

**Routt County Museum and Heritage Fund Advisory Board
Capacity Building Grant Application Form**

APPLICATION

1. Applicant Organization

Organization Name: Historical Society of Oak Creek & Phippsburg / Tracks & Trails Museum

Mailing Address: PO Box 1

City: Oak Creek

State: CO

Zip Code:

Telephone Number: 670-736-8245

Nita Naugle

Signature of Legally Authorized Representative

Director

Title

10/5/2022

Date

2. Grant Recipient Contact Person

Contact First Name: Nita

Contact Last Name: Naugle

Title: Director

Organization (*if different from applicant organization*):

Mailing Address:

City:

State:

Zip Code:

Telephone Number: 970-638-0452

Email: tracksandtrailsmuseum@gmail.com

3. Grant Cycle

Spring

Fall

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4. Project Type (choose one that reflects the majority of the proposed project):

Acquisition & Development Those projects that involve excavation, stabilization, restoration, reconstruction, or acquisition of a designated property or site.

Survey & Planning Those projects that involve identification, recording, evaluation, designation and planning for the protection of significant historic buildings, structures, sites and districts.

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

5. Project Title:

Raise the Roof

6. Brief Summary of Project:

Winter stabilization, reconstruction and restoration to include the roof of the Tracks & Trails Museum, needed outside and interior repairs and restoration. It will include fixing underlying problems of pitch, ice buildup and mold mitigation.

The goal is to re-open the Tracks & Trails Museum with a reintroduced healthy environment, mended gallery space and revitalized architectural quality while retaining the historic character of the building.

7. Grant Request and Cash Match:

Grant Request: \$37,000.

Cash Match: \$37,000.

In Kind:

Total Project Budget: \$250K+

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8. Narrative

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.*

Since 1998, The Historical Society of Oak Creek & Phippsburg has been focused on projects and activities that support it's mission, "...to collect, preserve, protect, interpret, impart and celebrate the history of Oak Creek, Phippsburg, and Stagecoach areas..."

- In 1999 State Historic Fund assessment of the old town hall. Funds were raised. The old town hall was restored to provide home for the Tracks & Trails Museum. Opening of Museum on July of 2007.
- o This endeavor was recognized by the Colorado Historical Society in 2008, when the museum was presented with the Stephen H. Hart Award for excellence in historical preservation.
- Over the years, pamphlets, books and area tours have been developed to explore local area history: towns, early coal mining, railroad, homesteads and schools. Educational programs for our public schools and events have also been established.
- The Tracks & Trails Museum features permanent displays as well as rotational displays - both indoor and outdoor. We have expanded and improved our footprint by building and or purchasing to strengthen our historic asset inventory
- o In 2011, the Historical Society was able to purchase the old gas station (circa 1936) that sits across the highway from the Museum. That same year it was placed on the Routt County Register of Historic Places. It has become an integral part of the Museum programing: it includes, storage, displays and a gift shop.
- o Through donations and grants, from 2013 to 2015, in a multi-phased project we built, adjacent our Museum, a building to house a 1937 Fire Truck.
- o Through donations and community support in 2017, we were able to purchase an empty lot (\$24K) adjacent our Railroad Display at the Phippsburg Park to expand our outdoor Railroading Exhibits. We raised the funds through donors in just over a month, the support from the railroading community was encouraging.
- o The Landscaping project in the Coal Miners' Bucket Park was a multi-phased project with planning starting in 2016 and over several years and several phases, it is almost at its completion. It was funded by multiple grants, a sizable donation and fundraising.

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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. *This category tells us why this preservation project is important.*

The old Town Hall (current Tracks & Trails Museum) was built from a campaign promise. The Taxpayers party, Kl Klux Klan supported, wanted a different venue for town government. The Citizens party opposing the Klan, grabbed the issue and included a new town hall in their campaign platform.

The Citizens ticket won the election by a land slide. Mayor Morrow's first act after winning the 1925 election was to have Architect Robert K. Fuller to present a plan for the new town hall. Although no location had been established the plan proposed a one story brick cement fireproof 50' X 67' with rooms for a fire department and public library to the front with council room, clerk's office, magistrate's room, vault and jail to the back. A furnace and janitor quarters in the basement, the estimated cost was \$15,000. It was built of cinder-block bricks and in the 1930s stucco was added to the outside of the building.

It housed Oak Creek's administrative offices, police department, and jail until 1995, when the current Town Hall was built.

The Historical Society of Oak Creek & Phippsburg formed in 1998 and decided to build a museum, to be housed in one of the most historically rich buildings in Town. Although it took dozens of volunteers, countless hours writing grants, gutting and rebuilding the open ceremony of the Tracks & Trails Museum was in July of 2007.

The building is leased to the Historical Society of Oak Creek & Phippsburg for 100 years by the Town of Oak Creek. In 2020, a roof leak happened in the back gallery of the Museum. Delay upon delay ensued and patch upon patch have gotten us to this point

Not only is the building itself significant for its architecture and its history linked to the role of Town Hall but the contents and role of the building as the Museum are vital to the mission of the Tracks & Trails Museum. The Museum engages participants, community, volunteers, students and heritage travelers from all over the world through exhibits, workshops, gallery space, guest speakers, programs and more.

This project is critically urgent – we must stop the progression of additional structural damage.

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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.

Background: In the winter of 2020, a roof leak in the backroom of the Museum. At that time the project was turned over to the Town of Oak Creek (building owner) to be turned into insurance. The Museum contacted a contractor and his bid came in at \$22K. which the Museum gave to the Town. The insurance company, McMillan Claim Service, inspected the property and damage. The Town received about \$20K+ to repair the roof. However due reasons including COVID, delays, lack of available contractors and town staff turnovers the work was not completed at that time. Additional damage accrued. In 2021, the Historical Society found a contractor and gave the contact to the Town. Elite Construction was brought in to patch the roof through the winter of 2021/22. During the winter they had to come back several times to re-patch, as the first two temporary patches didn't hold. The money used for the patches was taken out of the insurance money. It was determined that mold was an issue and Asbestos became a concern. The Town tested for Asbestos and the test samples came back negative and asbestos is not an issue. At that time Elite Construction submitted a bid on 4/6/22 (\$67K+) to the Town but it didn't include the entire scope of work. It was loosely estimated that the costs would be around \$250K. The Historical Society met with the Town several times to try to get a plan in place. It was determined that if something was going to happen sooner rather than later it would fall upon the Historical Society. The Historical Society started at the end of July 2022 to raise funds and find the expertise to get a complete a detailed scope of work. Through hard work the process of raising funds via fundraisers and donations started. From the end of July until now we have raised \$18,200.00 In September, the Fire Department crew volunteered their time to move the larger display furniture out of the back gallery and volunteer John Salazar finished pulling the rest of the ceiling down in the back room so the damaged area could be further assessed. Sadly- there is even more damage that needs to be repaired.

Currently: Currently volunteering his time Ron Goodrich of Goodrich Building Services, Inc. is working to get a complete scope of work of which we will give to the contractors to receive bids from. Also Ron is working on a plan to try to get us through the winter. Ron and his contacts are the experts that are needed to get a comprehensive scope of work.

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D. 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 a 24-month period.*

NOTE: This fall cycle and timing of this grant request of MAHFAB is critical and urgent at this time. Due to the nature of the other grants the Historical Society is applying for they require a significant amount of funds secured before they even will consider our application.

Fundraising & Advertising:

7/15/22- Blues Concert Fundraiser (Partnership with South Routt Library District)

7/27/22-9/23/22 Met with Town to update. Ongoing

7/30/22- Online fundraiser page established on Colorado Gives for roof.

Aug-Sept. 2022- Poker Run. & Farmers Markets , Ace , Labor Day Fundraisers & membership mailings

8/24/22- Met with Steamboat Pilot. Article released.

9/9/22- Special Edition Newsletter Created- Roof Relief for Matriarch

Grants & Funding:

9/13-9/14/22- Attended Colorado Rural Philanthropy Days

9/15/22- submitted a Grant Inquiry Form to the Boettcher Foundation
(Notified for invitation for proposal on October 10th)

9/7/22- MAHFAB Grant Due

Project Prep:

Sept. 2022- Met with Ron Goodrich & Billy Texter to review consulting needs for detailed scope. (several times)

9/26/22- Rest of interior ceiling and debris removed to further access back gallery damage.

Upcoming:

Will continue to write grants this fall and into Jan 2022 if necessary.

Will continue to fund raise and market project until all needed funds are acquired.

10/28/22 (On or before) Establish master scope list.

Fall of 2022 – Start Bidding Process

Winter 22/23 – Award Bid

Spring /Summer 2023– Complete project work by August 23, 2023. Fall of 2023 – Close out grants.

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E. Public Benefit: Tell us how/why the community supports and benefits from this project.

This category shows the overall benefit of the project to the community.

This project is about people and reestablishing a place for connections. Benefits of reopening are:

- Getting school students back in and to contribute to their curriculum. We want to broaden our school educational program and invite more teachers from the neighboring areas to take part. Being open will allow us to establish new relationships in education.
- Having a place for our board, volunteers, and residents to meet. Being open will allow us to thrive and connect with the next generation of volunteers.
- Allow us to partner with community heritage arts teachers, host classes, author talks, and having a place to partner with Main Street events.
- Allow us to be a heritage asset to draw tourism to NW Colorado. The National Trust for Historic Preservation defines heritage tourism as “traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past.” This we are authentic too.
- We are a partner to the Smithsonian Traveling exhibit coming to our neighboring Yampa-Egeria Museum in 2024. We have promised exhibits on “Changes in Rural America” of which will tell part of the story. This will deepen conversations in the community.
- Our partners are extensive: Historic Routt County, Town of Oak Creek, South Routt School District, Peabody Coal Mine, South Routt Library District, Area Museums and more.

Vested: The dedication of the community is apparent, we have raised \$18,200. in donations and fundraisers in just 2.5 months. Our volunteers, board and staff have donated countless hours and vested time. We are committed to reach the goal of 250K to get the needed repairs done by the fall of 2023.

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9. Proposed Scope of Work & Budget

A. 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 budget in the Instructions Documents.*

Please See Attached Scope of Work

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

- Original, completed application. Double-sided is acceptable.
- Attachments
 - Clear, readable photographs with informative captions (color if possible). 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.
 - Maps, site plans, or enlightening drawings as needed.
 - Letters of support.

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 budget in the Instructions Documents.

The Tracks & Trails Museum developed a scope in 2020 and updated it in the spring of 2022 that we are using until Ron Goodrich adds the specific construction details based on his role as advisor and construction consultant. The Museum's scope includes but is not limited to:

- *Repairs to Roof over Back Gallery
 - *Replace Beams & Rafters if needed.
 - *Replace Saturated Insulation – Entire back gallery
 - *Replace Roof
 - *Replace Membrane (Including tops of cinderblock sides)
 - *Redo any Damaged Wiring
 - Secure Heat Bar (East Wall)
 - Reinstall Fire detector – Reboot with Security Company
 - *Contractor & Labor Costs
 - *Outside Wall Damage
 - *Any Other Expense Associated with 2020 Roof Damage
- * Repairs to Soft Spot in Roof over Front Gallery
 - Replace Lumber if unsound
- *Entire Roof
 - Create Slope and Pitch with foam (6" to 8" from front to back)
- * Needed Permits
- *Add heavy-duty gutter on North End
- *Check drainage and if pipe is clear
- * Replace or patch cinderblock bricks on NW corner
- *Stucco NW corner
- *Check stability of chimney
- *Paint Building
- *Take Care of Any Mold Mitigation
- *Move Fixed Jail from Wall -- Labor
 - *Take care of rust and damage from water, Paint.
- Labor for Moving – Artifacts & *Display Cases
- *Repairs to Ceiling in Back Gallery
 - *Re-drywall Entire Ceiling
 - *Repaint Entire room
 - *Scrape Peeling Water Damaged Floor & Repaint Floor
- Storage Costs for Furniture & Cases and Archives if needed.

Moving Costs for Storage Site – to and from if needed

Wall Display – Redo including display boards (replace, old had water damage).

*Bathroom Ceiling Fan – Check into venting and roof

*Due to complications of site closure replace old water pipes and heater.

*Project contingency

Raise The Roof - Project Budget - MAHFAB Grant								
	Source of Funds	Date Secured	MAHFAB Grant Request	Other Grants & Donations	Town of Oak Creek	Insurance Money	Historical Society of OC&P	Total Funding (\$)
CASH								
	MAHFAB Grant Request	Pending	\$37,000.00					\$37,000.00
	Town of Oak Creek-Grant due 10/10/22	Pending			3,000.00			\$3,000.00
	Insurance Money	8/13/2020				17,000.00		\$17,000.00
	Other Grants & Donations	Pending		173,000.00				\$173,000.00
	Historical Society of Oak Creek & Phippsburg (HSOCP)	10/5/2022					\$20,000.00	\$20,000.00
IN-KIND								
	Contractor Donations							\$0.00
								\$0.00
TOTAL SOURCE OF FUNDS			\$37,000.00	\$173,000.00	3,000.00	17,000.00	20,000.00	\$250,000.00