AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

AgendaTitle:
Ratification County Manager Signature; Colorado State Historical Fund Competitive Grant Application; Ohio City Town Hall, Phase II - Interior & Exterior Rehabilitation Project; $35,000 Cash Match, $139,900 Project Budget

Action Requested: Motion

Parties to the Agreement:

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

Summary:
A previous version was approved during the 3/17 meeting. This final version includes different budgetary figures.

Fiscal Impact: $139,900

Submitted by: Katherine Haase for Rachel Magruder **Submitter's Email Address:** rmagruder@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:

The version approved on March 17th indicated the County Share would be $25,000 - $30,000. This version shows a total of $35,000. Per Rachel, the Quartz Creek Improvement Association will be contributing the additional funds above $30,000, but is shown on the grant application as County contribution. She said they have already collected $3,000 toward their $5,000 amount and have other fund raisers scheduled. If they raise more, the County portion will be reduced.

Reviewed by: GUNCOUNTY1\lNienhueser Discharge Date: 4/1/2015

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

Comments:

Reviewed by: Discharge Date: Certificate of Insurance Required Yes ( ) No ( )

County Manager Review:

Comments:

Reviewed by: GUNCOUNTY1\mbirnie Discharge Date: 4/3/2015

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

Agenda Date: 4/7/2015 Follow Up Agenda Date:

Revised April 2013

HISTORY Colorado
STATE HISTORICAL FUND

Competitive Grant Application – April 1, 2015

Complete this application form in conjunction with the directions found on the accompanying* SHF Competitive Grant Application Instructions *(found online at http://www.historycolorado.org/grants/application-forms).
For assistance, contact SHF Outreach Staff at (303) 866-2825 or toll free at (877) 788-3780.

1. Applicant Organization
Organization Name: Board of County Commissioners of the County of Gunnison, Colorado
Mailing Address: 200 E. Virginia
City: Gunnison State: CO Zip Code: 81230
Telephone Number: 970-641-5300
Federal Tax ID Number: 84-6000770

Signature of Legally Authorized Representative — Title: County Manager — Date: 4/1/2015
Please sign in blue ink
Matthew Birnie
Print Name

2. Grant Recipient Contact Person
Contact Last Name: Magruder Contact First Name: Rachel
Title: Paralegal
Organization *(if different from applicant organization)*:
Mailing or FedEx Address: 200 E. Virginia
City: Gunnison State: CO Zip Code: 81230
Telephone Number: 970-641-5300 Fax: 970-641-7696
E-mail Address *(Required)*: rmagruder@gunnisoncounty.org

3. Grant Type *Choose one:* Competitive Grant - Up to $35,000 ○ Competitive Grant - $35,001 or More ●
Is this a repeat application? *(Indicate if you are reapplying for all or any part of a previously declined grant.)* **Yes** ○ **No** ●

4. Project Type *(choose one that reflects the majority of the proposed project):*
● Acquisition & Development Those projects that involve excavation, stabilization, restoration, rehabilitation, reconstruction, or acquisition of a designated property or site. Archaeological projects are considered Acquisition & Development when the level of investigation is "intensive excavation." In such cases, the site must be designated before the application is submitted.

○ Survey & Planning Those projects that involve identification, recording, evaluation, designation and planning for the protection of significant historic buildings, structures, sites and districts. For archaeological projects, all levels of survey and test excavations are considered Survey & Planning projects and prior historic designation is not required. However, once testing reveals eligibility for designation, further excavation may not occur without designation.

○ Education Those projects that provide historic preservation information or information about historic sites to the public.

5. Project Title: Ohio City Town Hall, Phase II - Interior & Exterior Rehabilitation

6. Brief Summary of Project (suitable for a press release):
This grant application is for Phase II, the final phase of a two phased project. Phase II will address the interior & exterior rehabilitation of the Ohio City Town Hall and will include the rehabilitation of the east west windows, wood floor, stage, interior and exterior metal tiles, reconstruction and rehabilitation of the western historic door and recreation of the front entry door and transoms.

7. Grant Request and Cash Match
Grant Request: $ 104,900.00 Cash Match: $ 35,000.00 Total Project Budget: $ 139,900.00 *(total calculated automatically)*
* Cash Match Percentage of Total Budget: 25.00 % *(= cash match amount ÷ total project budget; match percentage not calculated automatically)*
**** NOTE: Cash Match percentage must be calculated to two decimal points (example: 25.66%)***

7. continued

We will be ready to provide cash match at the time we sign our SHF contract (1-2 months after the award date.) Yes ☑ No ☐

Indicate if you are requesting a waiver for the Cash Match requirement. Yes ☐ No ☑

If Yes, what is your justification for requesting a cash match waiver?:

8. Geographic Information

County in which property/project is located: Gunnison County, Colorado

Colorado Legislative District Numbers *House:* 59 *Senate:* 5

U.S. Congressional District: 3

you can look up district numbers at http://www.colorado.gov/esri/webmaps/my-hood.html?webmap-id=0bbdbd4450154b1c9a9827d21c862dad

9. Property Information

Property Historic Name *(as listed on the historic designation)*:

Ohio City Town Hall

Historic Designation *(check all that apply)* *or* N/A ☐ *see* Instructions *for information on applicability)*

Local (with verification attached) ☑ *Colorado State Register of Historic Properties* ☐ *National Register of Historic Places* ☐

Designation Area *(check one)*: Building Footprint Only ◉ Building and Surrounding Property ○ Acreage only ○ Historic District ○

Property Street Address: 8503 County Road 76

Property City: Ohio City Property State: CO Property Zip Code: 81237

Property Site Number: 5GN.5833 *example: 5DV.123; call 303-866-3395 if you do not know the site number.*

Property Legal Description: Lot 24, Block 16, Roe's Addition to the Town of Ohio City, County of Gunnison, Colorado

Property Period(s) of Significance: 1906

County Assessor's Contact Information (for verification purposes): 970-641-1085

(URL for County Assessors at Colorado Assessor's Assn.: *http://e-caa.com/home-page/county-information/colorado-assessors.*)

10. Property Owner Information *if different than Applicant Organization* ***or*** **N/A** ☑ *see* Instructions *for information on applicability)*

Owner Name:

Street Address:

City: State: Zip Code:

Phone number:

Federal Employer Identification Number *(please, no Social Security numbers)*:

I acknowledge that I give permission for the work proposed in this grant application to be carried out.

SIGN HERE

Signature of Legal Property Owner Date

Please sign in blue ink

Print Name

11. Section 106 Compliance *(see* Instructions *for information on applicability)* ***or*** **N/A** ☑

Please indicate which Federal agency is involved in your project and the nature of the collaboration:

Federal Agency Contact Name and Telephone Number:

12. Acknowledgement of Support by Government Official *(see* Instructions *for applicability)* ***or*** **N/A** ☑

I support the project outlined in this grant application.

Name:
Title:
Governmental Entity:

Signature: _____ Date: _____
Please sign in blue ink

_____
Print Name

13. Acknowledgment of Award Conditions

I understand and agree with the following conditions associated with State Historical Fund grants if awarded (initial each ***in blue ink****):*

NB I understand my organization will enter into a contract with the State Historical Fund (SHF). My organization will become a state contractor and cannot "pass through" fiscal or project responsibility to another organization.

NB I understand that SHF contracts contain non-negotiable terms, and it is my responsibility to review the SHF grant templates (found online at http://www.historycolorado.org/grants/state-historical-fund-grants) prior to application to assure that my organization is willing to go under contract with those terms.

NB I understand the proposed cash match must be available before my organization signs the SHF contract.

NB I understand SHF funds will be paid only for work taking place within the SHF contract period.

NB I understand my organization cannot use funds in a manner that may result in an actual or perceived conflict of interest. (See SHF Handbook)

NB I understand property restrictions may be required as a result of an acquisition and development project. For architectural survey projects, I will adhere to the current Colorado Cultural Resource Manual.

NB I understand that once under contract, I will work in partnership with the State Historical Fund to meet the Secretary of the Interior's Standards. I will comply with review expectations and refrain from carrying out work until I have the approval of SHF historic preservation specialists to proceed.

NB I understand that my performance as a state contractor will be evaluated and made available to the public.

NB I understand that indirect costs need to be justified at the time of request for reimbursement. I am encouraged to use the SHF Indirect Cost Worksheet (found online at http://www.historycolorado.org/grants/application-forms) for planning purposes.

NB I understand that state regulations requires me to certify that my organization carries Worker's Compensation, Employer's Liability, General Liability, and Automobile Insurance, if applicable.

NB I understand that my organization is solely responsible for determining if my cash match resources are eligible for use with SHF grant programs.

Call SHF Outreach staff at (303) 866-2825 or toll free at (877) 788-3780 if you have any questions

14. Narrative – *see the* Instructions *for specific tips and directions on how to answer each narrative section.*

A. *Applicant Capacity:* Write a brief introduction to the applicant organization and its experience with similar projects. *This category demonstrates the applicant's ability and commitment to successfully complete the proposed project* (0-10 points).

The Board of County Commissioners of the County of Gunnison, Colorado represents Gunnison County, Colorado, a political subdivision of the State of Colorado. Gunnison County is rural mountain county situated on the western slope of Colorado which encompasses 3,258 square miles with approximately 15,000 residents. Gunnison County carries the following mission statement:

> "Gunnison County cherishes its sense of community and place. We strive to preserve and promote the well-being of the County's citizens, natural environment and rural character. We will deliver services and set standards that reflect our values and preserve our unique quality of life for present and future generations to enjoy."

Preserving our historic structures is a means of maintaining the rural character of our community for future generations. Gunnison County's commitment to historic preservation is identified in the Board of County Commissioners Resolution No: 93-32, a resolution providing for the preservation of the cultural, historic and architectural history within Gunnison County. This resolution established the Gunnison County Historic Preservation Commission, identified the eligibility and process for designation of historic landmarks, restricts landmark alteration without approval, requests maintenance by owners of designated landmarks and provides enforcement mechanisms for any violation of the resolution.

In 2010, the structural integrity of the Ohio City Town Hall was questioned because of settling movement below the north wall. Because of this concern, Gunnison County applied for and received grant funds from the SHF for a historic structure assessment which was completed in 2011. In 2011, Gunnison County applied for a SHF acquisition and development grant for costs of architectural and engineering plans and Phase I improvements but was rejected. In 2012, Gunnison County hired Ben White Architecture, L.L.C. to draft construction plans and provide methodologies. The plans and project manual identifying the methodologies was completed December 2012. In April 2013, Gunnison County applied for a SHF acquisition and development grant for Phase I improvements but was rejected. In October 2013, Gunnison County again applied for a SHF acquisition and development grant for Phase 1 and was fortunate enough to be awarded that grant.

The improvements funded by the grant for Phase 1 included the immediate need to stabilize the building by lifting the building and constructing a new foundation, replacement of the electrical distribution system, installation of replica historic lighting, fans, removal of the non-historic interior columns and providing for additional structural support of the roof. Along with the cash match of $30,000, as in-kind contributions for Phase 1, Gunnison County provided for all excavation work, construction of and materials for the front entrance deck railings and exterior lamp post, the ADA ramp, parking space and loading area, west landing, exterior electric and lighting, including installation of an underground electric distribution line to the building. The costs incurred for those in-kind contributions was over $32,000. Gunnison County also provided services of its Facility Maintenance Director for supervision of the project along with financial and administrative assistance of its staff and will again provide those services for Phase II. Phase 1, the Foundation Stabilization and Electrical Upgrades for the Ohio City Town Hall has been completed. Phase I came under the projected budget by more than $39,000.

The Quartz Creek Improvement Association, the local community civic organization ("QCIA") provided volunteers for removal of the old front entrance deck and ramp and after construction clean up of the building and around the exterior. For Phase II the QCIA has offered volunteers to scrub down the entire interior bead board walls and after completion of Phase II they are providing volunteers for reclamation of vegetation and landscaping. In anticipation of Phase II, in 2014 the QCIA organized its first annual fundraiser, the Gold Rush 5K/10K Walk Run. This event raised almost $3,000 which will be contributed to the cash match for this application for Phase II along with the additional funds that will be raised at this year's race which takes place August 8, 2015.

Project management and oversight will be provided by Gunnison County's Facility Maintenance Director, John Cattles, who will serve as the General Contractor. Ben White of Ben White Architecture, LLC will provide consultation and oversight of the project. Rachel Magruder, Gunnison County employee and member of the QCIA will serve as point person for coordination and communication with the SHF, lead participants and the QCIA. The Gunnison County Finance Department will provide for financial administration of the grant.

B. *Property or Project History:* Write a brief history and description of the property or a description of the project and its relationship to historic preservation. If applicable, include justification of the period of significance as it relates to this project. *This category tells us why this preservation or archaeological project is important* (0-10 points).

Ohio City was an established on the original site of Eagle City previously settled by miners in the latter part of 1879. Ohio City is located in the beautiful Quartz Creek Valley of Gunnison County and incorporated on June 24, 1907. The Ohio City Town hall was constructed in 1906, during the second period of three distinct mining periods of boom and bust. During the second period, the town supported approximately 250 people, a newspaper, theater, several civic organizations, baseball teams, a brass band and even an orchestra.

The Ohio City Town Hall was originally constructed as the Baer Boss Mercantile. The building was also used for a short time as a restaurant owned by the Tarkington Family. In 1914 the Tarkingtons sold the restaurant to the Town of Ohio City for use as a town hall. In 1974 Gunnison County acquired the Town Hall when the Secretary of the State of Colorado determined Ohio City to be an abandoned town site pursuant to C.R.S. 139-19-101, et. seq.

The Ohio City Town Hall represents a significant type of architectural style predominant around the turn of the century. The wood framed building is a Vernacular Victorian style characterized by the false front and store front glazing. The building is unique with its corner entrance. The exterior walls are sheathed with a combination of unpainted vertical wood board and batten siding on the north and south sides. The east and west sides are covered with a pressed metal shingle that appears to be terne metal with a pattern that mimics blocks. For areas around the entrance and the corners of the building a small metal tile with a medallion pattern is used as an accent with the block pattern.

The interior is an open one room undivided space. Interior walls are covered with varnished wood bead board paneling from floor to ceiling. The high ceiling is finished with an unpainted pressed metal tile with a decorative quatrefoil pattern. This pattern is commonly associated with the Gothic and Renaissance Revival periods of architecture in the United States. The symbol is a representation of a flower with four petals, or a leaf with four leaflets (such as a four leaf clover symbolizing good luck). A decorative border with a covered cornice adds additional formality to the design.

There are two authentic wood frame outhouses located north of the building which are distinct in that they are two seater outhouses.

The Ohio City Town Hall is not only historically significant but also significant to the community as it has provided a forum for community functions is this rural mountain area. Used by the QCIA since 1965 and officially leased to the QCIA in the mid 1970's, it has since been used as a community meeting place for potlucks, fundraisers, cultural events and private celebrations. The Town Hall represents simplicities of times past. There is no running water in the Town Hall, rather water is toted in by valley residents, much as it would have been in times past. The building is heated by a wood stove that was built and donated by a valley resident and wood is supplied by donations of valley residents.

In the 1980's, the QCIA installed interior non-historic columns to support the ceiling and constructed a roof to provide for further support for the excessive snow load experienced in this region. In 1990's Gunnison County replaced some damaged floor boards and did some joist work, built a front deck, with board donations from valley residents, and provided tin work on the roof. Throughout the years, maintenance of the building has been contributed mutually by Gunnison County and the QCIA. Current maintenance tasks have been formally memorialized in writing.

By virtue of Resolution1996-25, Gunnison County designated the Town Hall as a historic county landmark.

In 2010, out of concern for the structural integrity of the building, Gunnison County pursued the rehabilitation of the Town Hall. In 2011, Gunnison County was awarded a grant by the SHF for a Historic Structure Asssessment and in 2013 Gunnison County was awarded another SHF grant for Phase 1 which included stabilization of the building, removal of non-historic interior columns, reinforcement of the roof and installation of an electrical distribution system including historically appropriate lighting. During Phase I, Gunnison County constructed a west entrance landing and reconstructed the front deck, ADA ramp and loading zone, installed railings and provided for excavation work.

Because of the significance of this historic landmark and what it means to the community, Gunnison County and the QCIA have been and continue to be committed for its preservation and have memorialized a continued maintenance schedule for the Ohio City Town Hall for the use and enjoyment of community and for future generations to come.

C. *Project Description:* Provide a detailed description of the project.
This section demonstrates the appropriateness of the project and your knowledge of what is needed to complete it (0-20 points).

This grant application is a request for funds for Phase II, the final phase of a two phase project. Phase II will address rehabilitation and reconstruction of historic doors, rehabilitation of historic windows and flooring, metal ceiling tile and metal exterior tile. It will also include reconstruction of the stage and installation of non-combustible material around and behind the wood stove. We will address all improvements according to The Secretary of the Interior's Standards and Guidelines.

The Improvements for Phase II, are identified as follows:

1. Window Rehabilitation: There are two windows that have been boarded up for many years, located on the east side and west side of the building. The frames are deteriorated and the glass has been destroyed. Based upon a 1930's photograph of the building, though the east and west side windows are not shown in the photograph, we believe they are historic and were relocated from the original store front shown in the oldest photograph we could find. (Please see attached plan booklet and photos.) We will remove existing windows and frames, utilize the existing framework as a pattern to recreate those windows, add wood framing as necessary for a rough opening, flash the window heads and provide interior and exterior wood trim.

2. Door Reconstruction and Rehabilitation: The front entry door is non-historic and above that door is a boarded up transom. That door will be recreated, a type reminiscent of the door identified in the historic 1930's photograph. The door frame, head transom, jamb and sill will be rebuilt to accommodate the new door and a transom will be reinstalled. For egress, cross bar panic hardware will be installed.

The existing historic secondary west exit door will be rehabilitated per the guidance of the National Park Service Preservation Tech Notes - Historic Doors Rehabilitation Solutions. Also noted in the 1930's photograph, we found that there was a transom above not only the front entry door but also the secondary historic west side door. The door jamb and threshold will be repaired and replaced. The head transom will be rebuilt and a transom will be installed. The door will have a reverse swing to provide for egress and panic hardware will be added.

3. Wood Floor Rehabilitation: The historic floor boards are douglas fir. In 1999, a portion of the floor in front of the stage was replaced and in addition there are sections of the floor that are missing floor boards and have been patched with an overlay of metal. During the foundation stabilization activities of Phase I, it was noted that the existing wood floor is attached directly to the floor joists without a sub-floor. While not uncommon, this does place a fair amount of stress on the wood floor and does not provide adequate support for the code required floor load. Protruding nail heads make it nearly impossible to refinish the floor in place. Adding a sub-floor would provide for better stability and endurance. During this time, it was also noted that the stage unsound and unstable. We plan on carefully removing the existing hardwood floor, metal patches and the non-historic patch which will not be re-utilized, and removing all nails from the backside of boards in preparation for re-installation. We can then remove the existing stage. New 5/8" floor sheathing will be installed. The stage floor and steps will be rebuilt and a handrail installed. Thereafter the original hardwood floor boards will be reinstalled with diagonal nailing, concealing the nail heads, which will allow finishing and ease of future refinishing and maintenance. Additional custom 2 1/4" douglas fir hardwood floor will be integrated to match existing historic floor boards and compensate for the missing non-historic floor patch and missing flooring that had been covered with metal. The floor boards will be rehabilitated to remove any finishes and the entire floor will be refinished by a light sanding. Rehabilitation of the wood floor will be per the GSA Wood Floor Rehabilitation Specification. During the installation of the floor boards, a new non-combustible floor under and behind wood stove will be installed for fire protection and safety.

4. Interior Wood Bead Board: The interior walls of the building are covered with wood bead board. Prior to construction of the roof addition by the QCIA in 1980's, some water damage occurred which left some staining on the wood bead board and in consideration of age of the wood bead board, it needs some refurbishing. In addition there are some holes. Addressing the holes will be per the guidance of GSA Guidelines "Filling Holes in Wood Veneer Paneling". Volunteers from the QCIA and community have offered to clean and refurbish the interior bead board walls with a mild detergent as recommended in the Secretary of Interior Standards.

5. Metal Exterior Siding Rehabilitation: The east and west sides of the building are covered with pressed metal panel siding that appears to be Terne metal with a pattern that mimics stone. Some of the metal panels that are located near the foundation are damaged. By removing all the metal panels, they can be reinstalled to cover the entire elevation without utilizing new replica panels. The historic pressed metal panel siding and pressed metal corner trim will be removed. As a waterproof barrier, 30# felt paper will be installed on the side walls. The existing pressed metal panel siding and corner trim will be replaced over the waterproof barrier. A new belly band will be installed at the foundation and, for ventilation, concealed crawl space vents will be installed in the new belly band. The door and window flashing will be installed with matching metal trim. An enclosed wood fascia and soffit will be constructed to discourage bird nesting for preservation of the pressed metal panel siding. The rehabilitation of the metal exterior siding will be per the guidelines of GSA "Rehabilitating Historic Buildings: Metals".

6. Metal Ceiling Tile Rehabilitation: The historic interior unpainted pressed metal tile ceiling has some missing and damaged pieces. (Please see attached plans and pictures.) By utilizing replica tiles, and with recommended treatment, match the patina of the existing tiles. Then install those additional ceiling pieces to infill those missing or damaged ceiling tiles, molding, filler, and crown molding. The rehabilitation of the metal ceiling tiles will be per the GSA Guidelines for "Installing A Tin Ceiling and Cornice".

Project management for Phase II will be by Gunnison County serving as general contractor which will allow for close supervision and selection of sub-contractors. Gunnison County will engage sub-contractors, to the best degree possible, with historic preservation experience. Gunnison County's Facility Maintenance Director, John Cattles, will supervise the project. Ben White, of Ben White Architecture, LLC, will provide consultation throughout the project. Rachel Magruder, Gunnison County employee and member of the QCIA will serve as point person for coordination and communication with the SHF, lead participants and the QCIA. The Gunnison County Finance Department will provide for financial administration of the grant.

On March 18, 2015, Gunnison County received historic landmark alteration certification approval for Phase II from the Gunnison County Historic Preservation Commission. For Phase II, Gunnison County will be applying for a building permit for structural work on the window headers, side door head, and re-framing the stage and steps.

D. *Urgency:* Explain why it is urgent to complete the work in your application NOW. (0-15 points)

The most urgent concern of this project was the structural integrity of the building which was addressed in Phase I. We are even more appreciative of receiving funds for Phase I as we found that the north foundation sill was far more deteriorated than we envisioned, as the sill was rotten to the degree that all that remained were remnants. The entire lower portion of the wall was reinforced.

However, further concerns were discovered during Phase 1 and if left incomplete would may leave this building hindered from the full usage it deserves. Those concerns are:

1. The existing wood floor is attached directly to the floor joists without a sub-floor. While not uncommon, this does place a fair amount of stress on the historic wood floor. It is non-compliant with the code required 100 PSF floor load.

2. The stage and steps to the stage were also found to be unstable and non-compliant with the 100 PSF floor load.

Further, we have knowledge that:

1. The fire protection around the wood stove is unsafe and the current fire protection guard is not in compliance with our current fire code.

2. To leave the original western door to further deterioration may render it to be unrestorable.

Having completed Phase I, it would seem that we should embrace and maintain the momentum, commitment and energy towards the preservation of the Ohio City Town Hall. Further, it would also seem to be a disservice not to grasp this opportunity to fully rehabilitate and restore, to the fullest extent possible, this community's historic treasure.

Please know that Ohio City is a rural mountain community located approximately 22 miles from the City of Gunnison, the county seat of Gunnison County. Winter seasons commonly consist of significant snow fall and temperatures dropping far below zero, often presenting quite a challenge to its residents. Community relations in this rural mountain area are important to the community's health and sustainability. The residents of the valley vary in number, from an estimated 125 in the winter to 400 in the summer and visitors are considerable. The preservation effort also adds to the general historic preservation of the valley which encompasses approximately 25 miles of scenic roadway.

The Ohio City Town Hall is "The Community Gathering Place" and is significant to the valley residents. Valley residents adore this building for the history it represents and its welcoming and comforting simplicity. The Town Hall has provided a venue for both public and private gatherings since 1965. The fellowship and community spirit of this valley residents is reminiscent of days gone where people truly look out for and depend upon each other and look forward to gathering together. The QCIA helps promote this community spirit through organized events. Such events at the Ohio City Town Hall include monthly potluck dinners, where residents may socialize and discuss concerns of the community. These potlucks may also include entertainment such as musicians, storytellers, historians, square dancing and games. The holiday potlucks ensure that residents not only enjoy good cheer but ensuring that everyone has a good holiday meal. Local government entities utilize the building for presentations addressing issues impacting the valley. The Ohio City Hall Town also provides a place for larger private gatherings. One such private gathering, wherein nearly the entire community participated, was to welcome a soldier home from Iraq. Located in one of the most popular circle tours, many visitors stop and take notice of this historic landmark. The Ohio City Town Hall represents a magnet in that it attracts valley residents and visitors and provides the place where they want to go and are to gather.

E. *Timeline:* Create a list with key project milestones and corresponding month/year showing how your project will be carried out. *This category shows you have adequately considered how to complete your project within the 24-month contract period, including outside factors that may affect the project.* (0-5 points).

Grant Award Notification: August 1, 2015

SHF Contract Start Date: September 1, 2015

Initial Conference with SHF and delivery of before photos: October 1, 2015

Submit construction documents for SHF approval: October 1, 2015

SHF staff approval of construction documents: October 31, 2015

Gunnison County to engage sub-contractors and apply for building permit: November 1, 2015

Order interior metal ceiling tiles: November 1, 2015

Pre-construction conference with SHF: November 15, 2015

Patina interior metal ceiling tiles: January 1, 2016

Install interior metal ceiling tiles: January 15, 2016

Remove wood stove, stage and flooring: February 1, 2016

Rehabilitate and Prepare Original Floor Boards for reinstallation: April 1, 2016

Install sub-flooring, flooring and tile surrounding wood stove: March 1, 2016

Construct stage, steps and install railing: March 1, 2016

Clean and refurbish interior bead board walls: May 1, 2016

Interim Meeting with SHF: May 15, 2016

Western & Eastern Window Rehabilitation: July 1, 2016

Western Door Rehabilitation/Repair Jamb and Threshold/Transom Reinstallation: July 1, 2016

Recreate Front Entrance Door and Transom Installation: July 1, 2016

Removal of Exterior Metal Panels: August 1, 2016

Install vents, felt paper and base band: August 15, 2016

Reinstall of Exterior Metal Panels: September 1, 2016

Construct Wood Fascia and Soffit: September 1, 2016

Post Construction Meeting with SHF: September 15, 2016

Status reports and pictures to be provided to SHF throughout the construction period. Upon completion of work for Phase II, a post construction report and pictures will be provided to SHF.

F. *Public Benefit* Tell us how/why the community supports and benefits from this project. In addition, describe how you will publicize the benefits of this particular project as well as historic preservation and the History Colorado State Historical Fund. For instance, will you be holding any workshops that demonstrate trade techniques or methods reflecting the application of *The Secretary of the Interior's Standards and Guidelines?*
This category shows the overall benefit of the project to the community. (0-15 points)

Attending to historic landmarks such as the Ohio City Town Hall is a gesture that provides a lesson and example to everyone especially our youth in many ways. History informs us of where we come from, appreciation of where we are now and provides us with a heritage of respect for that history. It is important to provide an education in history for our children but also to display appreciation for our history by example in the time and energy displayed in preservation and care of historic landmarks such as the Ohio City Town Hall.

Not only does the Ohio City Town Hall provide a community center for its residents, it also represents the perseverance of its ancestors who established this mining town and is a significant and beloved historical landmark of the community and a treasure to leave for children and children's children.

Gunnison County believes that preservation and rehabilitation of the Ohio City Town Hall will allow for even more community gatherings, private functions and further use of this historic landmark and provide for future growth of this community.

A forum of education and an outreach for public awareness of historic preservation and this historic landmark will include:

1. Gunnison County has created a link on their website providing information on the rehabilitation of the Ohio City Town Hall. This link, http://www.gunnisoncounty.org/628/Ohio-City, provides the history of the area and the building along with its historic attributes, the significance it the building is to the community, progress reports and pictures from Phase I , Foundation Stabilization and Electrical Upgrades and will provide the work in progress during for Phase II. The link also identifies that it is a SHF funded project, with a sub-link to the SHF website for further historic preservation awareness

2. Networking through historic preservation groups, to include Colorado Preservation, Inc., to inform interested historic preservation members and specialists of this project and to provide an opportunity to be informed and to observe and/or participate in this project. Accommodations and meals will be provided by QCIA members for those traveling long distance.

3. This SHF supported historic preservation project has been published in the local newspaper and the summer insert magazine and further information for Phase II will again be published.

4. A valley resident and local artisan designed a logo for tee-shirts with the Ohio City Town Hall as the centerpiece which is sold at community functions by the QCIA, the local civic organization.

5. In anticipation of Phase II, in 2014 the QCIA organized its first annual fundraiser, the "Gold Rush 5K/10K Run/Walk" which first took place last August 2014. A website was established for the race, and the sub-link http://www.goldrush5k10k.com/donate/, also informs the public of this SHF supported project, with a inter-link to the SHF and the Gunnison County link. The QCIA would propose that the tee-shirts for this year's race include additional language that the preservation and rehabilitation of the Ohio City Town Hall is a SHF funded project.

6. The Ohio City Town Hall is located on one of the most popular scenic drives in our area (Gunnison/Taylor Reservoir/Tincup/Cumberland/Pitkin/Ohio City/Parlin/Gunnison). Not only is there signage in front of the building identifying it as a historic landmark, the SHF sign is displayed in the front window noting the preservation efforts from Phase 1.

G. *State Preservation Plan* Describe how this project relates to one or more of the six overarching goals of the State Preservation Plan. *See a Summary of the Plan and its goals at* http://www.historycolorado.org/archaeologists/state-preservation-plan. (0-5 points)

The Ohio City Town Hall, Phase II, Interior & Exterior Rehabilitation project relates to the following State Preservation Plan:

The State Preservation Plan Action Agenda; Goal A: Preserving the Places that Matter.

The Ohio City Town Hall is an irreplaceable historic structure that provides a cultural source for the community and the public at large and is worthy of preservation.

The State Preservation Plan Action Agenda; Goal B: Strengthening and Connecting the Colorado Preservation Network.

By offering historic preservation group members and specialists an opportunity to learn, observe and/or participate in this project will connect the Colorado preservation network.

The State Preservation Plan Action Agenda; Goal C: Shaping the Preservation Message.

Providing a link on the Gunnison County Website of the history of the area and the building along with its historic attributes, the work in progress throughout the project and the significance it has to the community, while also providing for a SHF inter-link, for further historic preservation awareness, will be a promotion and message of historic preservation's mission and vision.

The website for QCIA's annual "Goldrush 5k run/walk" identifying that the funds being raised are for a SHF supported project and providing an inter- link to the SHF website, the history of the area and building along with its historic attributes and the work in progress during the project and the significance it is to the community, will also be a promotion and message of historic preservation's mission and vision.

The publication of this historic preservation project funded by the SHF in the local newspaper is also a promotion and message of historic preservation's mission and vision.

The State Preservation Plan Action Agenda; Goal D: Publicizing the Benefits of Preservation.

The benefits of preserving this historic landmark will be spread throughout the valley, county, state and country by valley residents and in-state and out-of-state visitors by the knowledge, appreciation and enjoyment of being able to preserve and rehabilitate the Ohio City Town Hall, "The Gathering Place" for this community. The publication of this historic preservation project in the local newspaper, and the documentation of this project on the Gunnison County and QCIA websites will further extend the benefits of historic preservation.

The State Preservation Plan Action Agenda; Goal E: Weaving Preservation into Education.

This project has and will continue to provide a forum for awareness of historic preservation. At a fundraiser held at the Town Hall last May, the 4H Group presented a recitation of the history of the valley, the historic significance of the Town Hall along with the rehabilitation efforts funded by the SHF. The 4H Group will be giving another presentation this May. Two history professors from the University of Colorado Western State have been informed of this project, one of which is a valley resident. It is anticipated that their students will be informed of the significance of historic preservation, the history of the area and the building along with its historic attributes along with the work in progress during the project and realization of the significance it means to the community.

H. *Combined Scope of Work and Budget:* Write a detailed outline of the work you propose to accomplish in this grant, with corresponding costs for each task. Please see sample Scope & Budgets referred to in the *Instructions.*
This category indicates your knowledge of the work that needs to be done and how much it will cost. (0-20 points)

If this is a construction project, please break out:
-Overhead & Profit
-A & E
-General Conditions (including bonding and permits)
Please remember contingency.

This budget is derived from *(check all that apply)*:
☐ Attached bids (derived from construction documents detailing the specific scope of work)
☑ Attached proposals (estimates of cost for the general scope from consultants, contractors, etc.)
☐ Other *(explain)*:

1. Window and Door Rehabilitation: $ 17,641
   a. Restoration of western side door and reconstruct transom
   b. Restoration and reconstruction of east and west windows
   c. Reconstruction of front entrance door
   d. Rehabilitation of front door transom and transom installations

2. Interior Rehabilitation: $ 37,939
   a. Removal of wood flooring and stage
   b. Installation of new sub-flooring, wood floor and non-combustible surface around wood stove
   c. Installation of stage and railing
   d. Bead Board Rehabilitation

3. Metal Exterior Siding Tiles: $ 17,780
   a. Removal of Existing Metal Siding
   b. Installation of Roof Drip Edge, Frieze Panel and Gable End Trim, Misc. Wood Trim and Flashing
   c. Reinstall Metal Siding

4. Metal Interior Ceiling Tiles: $ 20,625
   a. Order and Replace Missing Ceiling Panels, Molding Strips, Filler Panels and Crown Molding
   b. Patina New Ceiling Panels, Molding Strips, Filler Panels and Crown Molding

Direct Cost of Construction Sub-Total:			$ 93,985
Indirect Costs of Construction:			
General Conditions (15%)		$ 14,098	
Contractor Fee (15%)		$ 14,098	
Project Contingency (10%)		$ 9,390	
A/E Construction Administration (7%)		$ 6,579	
Permits & Inspections (1)		$ 1,750	
Total:		$ 45,921	
Subtotal of Indirect Costs of Construction:			$139,900
Gunnison County & QCIA Cash Match (25%)	$35,000		
TOTAL FUNDS REQUEST FROM SHF FOR PHASE II:			$104,900

Additional funds received from QCIA's "Gold Rush 5K/10K Walk Run Race" will be contributed to the cash match.

In-Kind Contributions for Phase II include:
Cost of Gunnson County staff providing general contracting services along with general and financial administration of the project will be incurred by Gunnison County.

QCIA will also be providing labor for cleaning and refurbishing the interior bead board walls along with vegetation reclamation and landscaping upon completion of Phase II, the final phase of the project.

15. Application Checklist: *Use this checklist to ensure you have included necessary copies and attachments*

- ☐ Original, completed application with seven (7) copies, including all attachments. Double-sided is acceptable, but please ensure the original, signed application is single-sided only.
- ☐ No cover letter attached; no binding, notebooks, or folders used.
- ☐ Attachments (provided for each copy):
  - W-9 for grant applicant (**required**); blank form available online at http://www.historycolorado.org/grants/application-forms.
  - Clear, readable photographs with informative captions (color recommended). **Include at least one photograph of the entire resource that can be used by SHF staff for presentations or publicity purposes.** No matter what the project type, photographs aid the reviewer in understanding the resource(s) under consideration. Photos should show current views of the resource, both overall and in detail, and should demonstrate the need for the proposed work and its urgency. Historic photos are also helpful.
  - Bids or estimates to show how you determined your costs.
  - Proof of local designation, if not designated on the State or National Register and are performing physical work on a building. If you are requesting any physical work around the foundation or on the site, please be certain the designation extends to that area.
  - Maps, site plans, or enlightening drawings as needed.
  - Applicable excerpts from Historic Structure or Archaeological Assessments.
  - Five or more letters of support from users of the building, public officials and those who will benefit from or support the proposed project. Thoughtful letters that reflect an awareness of the project's impact are more persuasive than numerous general letters. Please be judicious in the number of letters you attach.
  - If this is a large-scale archaeological investigation, attach a research design. If you require more information, call Staff Archaeologist Tom Carr at (303) 866-3498.
  - Once your application has been received, no additional attachments will be allowed.

Mailing Address

The History Colorado State Historical Fund
History Colorado Center
1200 Broadway
Denver, CO 80203

Questions: Contact History Colorado SHF Outreach Staff at (303) 866-2825 or toll free at (877) 788-3780

Deadline: April 1, 2015. Envelope MUST BE postmarked by the application deadline. If you hand-deliver your application, it must be dropped off in our office by 5:00 pm on the application deadline date.

The History Colorado State Historical Fund provides public outreach and application assistance at no charge to all applicants. Application advice is available to:

- Assist with project planning
- Review and make suggestions on draft applications
- Provide assistance throughout the application process

It is very important for every applicant to contact the History Colorado State Historical Fund outreach staff for assistance as soon as possible to avoid spending time preparing an application that may not meet this program's basic requirements. Applicants should contact the History Colorado State Historical Fund outreach staff as early as possible during the planning stages of a preservation project, preferably months before an application is submitted. **Drafts for review are accepted until February 13, 2015.** Contact the History Colorado State Historical Fund outreach staff at (303) 866-2825 or toll free at (877) 788-3780.