AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

AgendaTitle:
Ratification of Chairperson Signature; History Colorado; Gunnison County Historic Preservation Commission Grant Application; Survey Plan; $20,000

Action Requested: Other Ratification of Chairperson Signature

Parties to the Agreement:

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:
Ratification of Chairperson signature; Historic Preservation Commission is requesting $20,000 to develop a Historic Resources Survey Plan and a list of potentially eligible publically owned structures.

Fiscal Impact: $20,000

Submitted by: Blucero **Submitter's Email Address:** blucero@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:

This grant request requires no County match. If successful, the revenue and expenses will need to be added to the 2015 budget, with net zero impact on fund balance.

Reviewed by: GUNCOUNTY1\lNienhueser Discharge Date: 11/26/2014

County Attorney Review: (●) Required ( ) Not Required

Comments:

Reviewed by: GUNCOUNTY1\atrezise Discharge Date: 11/25/2014 Certificate of Insurance Required Yes ( ) No (●)

County Manager Review:

Comments:

Reviewed by: GUNCOUNTY1\mbirnie Discharge Date: 12/1/2014

(●) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted:

Agenda Date: 12/16/2014 Follow Up Agenda Date:

Revised April 2013

Gunnison County Historic Preservation Commission
200 E. Virginia Avenue
Gunnison, Colorado 81230
November 17, 2014

Patrick Eidman, CLG Coordinator
History Colorado
Office of Archaeology and Historic Preservation
1200 Broadway
Denver, CO 80203

Dear Mr. Eidman:

Please find the enclosed CLG grant application from the Gunnison County Historic Preservation Commission to complete a survey plan for Gunnison County. Gunnison County is the 5th largest in Colorado, this grant will complete work on a comprehensive survey plan, which we have been strongly urged to get completed over the past few years. The survey will encompass parts of the City and County of Gunnison but excluding federal lands and the historic district of Crested Butte. We thank you for the opportunity to submit this grant and hope to hear from you soon.

Sincerely,

Justin Lawrence
on behalf of the Commission

Narrative

Applicant Information

The Gunnison County Historic Preservation Commission (GCHPC) continues to work on projects reflecting broad interests in Gunnison County. In addition to maintaining the register of historic places for the county and city, the Commission has surveyed schools, Main Street business buildings, films made in Gunnison County, and continues to record and transcribe oral histories. Additionally, the Commission is working to catalog the record books of the County from the 1880s. The GCHPC would like to take the next step and develop a formal historic resources survey plan and is requesting $20,000 to complete this.

Purpose of Grant

In the spring of 2014 Gunnison County's courthouse was to be rebuilt. The courthouse dates from 1881, and underneath the additions, remodels, and reconstructions the brick frame of the original building stood. GCHPC worked with county leadership, urging an historic assessment, attending public meetings, and lobbying for the preservation of the original building. In the final courthouse plan the community was assured of the preservation of an original piece of Gunnison County history. Alas, this is not what happened. Once the bricks were uncovered, the walls were unstable, and at that point, there was not political, architectural, or construction will to save the structure. It was dismembered. This disaster led GCHPC to the proposed grant project. Our goal is that the county should not experience such a historical loss again. Our objectives are to develop a survey plan for the county. First, synthesizing the existing work done by volunteers including the existing research completed on Main Street businesses, schools, and cemeteries. Secondly, all county owned properties are to be assessed and a list of created of all potentially eligible properties for listing on the national, state, or county registers.

The grant is in line with the GCHPC goals of creating a survey plan to strategically focus our resources in the future. The benefit to the community is clear: To have a historic resources plan in place that current and future GCHPC members can use to guide them in future efforts as well as to have a better accounting of county owned resources in order to preserve the cultural resources of the county. The project is an excellent way to start GCHPC survey plan since the destruction of an important county building is in fresh in residents minds and the proposed grant project is important to the county at this moment in time.

Timetable to implementation

The GCHPC consulted with a number of archaeological and cultural resource management firms to understand the costs and timeframes involved with this project. From these consultations it appears that there are multiple firms that can achieve the goals of the grant on budget and in a timely fashion.

Evaluation

The survey project will result a in a historic resources survey plan for Gunnison County and list of county and city owned properties that may be potentially eligible for historic register listing. The GCHPC would feel successful if an evaluation of these properties were performed so that no further destruction of publically owned historic properties occur in Gunnison County. The project results will be discussed with county leadership and administration with two aims in mind. One, an educational endeavor for county leadership to show the value of their own property, and two, to encourage the listing of county owned properties meeting the criteria for historic registers. The survey results will be offered to the public on our website http://www.gunnisonhistoricpreservation.org/.

Ability to Carry Out the Project

The Gunnison County Historic Preservation Commission and the company contracted to complete the historic resources survey for this grant have the experience, expertise and ability to successfully complete the grant and manage the budget, funds and timeline within the structure of Gunnison County's finance officer.

Justin Lawrence, archeologist for the National Forest Service, will be a key GCHPC board member tracking the grant. He is familiar with the Colorado Survey Manual snd OMB accounting. Mr. Lawrence will work with the contractors in regards to ArcGIS and the geospatial data available from the county. At least 40 hours of his time will be contributed to this project.

The contractor personnel will meet all Qualification standards set forth in the Grant Program

ORGANIZATION SUMMARY

CLG NAME: Gunnison County Historic Preservation Commission

ADDRESS: 200 E. Virginia Ave.

EMPLOYER ID #: _____

CONTACT PERSON: Justin P. Lawrence
(Name)
GCHPC Member/ Archaeologist
(Title)

PHONE: Office 303 396-2565 Fax _____ E-Mail jlawrence@fs.fed.u

NAME AND TITLE OF CHIEF ELECTED OFFICIAL: _____

CONGRESSIONAL DISTRICT NUMBER: _____

PROJECT TYPE: National Register Nomination Education x Survey and Planning

☐ Historic Context ☐ Commission Training ☐ Other

NAME OF PROJECT: Gunnison County Historic Resources Survey Plan

BRIEF DESCRIPTION OF REQUEST: Development of a Historic Resoreces Survey Plan and a list of potebtially eligible publically owned structures.

AMOUNT OF REQUEST: $20,000

Start Date (must be on or after March 1, 2015): June 1st, 2015

End Date (must be on or before June 30, 2016): Feburary 1st,2016

Certification: This application is submitted to the Colorado Historical Society for funding consideration under the Certified Local Government provisions of the National Historic Preservation Act of 1966 as amended. I certify that Gunnison County Historic Preservation Commission (CLG name) has an approved certification Agreement and is eligible for participation in this program. I understand and agree to sign a "Certification Regarding Debarment, Suspension and Other Responsibility Matter, Drug-Free Workplace Requirements and Lobbying" if awarded funds.

Signature of Chief Elected Official

11/24/2014
Date

BOCC Chairperson
Title

NAME OF APPLICANT: GCHPC

NAME OF PROJECT: Gunnison County Historic Resources Survey Plan

GRANT APPLICATION # (Leave blank) _____

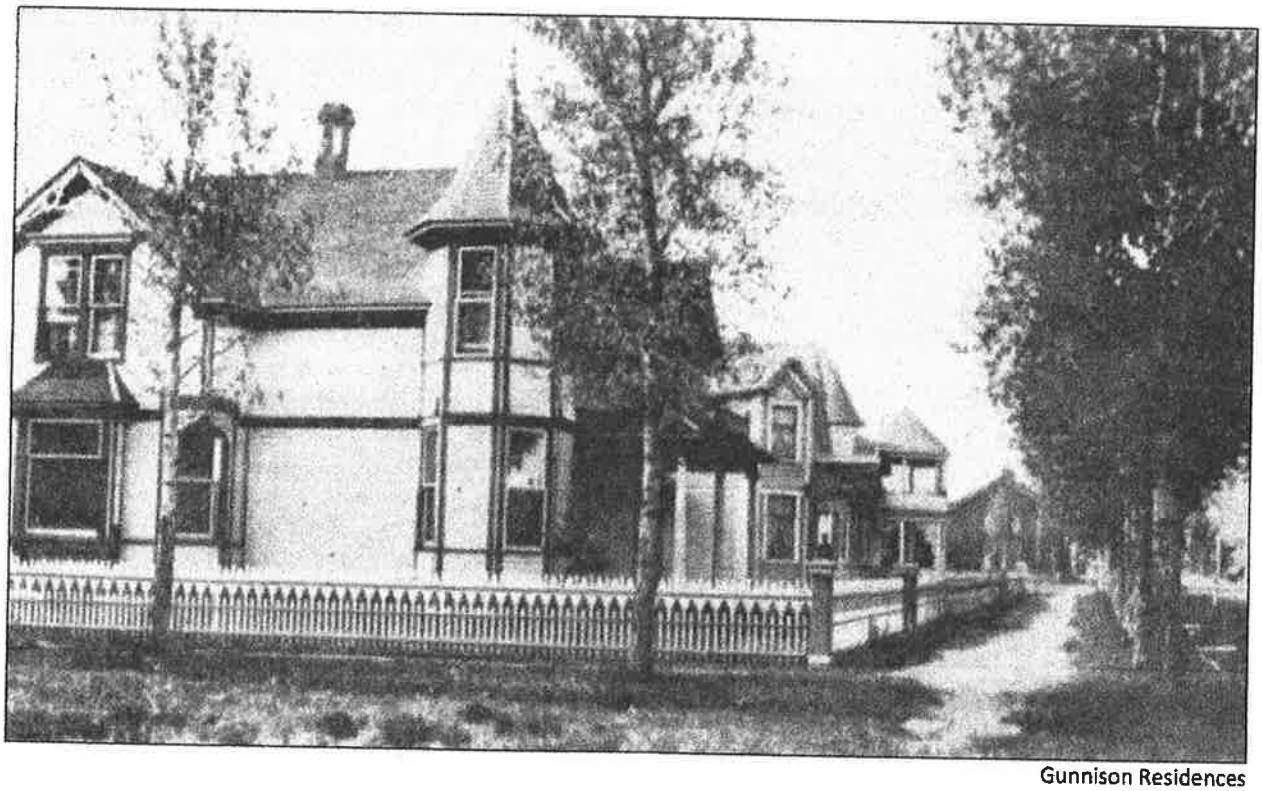
ATTACHMENT 2
PROJECT BUDGET

TASK	Grant Request
Complete Historic Resource Plan	$15,000
Evaluation of potentially eligible structures owned by the City or County of Gunnison	$5,000
TOTAL	$20,000

Proposal: Gunnison County Survey Plan

Prepared for

Gunnison County Historic Preservation Commission
Gunnison, Colorado



Gunnison Residences

Prepared by

Front Range Research Associates, Inc.
Denver, Colorado

14 November 2014

Front Range Research Associates, Inc.
Denver, Colorado

1. Company Background and Contact Information

Front Range Research Associates, Inc., founded in 1985, engages in a wide variety of historic preservation activities, including completing historic building surveys, National Register nominations, historic contexts, archival documentation, and Section 106 consultation. The firm has completed surveys for more than 10,000 historic resources, including residential, commercial, public, educational, agricultural, religious, governmental, and industrial buildings in Colorado and the Rocky Mountain region. Many of these projects were grant-funded undertakings under the State Historical Fund (SHF) or Certified Local Government (CLG) programs. As a small company, Front Range specializes in focusing its attention on the unique needs of each client and each project.

Name of Firm:	Front Range Research Associates, Inc.
Principals:	R. Laurie Simmons, M.A., President Thomas H. Simmons, M.A., Secretary/Treasurer
Project Contact:	Thomas H. Simmons
Address:	3635 W. 46th Avenue Denver, Colorado 80211
Telephone:	303-477-7597
E-Mail:	frraden@msn.com
Website:	www.frhistory.com
Structure:	Corporation

2. Resumes and General Qualifications

Tom and Laurie Simmons, the principals of Front Range, possess professional qualifications surpassing those described in 36 CFR 61 (National Park Service standards) and the *Colorado Cultural Resource Survey Manual*. Laurie possesses a Master's Degree in Recent American History University of Colorado-Boulder and has more than 30 years of experience in historic preservation. Tom received a Master's Degree in American Government from CU-Boulder, which included substantial coursework in history. His has more than 25 years of experience in historical research and documentation of historic buildings vital to the firm's work. Both principals are adept at describing, researching, and assessing historic buildings in the conduct of reconnaissance and intensive level surveys and have worked with communities across the state to preserve their historic architectural heritage. Their professional affiliations include Colorado Preservation, Inc., History Colorado, Society of Architectural Historians, Western History Association, Society for Commercial Archaeology, and the National Trust for Historic Preservation. Front Range hires subconsultants on an as-needed basis to provide additional expertise.

Individual resumes and a Corporate Project Experience document are included in the Appendix.

3. Gunnison County Experience

Among current projects underway by the firm, Front Range is working on seven National Register of Historic Places nominations for individual properties and districts in Chaffee County, including a ranch, houses, drive-in theater, hotel, and livestock sale barn. For Park County, we are preparing a Multiple Property Documentation Form for cemeteries. A State Register nomination is being completed for a opera house/hotel in Brush for a private owner. A complete list of current and past projects is available on our website at www.frhistory.com.

Front Range's experience with and knowledge of Gunnison County's historic resources results from completion of several projects:

Gunnison Downtown Historic Buildings Survey (2001). An intensive survey of buildings in Downtown Gunnison identified individually significant resources and historic districts. Seventy-five buildings were documented with survey forms, photographs, and GIS-generated maps.

Crested Butte National Register District Nomination (2001-02). Front Range revised and expanded an existing National Register nomination for the historic district using information gathered in its survey of the historic mining town. The work included revised boundaries, an expanded historic context, architectural descriptions, and new photographs and GIS-produced maps for more than 300 buildings in the historic mining town of Crested Butte, Colorado.

Crested Butte Historic Buildings Survey (1998-99). Front Range surveyed more than 300 primary and secondary buildings, principally within the boundaries of its National Register district. The project included preparation of intensive survey forms, photographs, maps, public meetings, and a survey report featuring a historic context and an evaluation of the district boundaries.

Historic Buildings of Marble and Vicinity, National Register Multiple Property Documentation Form (1988-89). Front Range completed a Multiple Property Documentation Form for Marble, one of the most significant historic marble-quarrying company towns in the nation. The MPDF included a historic context, property types, and registration requirements to guide future survey and nomination work.

Individual National Register Nominations for Marble (1989). Four Individual National Register nominations were prepared for buildings within Marble, including: Marble High School; Marble Town Hall; Parry House; and St. Paul's Church.

U.S. Highway 50 Documentation (1994). Front Range documented an abandoned segment of U.S. Highway 50 within the boundaries of the Curecanti National Recreation Area on a National Register nomination form.

4. Project Approach

Front Range will professionally research, identify, examine, document, and assess historic resources in Gunnison County, collaborating with local citizens and the staff of History Colorado to produce a thorough and useful survey product that will guide future preservation efforts. The study area will *exclude* resources on federal lands and within the Town of Crested Butte and will *include* resources within the City of Gunnison, smaller incorporated municipalities, and remaining unincorporated county territory.

The following outline provides an overview of our project approach:

Task 1: Kickoff Meeting

a. Following signing of the contract, Front Range will arrange a telephone meeting with the Gunnison Historic Preservation Commission (GHPC) project coordinator and History Colorado (HC) staff to discuss the project scope of work, goals, deliverables, and timeline.

Task 2: Research and Data Collection

a. Front Range will collect information about previously designated landmarks (local, State, and National registers) and previously surveyed resources within the county.

b. Gunnison County geographic information (GIS) and Assessor attribute data for the study area will be obtained to permit identification of historic buildings greater than 50 years of age and provide insights into distribution by age and location.

c. Front Range will examine previously prepared survey plans and reports, as well as other published materials to expand its understanding of the survey area history, resources, and development and aid in preparation of the historic overview.

Task 3: Windshield Examination of the Study Area

a. At the beginning of the windshield examination phase, Front Range will meet with representative of GHPC and other interested local citizens to receive input and identify areas of particular interest for the project.

b. The GIS data developed in Task 2 will be used to create maps showing the geographic distribution of historic resources within the study area.

c. A windshield examination of the study area will be conducted to gain insights into the general types of historic resources, their geographic distribution, and integrity. Given the size of Gunnison County it is not anticipated that the entire study area will be examined, but representative areas of the county (determined with input from local representatives) will be investigated. Given the time of year when the work will be undertaken, some areas of the county may be inaccessible. No survey forms will be produced by this effort.

Task 4: Historic Overview

Using existing sources examined during the research and data collection phase, as well as knowledge gained through the windshield examination phase, an overview history of the study area will be produced for inclusion in the survey plan.

Task 5: Preparation of Survey Plan

Using the information collected in the preceding tasks, a draft survey plan will be produced. The plan will contain:

- A summary of previous historic resource surveys in the study area, including tables of surveyed historic resources and resources listed in local, State, or National registers.
- GIS-generated maps showing the distribution of historic resources within the study area
- Historic overview of the study area

- Discussion of the importance/reason for conducting surveys
- Proposed survey strategies discussed by short term, medium term, and long term priorities. This will include a discussion of survey efforts in terms of
  - Focus on geographic areas (i.e., Marble) or themes (i.e., country schools or ranches) or combination
  - Reconnaissance, intensive, or combination focus
  - Selective (scattered) or contiguous survey
  - Tasks suitable for volunteer efforts versus use of professional consultants
  - Possible funding sources
- Methodology and Bibliography

The draft plan (Task 5a) will be submitted for review and comment by GHPC members and HC staff. The consultant will use comments and suggestions received to produce a final version of the survey plan (Task 5b).

Task 6: Final Public Meeting

The consultant will present the final results and recommendations of the survey plan and answer questions at a GHPC meeting at the end of the project.

5. Deliverables

The following deliverables will be completed for the project:

- Draft survey plan: A PDF version and two bound copies will be submitted to the commission.
- Final survey plan: A PDF and Word version and five bound copies will be submitted to the commission.

6. Project Budget and Timeline

Budget

Front Range Research Associates, Inc., proposes to undertake the project as described in the project approach for a flat, fixed fee of **$15,000**, with payments staged according to the table on the following page. The estimated breakdown of labor and expenses is provided below.

TASK	TOTAL	LABOR	EXPENSES	Mileage	Copying /Supplies	Parking	Meals and IE	Lodging
Task 1: Kickoff Meeting	**$179**	**$179**	**$0**	*$0*	*$0*	*$0*	*$0*	*$0*
Task 2: Data Collection	**$2,214**	**$2,202**	**$12**	*$5*	*$5*	*$2*	*$0*	*$0*
Task 3: Windshield Survey	**$5,033**	**$3,754**	**$1,279**	*$420*	*$0*	*$0*	*$459*	*$400*
Task 4: Historic Overview	**$1,443**	**$1,431**	**$12**	*$5*	*$5*	*$2*	*$0*	*$0*
Task 5a: Draft Survey Plan	**$4,630**	**$4,615**	**$15**	*$0*	*$15*	*$0*	*$0*	*$0*
Task 5b: Final Survey Plan	**$765**	**$715**	**$50**	*$0*	*$50*	*$0*	*$0*	*$0*
Task 6: Public Meeting	**$736**	**$536**	**$200**	*$200*	*$0*	*$0*	*$0*	*$0*
TOTAL	**$15,000**	**$13,432**	**$1,568**	*$630*	*$75*	*$4*	*$459*	*$400*

NOTES: We are estimating two round-trips to Gunnison County and are assuming one four-night stay for the windshield reconnaissance trip
Mileage: The mileage reimbursement is limited to $.50/mile.
Lodging: The lodging amounts reflect 2 nights of lodging at an estimated rate of $100/night.
Meals and Incidental Expenses (IE): We used the GSA rate of $51/person/day for meals and incidental expenses and adjusted for first and last days of travel for two people.

Timeline and Payment Schedule

APPROXIMATE DATE FOR COMPLETION	TASK OR SUBTASK	PAYMENT AMOUNT
15 March 2015	Project start	--
31 March 2015	Task 1: Kickoff Meeting	$179
15 May 2015	Task 2: Complete data collection	$2,214
31 July 2015	Task 3: Complete windshield survey of study area	$5,033
31 August 2015	Task 4: Complete historic overview of study area	$1,443
15 October 2015	Task 5a: Submission of draft survey plan	$4,630
30 November 2015	Task 5b: Submission of final survey plan	$765
15 January 2016	Task 6: Public Meeting	$736

This schedule assumes a 15 March 2015 under contract and notice to proceed on the project. If this date changes, then the deadlines will be adjusted accordingly.