in Eudora have little to no understanding of the unique history of their community. They also spend little time downtown in comparison to other parts of the community. This project would attract new residents to downtown and educate them for the first time about the fascinating history of Eudora.

Eudora only has one structure located on the National or State Historic Registers, the Pilla House at 614 Main Street. For a community of Eudora's size and historic importance to only have one structure on either register is concerning. There are dozens of other buildings in Eudora that could qualify for either register, many of them along Main Street. As a result of only one building being on either register, many historic buildings in Eudora are in danger of being lost forever. Placing signs along buildings on Main Street will foster a sense of appreciation for the history of the buildings among the public. The public would then be more passionate about preserving the unique and historic buildings along Main Street. These signs serve as a great representative of why preservation is important. Creating signs for historic buildings on Main Street would be a very positive step in the right direction for preserving historic buildings in the community.

This project is also urgent because of the current community support of the project. The Eudora City Council on September 12, 2011 gave their unanimous support of the EAHS pursuit of writing this grant. Residents and members of the EAHS desire to establish a more historic downtown Eudora. The EAHS is also in a better position now than ever before to handle a project like this. The EAHS has two Interns from the Museum Studies Program at KU that are working well with members of the EAHS and the City to help the Eudora Community Museum develop into an outstanding cultural center that preserves the history of Eudora, educates the public and serves the community.

f) Describe the expected timeline for completion of this project.

This project will be completed in a timely fashion. Upon being award the grant, the EAHS will collaborate with the property owners to write the historic descriptions of the signs. The EAHS and the property owners will also design optional logos that will be placed on the signs. These histories will be concise and informative.

After the content of the signs is agreed upon, the EAHS will need to collaborate with the property owners and the City of Eudora to agree on the design and placement of the signs. A series of meetings will be held in January to bring all parties to the same page.

After all parties agree to the content, design and placement of the signs, our order will be placed to Deggingers Signs of Topeka, Kansas. The creation of the signs will take 6 to 8 weeks.

The installation of the signs will hopefully commence in April during the Spring. After the signs are installed, the EAHS will host an event to highlight the new addition to downtown. Members of the community and County Commissioners will be invited to the event. One possible event when the signs could be unveiled is a potential May Day event. Eudora Mayor Scott Hopson has expressed that he would like to see the return of a Eudora tradition that has since been forgotten in the recent decades, a May Day picnic and event on May 1st. If a May Day event does not come to fruition then a event special for the unveiling of the signs will be created.

Timeline:

1. Dec. 2011 to Jan. 2012

Write the history of the buildings and edit it for the signs.

2. January 2012

EAHS, City of Eudora and property owners will collaborate to agree on the content, design and placement of the signs.

3. February 2012

The EAHS will submit its designs to Deggingers Signs of Topeka, Kansas.

4. April 2012

Installation of the signs.

5. May 2012

Dedication of the signs event.

g) How will this project connect the physical sites and interpretative stories of Douglas County?

The history of Douglas County is unique, diverse and important. Perhaps no other County in the United States witnessed more debate regarding the issue of slavery, as Douglas County did in the 1850s. Douglas County was the center of this heated political issue which eventually led to the Civil War, the preservation of the Union and the eradication of the abdominal institution of slavery. There are of course many other important themes relating to the history of this county, most of which tie into the themes emphasized by Freedom's Frontier National Heritage Area. Eudora was heavily influenced by the historical events of Douglas County, and in turn, Eudora also influenced the rest of the County. There is a definite historical connection between Eudora, Lawrence, Baldwin City, Lecompton and indeed all communities in Douglas County. This project of placing signs along historic buildings on Main Street would help showcase Eudora's close connection to the rest of the County.

This project would help connect the various physical sites in Douglas County, because the histories of the various buildings would be made visible to the public. The signs would depict the history of Eudora and its relation to the rest of the County. The many themes of Eudora's history, including Indian history, Western Expansion, Bleeding Kansas and the Civil War, 19th century development, German immigration, and the general development of a community will all be documented on the signs.

This project would help connect the various stories of the County. The buildings along Main Street are a reflection of the strong sense of community that has been prevalent in Eudora since its establishment.

Section 4: Community Impact

- a) Describe how the project contributes to maintaining or enhancing Douglas County's heritage.

This project will significantly enhance Douglas County's heritage. The signage that will result from this project will help Eudora foster its identity as a unique community in Douglas County. This project would enable for the histories of various buildings on Main Street to be displayed and easily understood by the public. The public will then understand the importance of the various buildings. As a result, the public will begin to appreciate the buildings and support efforts to protect them against demolition or future development that would compromise the original structures.

- b) Will you allow public access to the facility/property?

Yes ☒

No ☐

Please explain your response above

The creation of these signs is purely for the public benefit. All of the signs will be placed on buildings on Main Street that are along the sidewalks. The signs will be placed in prominent and visible locations.

- c) Please describe the public benefit derived from this project.

The public will benefit greatly from this project. First and foremost, the public will understand the history of Eudora's commercial center far better. Eudorans will have a sense of identity and pride understanding the important history of their community.

This project could have an economic impact on downtown Eudora. In February of 2010, the Eudora City Council developed an economic plan for the City. One of the primary recommendations for economic development is to build upon the city's history. These signs could help generate more foot traffic and tourists on Main Street. Several new businesses are already planning to open in Eudora's downtown district, including a Bed and Breakfast Hotel. This project coupled with other businesses would greatly help revitalize downtown.

d) Will the project incorporate any educational programs?

Yes ☒

No ☐

Please explain your response above

This project is sponsored by the EAHS. The EAHS and the Eudora Community are extremely dedicated to many educational aspects. The purpose of the EAHS is to educate the community about the history of the Eudora area. All of the exhibits and displays in the museum are dedicated to teaching the public about various aspects of Eudora's history. The EAHS also has an extensive archival collection which contributes to educational aspects. Graduate students from the University of Kansas have accessed the archives to write dissertations and other research projects.

Over the past few months, the EAHS has started to work closely with the Eudora School District and the Sancta Maria Catholic School to form standards based field trips for students. A field trip activity that incorporates the signs along historic buildings on Main Street will be developed. This field trip could take many forms, including living history or a scavenger hunt. It is important for museums to reach out to school groups for many reasons. Students greatly benefit from learning in a museum environment, students are exposed to new cultural aspects and students begin what is hopefully a life-long appreciation of history and museums.

Section 5: Project Costs

- (
- a) What are the estimated costs (acquisition, rehabilitation, etc...) for this project? Please include any estimates or bids that have been completed. If the budget presented in this application is a preliminary budget arrived at without firm bids, explain how the cost estimates were determined.

The signs will be created by Deggingers Signs of Topeka, Kansas. No formal estimates from Deggingers are included in this application. Instead, numerous detailed phone conversations between the project manager of this application and employees with Deggingers helped us arrive at our estimates.

For bronze signs, Deggingers charges \$2.50 per square inch.

This project includes the creation of 10 signs that will each be 9 inches tall and 12 inches wide.

Each sign will be 108 square inches. 108 square inches times \$2.50 is \$270 per sign.

Additional logos, borders and design features can cost up to \$30. Therefore, each sign will be estimated to cost \$300.

10 signs will be created total for a grand total of \$3,000.

- (
- b) How will the project be sustained once the project is completed? For instance, how will on-going maintenance costs be financed?

The property owners will be expected to clean and maintain the signs on a basic level. The City of Eudora and the EAHS will also help maintain the signs in case the signs are loose, or in need of repair. If the signs need replacement then the EAHS will lead a fund raising campaign to replace the signs.

- c) Explain if there are any other resources you intend to use in order to complete this project. This may include other sources of funding, loans, or in-kind contributions.

No other sources are planned for this project.

- d) How is this project unique to Douglas County?

This project is unique to Douglas County for a variety of reasons. Douglas County has a unique history and while Eudora has always played a very prominent role in the history of the County, it is also a very distinct community with a unique history. The establishment and early years of Eudora were drastically different from Lawrence and other communities in the County. Unlike Lawrence and LeCompton, Eudora was not established for political reasons. Eudora was established by a group of German immigrants in 1857. Therefore, the development of Eudora was much different. This difference in development is what led Eudora to being the distinct community that it is in 2011.

Eudora tends to be overlooked in many regards in Douglas County, both in terms of history and general visibility. This project would help put a spot light on this remarkable community and its fascinating history. This project would allow for the important and unique history of notable buildings along Main Street to be told to the public.

Section 6: Signature

Signature

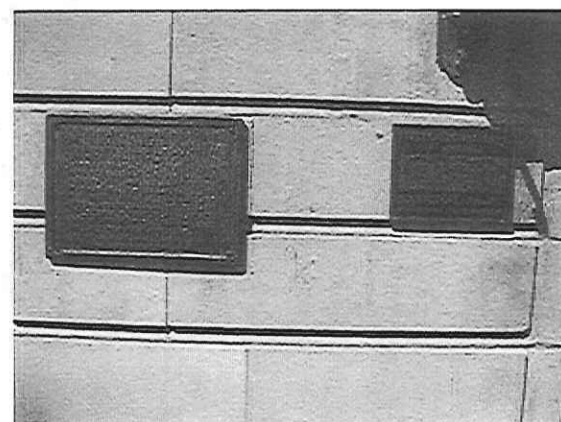
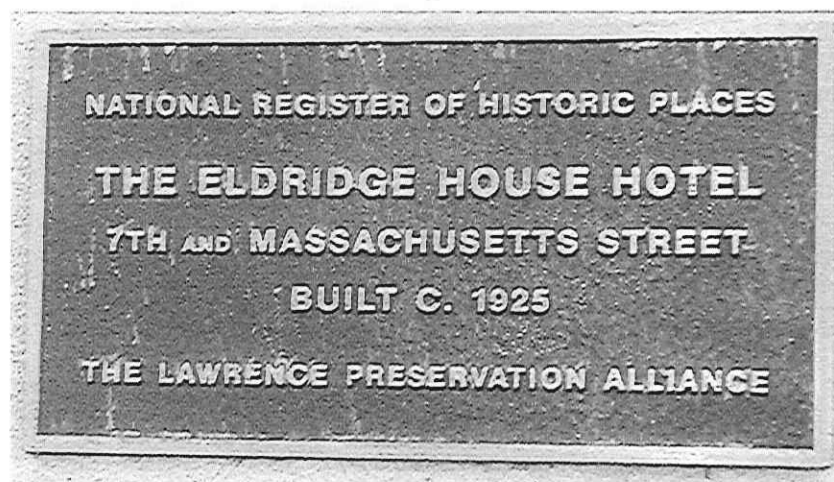
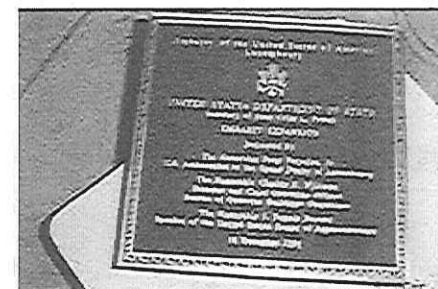
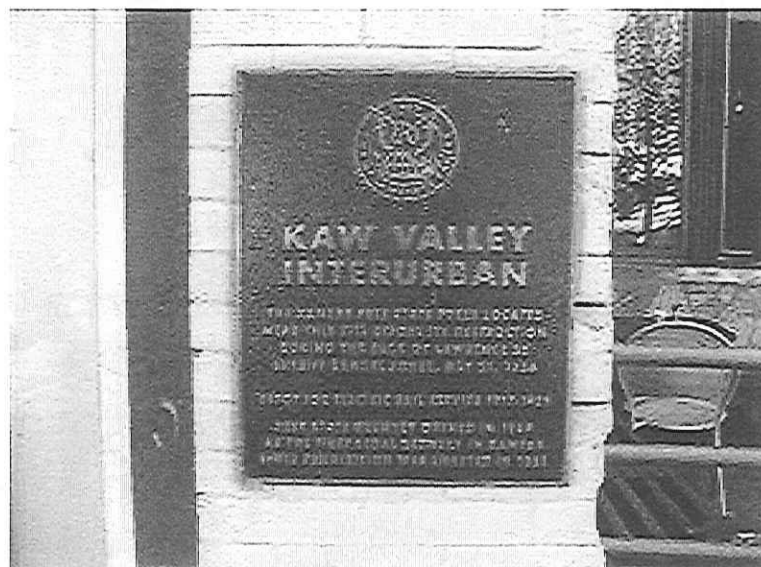


9/23/2011

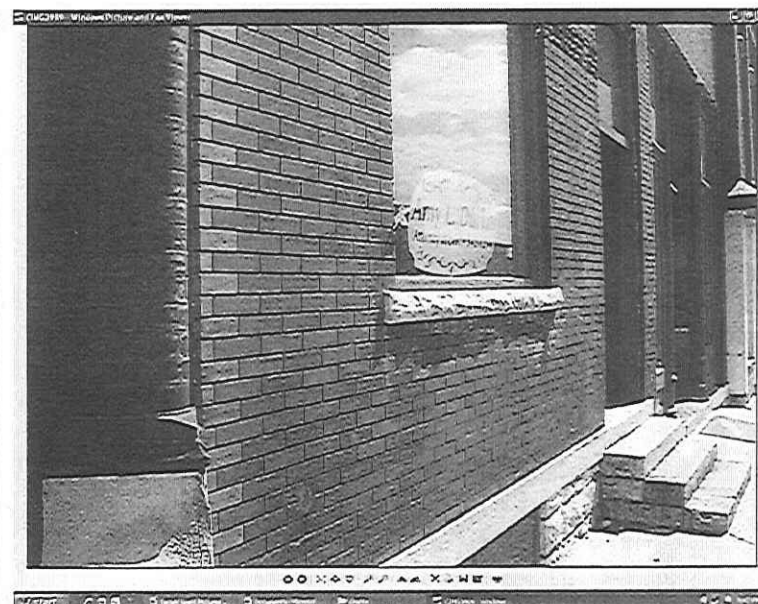
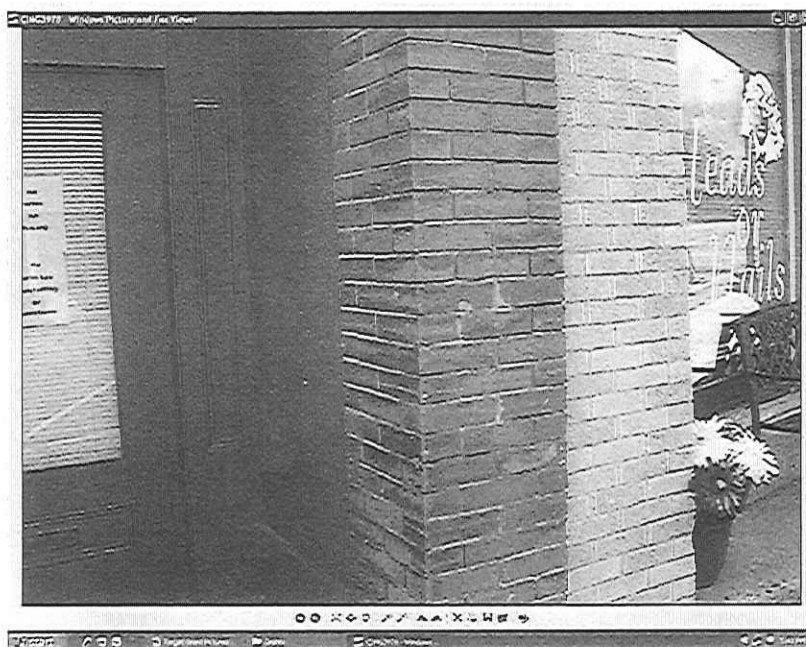
Date

SECTION II

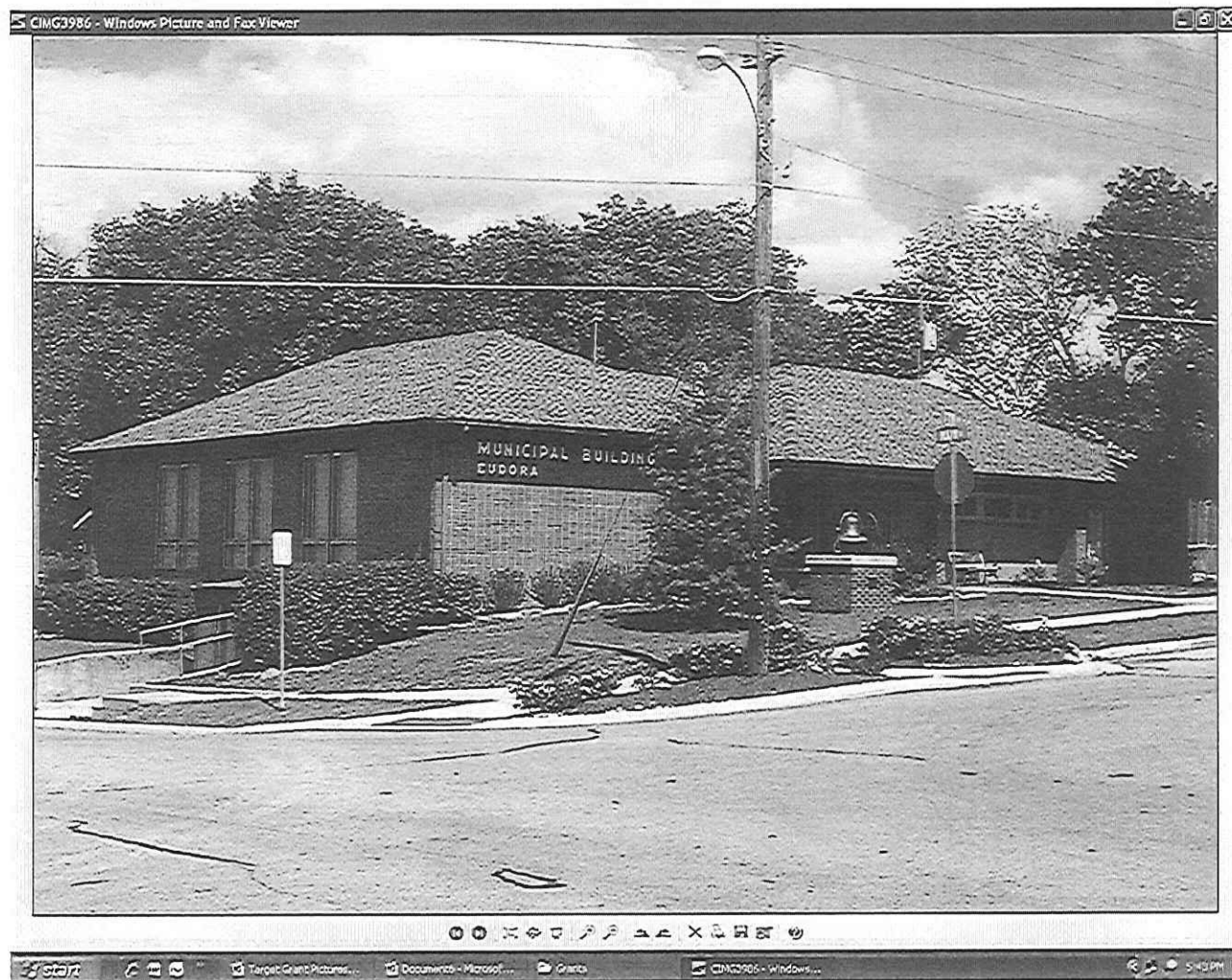
Examples of Degginer's Foundry Signs in Lawrence and other areas:



Examples of where signs will be placed:



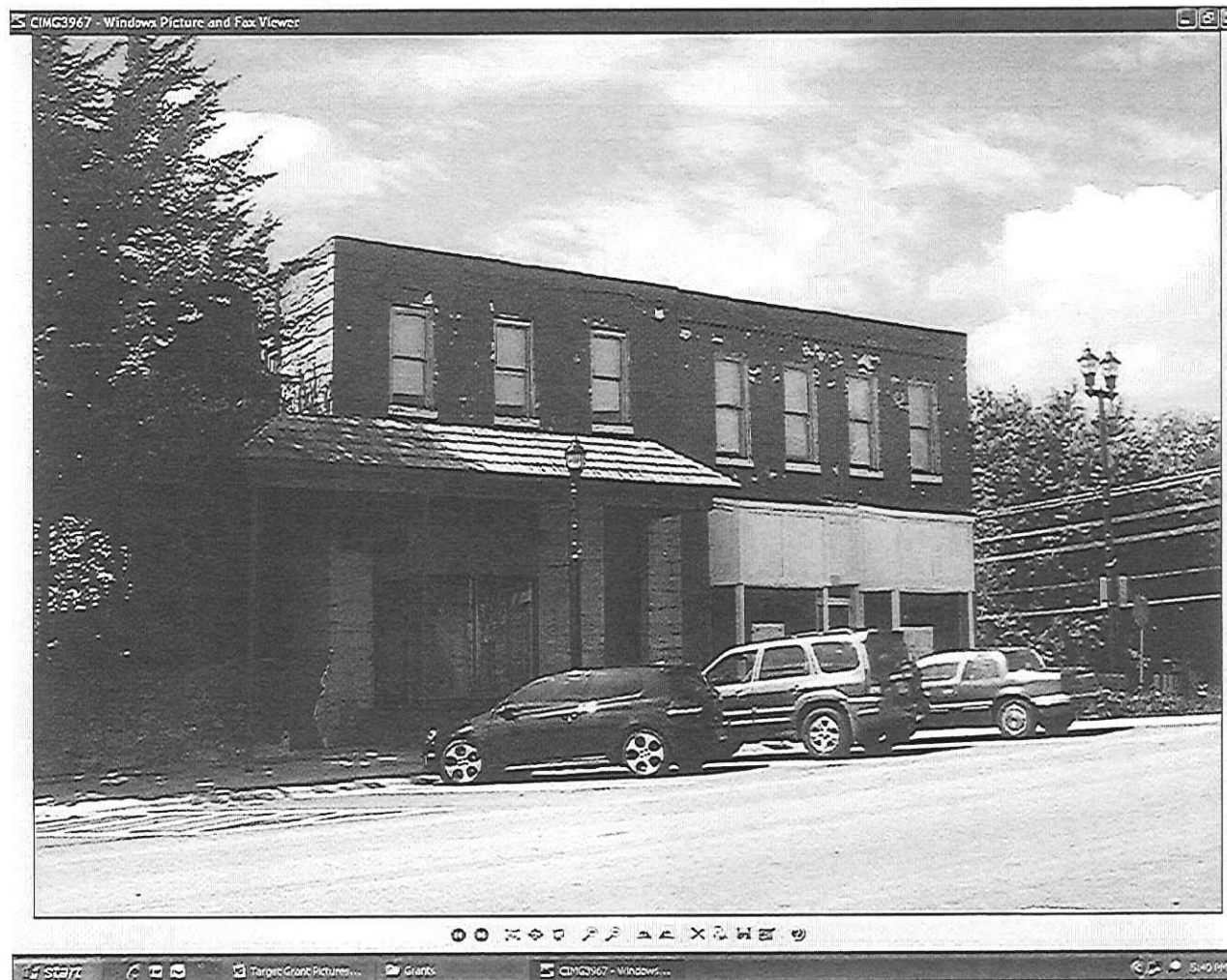
4 East 7th Street (City Hall)



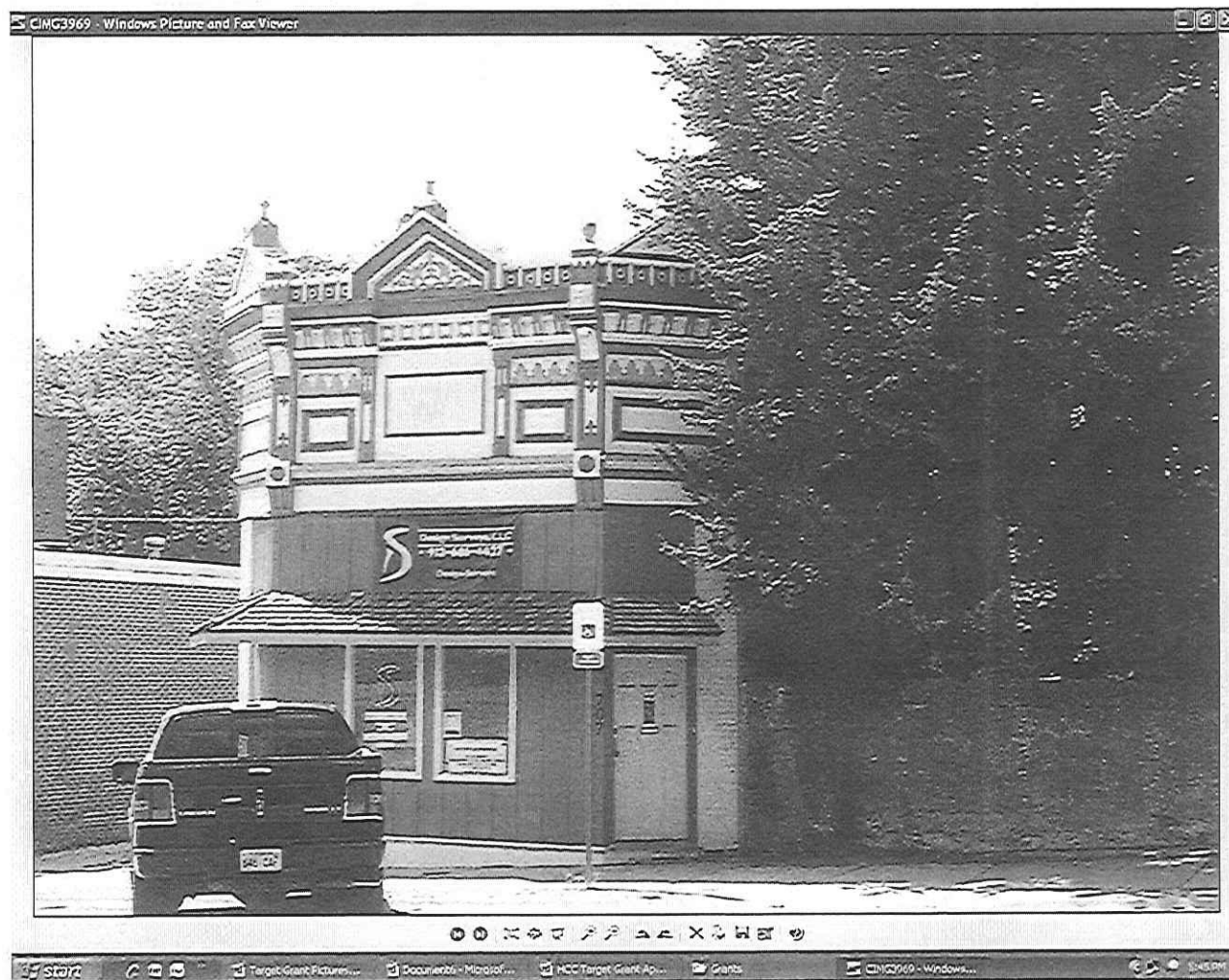
700 Main Street (Kaw Valley Bank)



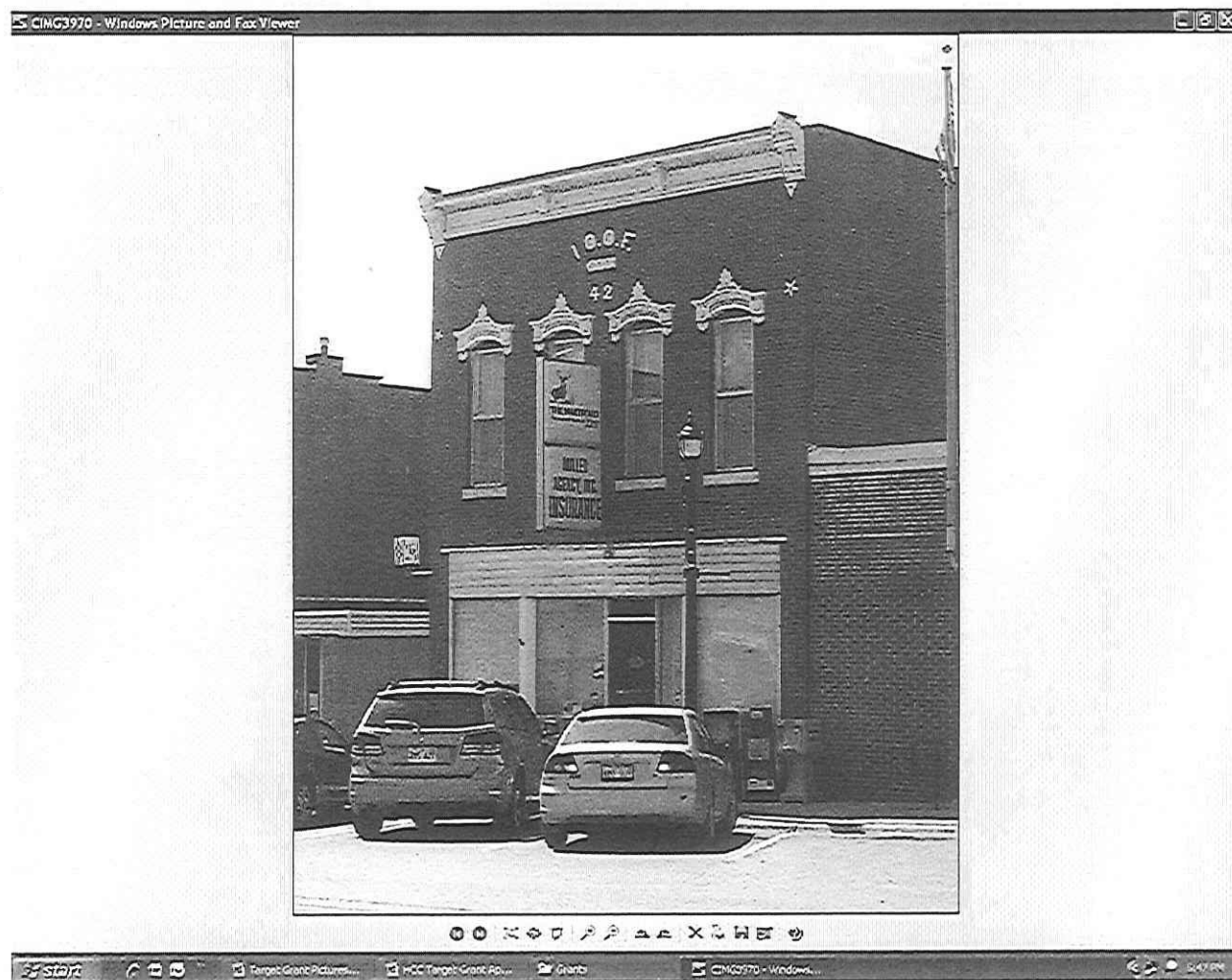
701 Main Street (Pilla Store)



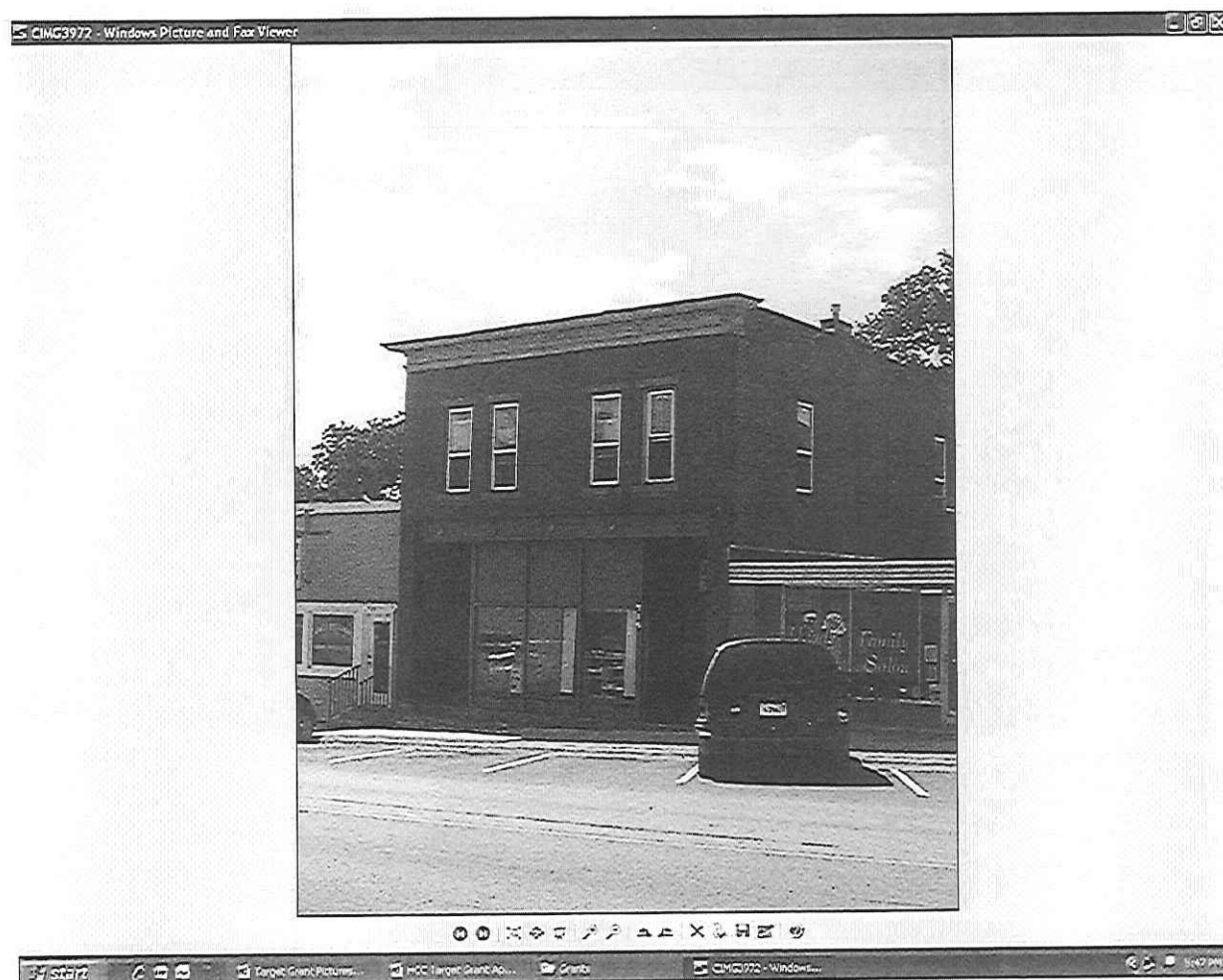
707 Main Street (Eudora State Bank)



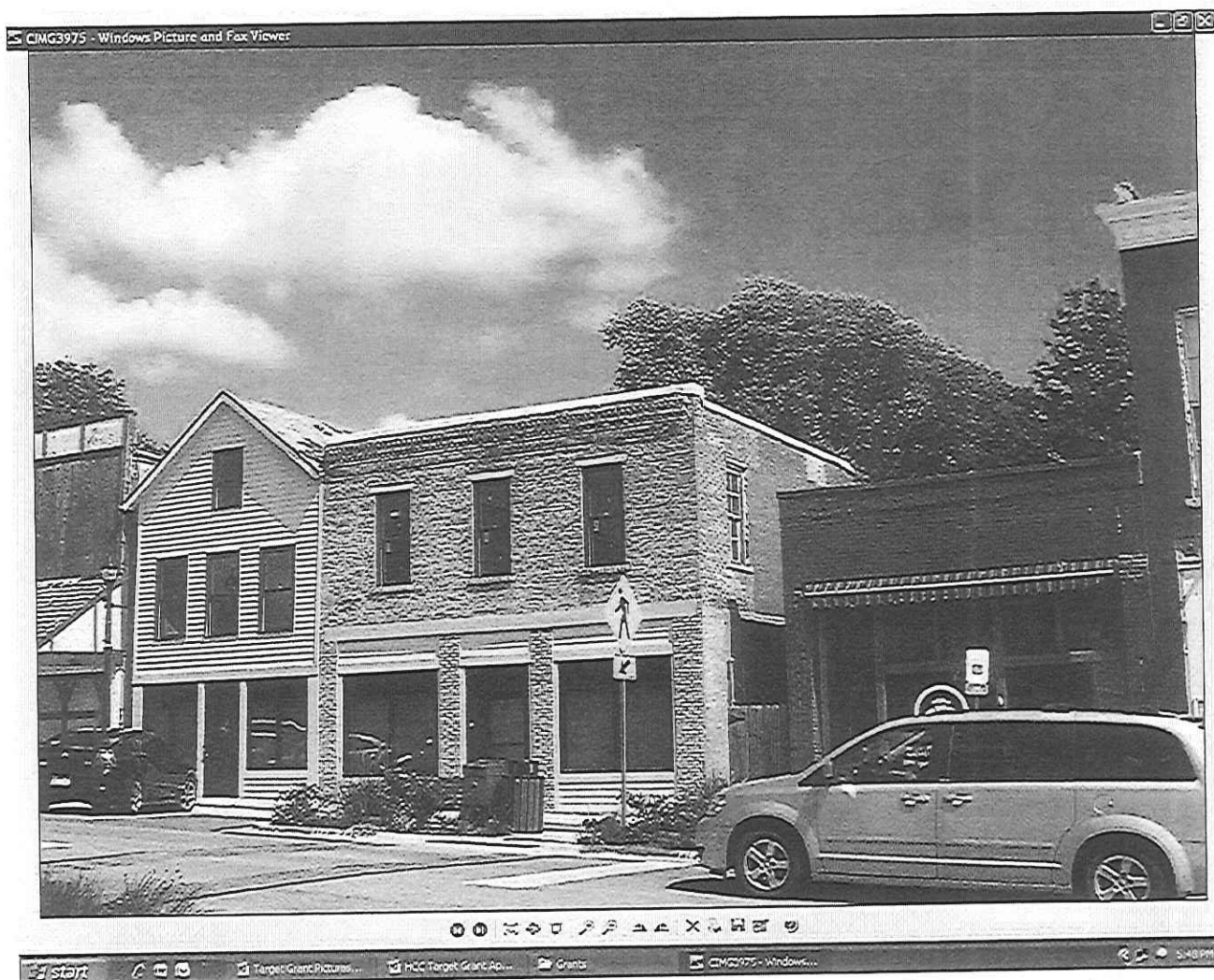
711 Main Street (Eudora Odd-Fellows Lodge)



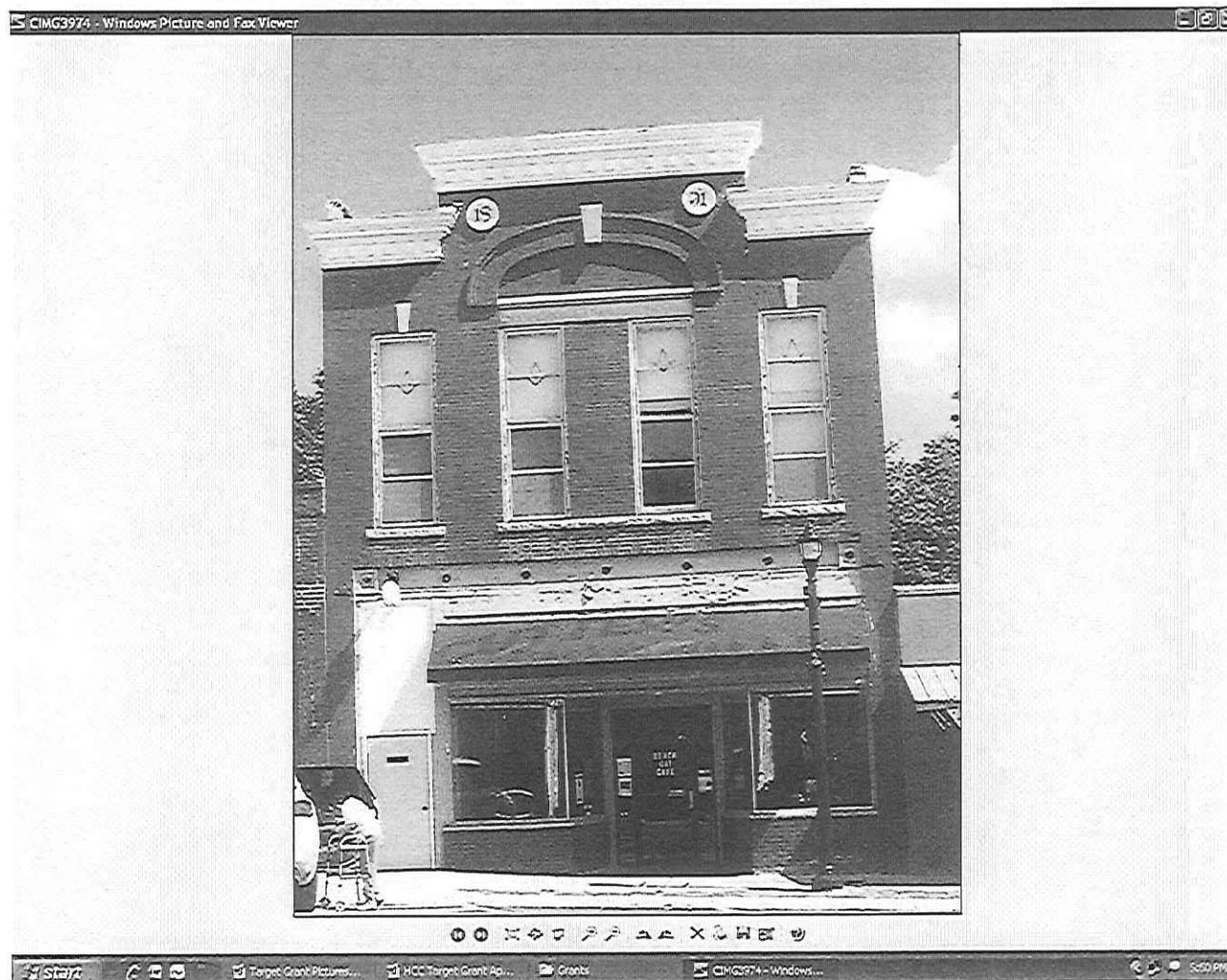
715 Main Street (Shepard Plumbing)



720 Main Street (Trefz Plumbing and Electric)
724 Main Street (Trefz Variety Store) (Far right)



726 Main Street (Ancient Order of United Workers Lodge)



727 Main Street (Lotz Building)



SECTION III



12 East 7th Street Eudora, KS 66025
Phone: 785-542-1212 Fax: 785-542-4112
www.cityofeudora.com

September 22, 2011

Heritage Conservation Council
Douglas County Courthouse
1100 Massachusetts Street, 2nd Level
Lawrence, KS 66044

To whom it may concern,

The Eudora Chamber of Commerce proudly supports the efforts of the Eudora Area Historical Society (EAHS) to apply for a target grant to the Douglas County Natural and Cultural Heritage Grant Program.

In February 2010, the City of Eudora commissioned an Economic Development Study which identified numerous strengths and weaknesses throughout our community. One key recommendation that came from this study was that greater efforts should be made to "preserve and build on Eudora's history." Placing signs along historic buildings on Main Street is a great way for our community to embrace and build on its history. A year later after the report was published the City of Eudora hired a University of Kansas Museum Studies Graduate Student to assist the EAHS on a part-time basis. Historically, the EAHS has been managed by a group of dedicated volunteers; however, with the addition of a part-time intern, the EAHS has made tremendous strides in just a short time. In just a few months membership in the EAHS has grown nearly 10% through new community awareness campaigns via social media sites, a Newsletter, and cooperation with other regional organizations such as the Eudora Chamber of Commerce, City of Eudora, Eudora School District, Freedom's Frontier National Heritage Area, and the Douglas County Historical Society.

Eudora's location between the City of Lawrence and the Kansas City Metropolitan Area ensures that the signs will be read not only by Eudora residents, but also regional residents. In addition to showcasing the history of Eudora, these signs will also provide a great opportunity to showcase our wonderful community and promote our area merchants.

There are many exciting developments happening throughout the City of Eudora and much of it is a result from new leadership within the City. This grant would be a great addition to the Eudora community and would enhance many of the improvements already underway. Thank you for this opportunity.

Sincerely,

Collin Bielser
Executive Director

APPENDIX B

Heritage Council Amendments

- 1. There are no Heritage Council amendments to the grant award.**

MEMORANDUM

To : Board of County Commissioners

From : Keith A. Browning, P.E., Director of Public Works/County Engineer

Date : January 10, 2012

Re : Consideration of Dust Palliative Program for 2012

It is desired to again make available a user-fee dust palliative program for county residents living adjacent to rock surfaced roads. In past years Douglas County has brokered this program with residents paying for the actual cost of material used plus an administrative fee to help absorb our inspection and administrative costs. Participants in the program are also charged a fee to help cover the cost of preparing the road for the dust palliative application. For the previous three years, a road preparation cost of \$0.60/linear foot was added to the material cost of \$1.00/linear foot for a total user fee of \$1.60/linear foot of roadway treated. We also charged an administration fee of \$45.00 per application.

Last year the material fee of \$1.00/l.f. allowed for a total application rate of 0.49 gal/square yard (initial application of 0.30 gal/square yard followed by a second application of 0.19 gal/S.Y.), which is very close to the ideal rate of 0.50 gal/square yard. It is anticipated the 2012 material cost for magnesium chloride will not significantly increase. The material fee also needs to cover the cost of applying water to the road in preparation for dust palliative treatment. Last year's cost for applying water was approximately \$743, while the 2010 cost for water was \$4,500 and the 2009 cost for water was \$2,100. Water application costs vary depending on moisture conditions and the availability of county equipment and personnel. Assuming the costs for magnesium chloride material and water application do not significantly increase, it is recommended to continue the \$1.00/l.f. material fee.

The County's cost of preparing rock roads for dust palliative has varied from \$1.24 per linear foot in 2006 to \$0.83 per linear foot in 2010. Apparently we had a problem in tracking 2011 costs accurately, as we are calculating a cost of \$0.17 per linear foot. This is an unrealistic cost. The previous road preparation fee of \$0.60/l.f. was set to cover approximately ½ of the actual road preparation costs. Since road preparation costs have lowered in recent years from a high of \$1.24/l.f. in 2006, we recommend lowering the road preparation fee to \$0.40 per linear foot for 2012.

Memorandum
Page Two

We also track the county's administrative costs. Administrative costs were \$60.16 per applicant in 2011, \$83.86 per applicant in 2010, \$70.33 per applicant in 2009, and \$56.30 per applicant in 2008. A major factor in the increase in administrative costs per applicant is the reduced number of applicants. The number of applicants has decreased from 115 applicants in 2008 to 75 applicants in 2011. These costs also vary according to various factors including weather and the contractor's supply of available tanker trucks for applying the dust palliative solution. Since administrative costs per applicant have increased over the last several years, we recommend raising the administrative fee for the 2012 program to \$60.00 per applicant.

The following is a comparison of 2011 user fees with the proposed 2012 user fees for a typical 300 linear foot application:

2011: (300 l.f. x \$1.60/l.f.) + \$45 = \$525
2012: (300 l.f. x \$1.40/l.f.) + \$60 = \$480

As in 2011, we again propose requiring an additional fee for late applications. We typically have people submit applications following the application deadline, and we can usually accommodate them. However, there are additional county costs to accommodate late applications. We propose continuing a \$15.00 late fee for applications submitted between the submittal deadline and the bid opening date. Following the bid opening date, we will accept no applications.

As in previous years, we recommend soliciting alternate bids for both magnesium chloride and calcium chloride. It is anticipated that again this year magnesium chloride will be much cheaper. All the evidence indicates that, given identical conditions, magnesium chloride is just as effective as calcium chloride.

Assuming approval of this year's program by the BOCC, we intend to set a March 9 deadline for residents to turn in applications to be included in this year's dust palliative program. Bid documents would then be prepared and distributed with a tentative March 28 bid opening date. A bid recommendation would then be made to the BOCC, and the first application of the dust palliative would tentatively occur from May 8-May 18. A second application would be placed in mid- to late-June.

In past years, the BOCC has directed us to treat 1140 linear feet of roadway on Route 1039 south of the town of Lone Star. The BOCC has also directed the treatment of two sections of E 1750 Road north of Route 460 (1300 l.f.). The county has also treated Route 458 from E 1 Road to E 100 Road due to safety concerns of limited visibility (5280 l.f.). Funds to treat these road sections are included in the 2012 Road & Bridge Fund 201.

Action Required: Permission to continue brokerage of a dust palliative program with 2012 user fees set at \$1.40/linear foot (\$1.00/l.f. for dust palliative material and water, and an additional \$0.40/l.f. user fee to cover road preparation costs), plus an administrative fee of \$60.00 per applicant, plus a late fee of \$15.00 per application submitted after the deadline. Also, permission to advertise for bidders once the application process has been completed.

RESOLUTION NO. 12-__

A RESOLUTION ORDERING THE REAPPORTIONMENT OF COUNTY COMMISSIONER DISTRICTS IN DOUGLAS COUNTY, KANSAS.

WHEREAS, K.S.A. 19-204 requires that the Board of County Commissioners divide the three commissioner districts in a manner which is as compact and equal in population as possible and that the same is subject to alternation every three years; and

WHEREAS, the 2010 federal census reported a total county population of 110,826, and

WHEREAS, the Board desires to establish commissioner districts which follow the directive of K.S.A. 19-204 and other guidelines established by the federal courts; and

WHEREAS, the Board has studied and discussed numerous alternative reapportionment schemes.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS:

SECTION 1. The first county commissioner district shall consist of the following precincts and parts:

1.1, 2.1, 3.1, 4.1, 5.1, 6.1, 7.1, 8.1, 9.1, 10.1, 11.1, 12.1, 13.1, 15.1, 20.1, 21.1, 23.1, 25.1, 26.1, 42.1, 42.2, 42.3, 42.4, 43.1, 44.1, 71.1, 72.1

SECTION 2. The second county commissioner district shall consist of the following precincts and parts:

27.1, 28.1, 29.1, 31.1, 33.1, 34.1, 35.1, 36.1, 37.1, 38.1, 38.2, 38.3, 39.1, 40.1, 41.1, 41.2, 50.1, 50.2, 50.3, 52.1, 52.2, 52.3, 53.1, 53.2, 53.3, 53.4, 54.1, 54.2, 55.1, 60.1, 60.2, 60.3, 61.1, 61.2, 61.3, 61.4, 62.1, 62.2, 62.3, 62.4, 62.5, 62.6, 63.1, 63.2, 63.3, 65.1, 65.2, 65.3, 65.4.

SECTION 3. The third county commissioner district shall consist of the following precincts and parts:

14.1, 16.1, 17.1, 18.1, 19.1, 22.1, 24.1, 30.1, 32.1, 32.2, 43.2, 43.3, 43.4, 45.1, 46.1, 47.1, 48.1, 49.1, 51.1, 51.2, 51.3, 56.1, 56.2, 56.3, 57.1, 57.2, 57.3, 58.1, 58.2, 59.1, 59.2, 59.3, 59.4, 64.1, 64.2, 66.1, 66.2, 66.3, 67.1, 67.2, 67.3, 70.1, 73.1.

SECTION 4. This resolution shall take effect and be in force from and after its adoption. It shall be published once in the official county newspaper.

ADOPTED by the Board of County Commissioners of Douglas County, Kansas on January __, 2012.

Mike Gaughan, Chair

Nancy Thellman, Commissioner

Jim Flory, Commissioner

ATTEST:

Jameson D. Shew, County Clerk

EXHIBIT A

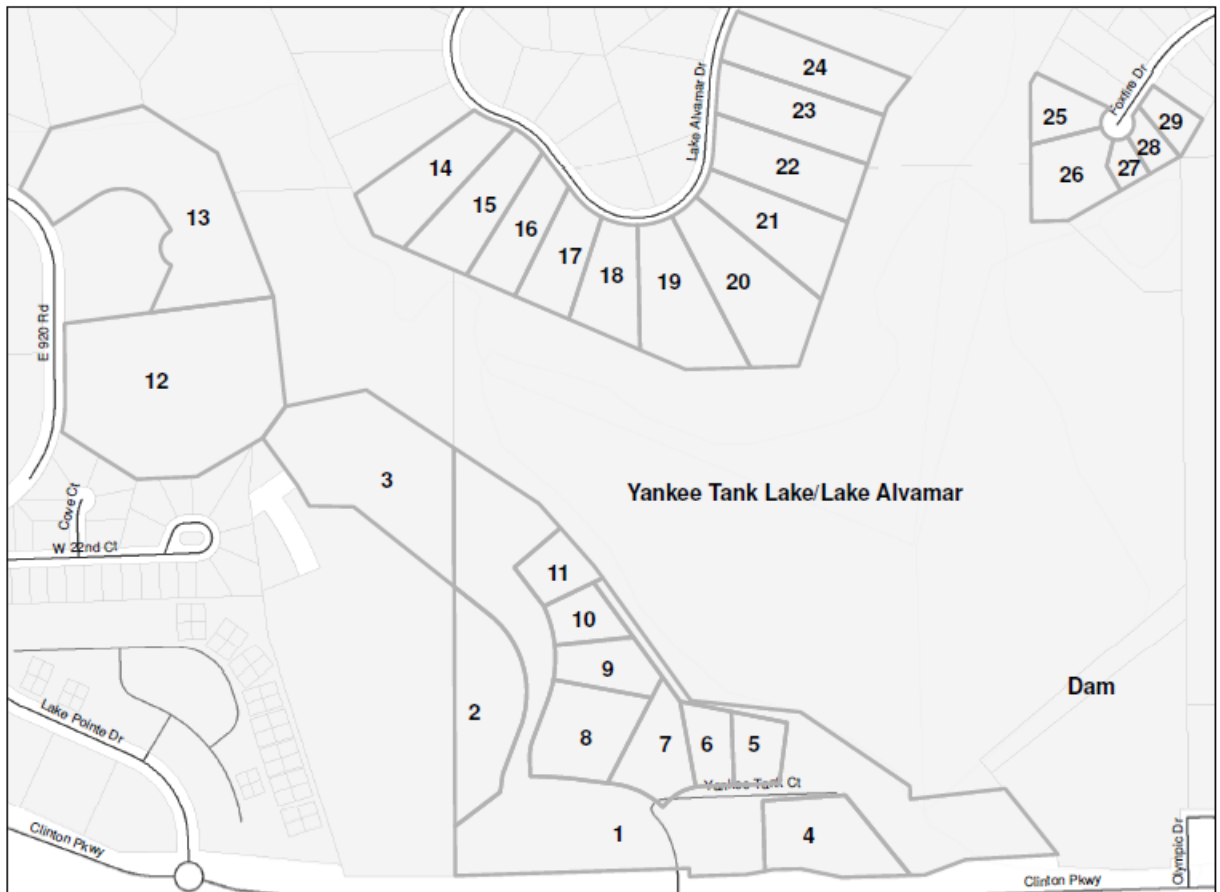
Property Within Proposed Yankee Tank Community Improvement District

Tract #	Owner1		Legal	Assessed Value	Shares
1	ALVAMAR INC	ATTN STUNTZ RICHARD	5-13-19 SE QR THAT PORTION OF 400356B03 ANNEXED ORD 7550 985/5185 DESC: COM SW CR SD QR N00DEG12'37"W 235.75 FT ALONG W LN SD QR TO PT BEG TH ALONG W LN SD QR 179.4 FT TH N52DEG33'09"E 242.1 FT TH N08DEG11'38"E 65.6 FT TH N20DEG43'33"E 178.9 FT TH N15DEG24'35"W 460.3FT TH N51DEG32'41"W 158.8 FT TO A PT ON W LN SD QR TH N00DEG12'37"W 505.2 FT TH S56DEG36'24"E 369.1 FT TH S41DEG31'01"E 118.4 FT TH S49DEG31'19"W 221.1 FT TH S37DEG17'34"E 177.1 FTTH S15DEG45'12"E 148.1 FT TH S02DEG13'59"W 124.9 FT TH S20DEG32'25"W 234.1 FT TH SLY 130.9 FT TH S86DEG12'11"E 176.7 FTTH S82DEG43'19"E 104.8 FT TH S64DEG29'00"E 197.3 FT TH N62DEG11'28"E 114.2 FT TH N87DEG55'33"E 279.2 FT TH N07DEG19'07"E222 FT TH N78DEG44'32"W 396.8 FT TH N35DEG57'51"W 534 FT TH N64DEG30'13"E 37 FT TH S35DEG41'38"E 548.1 FT TH S84DEG02'14"E 398.9 FT TH S55DEG53'48"E 480.5 FT TH S01DEG50'40"E 46.7 FT THE N83DEG05'46"E 345.7 FT TH S38DEG43'06"E 306.2 FT TH S86DEG47'33"W 334.7 FT TH S69DEG32'12"W 159 FT TH S88DEG16'39"W 51 FT TH N39DEG24'05"W 365.9 FT TH S86DEG05'46"W 299.7 FT TH S01DEG50'40"E 259.3 FT THS79DEG52'29"W 71	7,180.00	7.9
2	ALVAMAR INC	ATTN STUNTZ RICHARD	5-13-19 SE QR THAT PORTION OF 400356B03 ANNEXED ORD 7550 985/5185 DESC: COM SW CR SD QR N00DEG12'37"W 415.15 FT ALONG W LN SD QR TO PT BEG TH N52DEG33'09"E 242.1 FT TH N08DEG11'38"E 65.6 FT TH N20DEG43'33"E 178.9 FT TH N15DEG24'35"W 460.3FT THE N51DEG32'41"W 158.8 FT TO PT ON E LN SD QR TH S00DEG12'37E 870.8 FT TO PT BEG 3.6A (DIV 2005 400356B03)	1,380.00	1.5
3	ALVAMAR INC	ATTN STUNTZ RICHARD	5-13-19 SW QR THAT PORTION OF 400355KB ANNEXED IN ORD 7550 985/5185 DESC: COM SE CR SD QR N00DEG12'37"W 1285.23 FT ALONG LN SD QR TO PT BEG TH CONT ALONG SD E LN 505.2 FT TH N56DEG36'24"W 380.8 FT TH S78DEG21'47"W 300.5 FT TH S35DEG54'53"WTH 140 FT TH S36DEG02'25"E 260.30 FT TH S88DEG57'13"E 160.7 FT TH S51DEG32'41E" 466.5 FT TO PT BEG 6.3A (DIV 2005 400355KB)	5,745.00	2.6
4	BELVEDERE LC	ATTN HERRMAN MICHAEL	HERRMAN ADD BLK 1 LT 1 A SUBDIVISION OF	31,620.00	1
5	K U ENDOWMENT ASSN	ATTN SOUKUP MONTE	5-13-19 COM AT SE COR SEC 5	1,800.00	1
6	BRAND JOHN W JR	HOFFMAN WILLIAM E	5-13-19 BEG AT PT WHICH IS S89DEG46'05"W ALONG S LINE 1640.17 FT & N 0DEG13'55"W 424.92 FTFROM SE COR SE 1/4 TH S89DEG43'30"W 113.8 FT TH WLY ON 185 FOOT RADIUS CURVE TO LEFT ARC LENGTH 25 FT TH N08DEG36"W 315.62 FT TH S76DEG56'32"E 189.53 FT TH S 0DEG16'30"E 266.9 FT TO PT BEG 1.061A	720.00	1
7	BILLINGS ROBERT G	ATTN BILLINGS BEVERLY	5-13-19 BEG AT PT WHICH IS S89DEG46'05"W ALONG S LINE 1778.89 FT & N 0DEG13'55"W 423.13 FTFROM SE COR SE 1/4 TH SWLY ON 185 FOOT RADIUS CURVE TO LEFT WITH 114.28 FOOT CHORD BEARINGS63DEG59'28"W ARC LENGTH 116.18 FT TH S46DEG00'05"W 27.27 FTTH NWLY ON 310 FOOT RADIUS CURVE TO LEFT WITH 194.04 FOOT CHORD BEARING N62DEG41"W ARC LENGTH 197.36 FT TH N80DEG55'19"W25 FT TH N29DEG01'57"E 433.64 FT TH S34DEG09'51"E 110 FT TH S08DEG36'E 315.62 FT TO PT BEG 1.816A	690.00	1

8	BEERS MICHAEL A TRUSTEE		5-13-19 COM AT SE COR SEC 5 THS89DEG46'05"W ALONG S LINE SD SEC 2377.49 FT TH N 0DEG13'55"W 483.27 FT FOR PT BEG:TH N 0DEG13'55"W 66.01 FT TH ON CURVETO RIGHT RADIUS 165 FT ARC DISTANCE 65 FT TH N22DEG20'25"E 157.74 FT TH ON CURVE TO LEFT RADIUS OF 435 FT ARC DISTANCE 76.49 FT TH S77DEG44'05"E 362.22 FT TH S29DEG01'57"W 348.91 FT TH N80DEG55'19"W 104.88 FT TH ON CURVE TO LEFT RADIUS 1455FT ARC DISTANCE 176.8 FT TO BEG 2.61A	28,915.00	1
9	JAM PROPERTIES LLC	ATTN BLOMGREN DANIEL M	5-13-19 BEG AT PT WHICH IS S89DEG46'05"W	1,010.00	1
10	JAM PROPERTIES LLC	ATTN BLOMGREN DANIEL M	5-13-19 BEG AT PT WHICH IS S89DEG46'05"W	385.00	1
11	FLORY MICHAEL A & CHERYL A TRUSTEES		5-13-19 TR OF LAND IN SE QR DESC AS:BEG AT PT WHICH IS S88DEG09'20"W ALONG S LINE 2306.97 FT & N01DEG50'40"W 1098.52 FT FROM SE COR SE QR TH NLY ON 425 FOOT RADIUS CURVE TO LEFT WITH 176.38 FOOT CHORD BEARING N37DEG17'34"W ARC LENGTH 177.67FT TH N49DEG31'19"E 223.6 FT TH S41DEG31'01"E 188.09 FT TH S35DEG41'38"E 51.23 FT TH S64DEG40'58"W 240.92 FT TO PT BEG 1.077A	790.00	1
12	HENRIQUEZ FRANCOIS G II & STEPHENSON LAURA A TRUSTEES		LAKE ESTATES SUB NO 6 BLK 1 LT 1	85,105.00	1
13	PALEY GEORGE F TRUSTEE		LAKE ESTATES SUB NO 3 LT 7,LESS 3.609A D	8,525.00	1
14	GADZIA JOSEPH E		THE RESERVE AT ALVAMAR BLK 1 LT 21 A	83,375.00	1
15	STEVENS THEODORE J	STEVENS KATHLEEN H	THE RESERVE AT ALVAMAR BLK 1 LT 20 A	26,385.00	1
16	ALVAMAR INC	ATTN STUNTZ RICHARD	THE RESERVE AT ALVAMAR BLK 1 LT 19 A	19,335.00	1
17	ALVAMAR INC	ATTN STUNTZ RICHARD	THE RESERVE AT ALVAMAR BLK 1 LT 18 A	21,480.00	1
18	ALVAMAR INC	ATTN STUNTZ RICHARD	THE RESERVE AT ALVAMAR BLK 1 LT 17 A	23,035.00	1
19	SAND RIAN	SAND AMY J	THE RESERVE AT ALVAMAR BLK 1 LT 16 A	101,450.00	1
20	GERMANN MICHAEL C & VICKI L TRUSTEES		THE RESERVE AT ALVAMAR BLK 1 LT 15 A	152,220.00	1
21	KLISH DARREN	KLISH LAURA	THE RESERVE AT ALVAMAR BLK 1 LT 14 A	24,135.00	1
22	PATEL SANDIP	PATEL DIPAK & PATEL ASHISH	THE RESERVE AT ALVAMAR BLK 1 LT 13 A	24,405.00	1
23	SCHMIDT TIMOTHY W	SCHMIDT KIMBERLY J	THE RESERVE AT ALVAMAR BLK 1 LT 12 A	130,845.00	1
24	NORTH TANK LC	ATTN BROWN DOUG	THE RESERVE AT ALVAMAR BLK 1 LT 11 A	25,630.00	1
25	RLCC INC	ATTN LAING RODNEY D	FOXFIRE ADD NO 5 BLK 2 LT 16 A	10,550.00	1
26	LAING RODNEY D	LAING JANNAH K	FOXFIRE ADD NO 5 BLK 2 LT 17A A	132,410.00	1
27	RLCC INC	ATTN LAING RODNEY D	FOXFIRE ADD NO 5 BLK 2 LT 18A A	9,720.00	1
28	GIBSON HARRY	GIBSON BECKY	FOXFIRE ADD NO 5 BLK 2 LT 19 A	110,655.00	1
29	VAUGHN DAVID A	VAUGHN LAURA M	FOXFIRE ADD NO 5 BLK 2 LT 20 A	106,930.00	1
			TOTAL	1,176,425.00	38

EXHIBIT B

Yankee Tank Community Improvement District



08-24-10