

## Appendix C: Past Planning Efforts



2001-Bicentennial Farm Project

2002-Relevant Pages from the Iowa City Southwest Planning District Plan

2003-JCCOG- Poor farm Planning Study Final Report

2012-Adopted Poor Farm Plan Update - JCMPO

2013- Technical Assistance Network Report

2015- Food Policy Committee Public Forum Notes

*News from the*  
**JOHNSON COUNTY HISTORICAL SOCIETY**

P.O. Box 5081 Coralville, IA 52241 Phone (319) 351-5738 Fax (319) 351-5310  
**Heritage Museum**, 310 Fifth St. Coralville, IA Hours: Saturday 1 PM– 5 PM Sundays 1 PM– 4 PM  
**Old Capitol Mall** Monday-Friday 10 Am– 8 PM. Saturday 10 AM– 6 PM, Sunday Noon-5 PM  
 Phone (319) 688-2640 E-Mail JOHCTYHISTCTY@Yahoo.com

*Johnson County Communities Past and Present*  
**The Johnson County Poor Farm: II: “Coloring the Landscape”**

In the last issue a historical perspective on the 160-acre site of the Poor Farm was presented. The guiding principle for the group preparing a comprehensive plan for consideration in developing the site is that the “pieces” developed be compatible with the preservation of the historical foundations. In this issue we will begin to introduce the members of the team that are collaborating on this vision and present preliminary proposals on how we would “color the landscape.”

**Agriculture**

JCHS firmly believes that history provides the foundation for talking about the things that matter in our communities. Sometimes historical perspective on where we have been lets us see more clearly our progress towards where we would like to be and when people get involved with the past they begin to see themselves as connected to others. The agricultural focus helps with that. Carol Hunt, Local Food Systems Project Coordinator, Johnson County Soil & Water Conservation District, and a member of the planning group, has drafted the following for consideration:

Agriculture has played a major role in Iowa’s heritage throughout the history of the state. Although current agricultural trends emphasize corn, beans, hogs and cattle as Iowa’s primary commodities, the state was once a major producer and processor of a much wider range of products for human consumption. Unfortunately, few people are aware of Iowa’s agricultural history, nor do they realize that the vast majority of food now eaten in the state (over 80% of the produce, for example) comes from other states and countries. This shift in agricultural emphasis has had numerous implications for our environment, economy, health, and overall quality of life.

A better understanding of Johnson County’s place in agriculture—its past, present, and options for the future—would help the public make well-informed decisions about land use, soil and water conservation, and similar issues. Education about local food production and use, in particular, could have a positive impact on the state and county’s future in agriculture. Localizing the food supply can accomplish a number of things. It can help reduce fossil fuel use and wear on the nation’s highways by decreasing the distance food travels. Increasing local food production can give farmers a chance to diversify and increase their production and earn additional income. Money spent locally will stay in our communities and give a boost to rural economies. Food grown locally is fresher than food shipped from out of state, so retains more of its nutrients and taste. The experience of a closer relationship with the land, food, and people who produce that food is a positive experience for many people, and can help improve the quality of life. But the benefits of a localized food supply will be realized only if the public embraces and demands it. Such a consumer-driven market will therefore benefit greatly from any educational effort that not only teaches people about the impacts of their food choices, but also about how to actually use locally grown food in their own kitchens.

The creation of three food production plots, representing three separate periods in Iowa’s history, for demonstration and educational purposes is proposed:

1. A garden that demonstrates agricultural practices, product varieties, harvesting, preparation, and storage techniques used by Native Americans in this region of Iowa prior to settlement.
2. A food plot representative of that actually managed and used by residents of the Johnson County Poor Farm circa 1875, for example.
3. A modern market garden, similar to the type that forms an integral part of the current (and rapidly growing) local food systems “movement” that is supplying products to an increasing number of restaurants and individual consumers in the Iowa City area.

These gardens would each demonstrate to the public, in the appropriate historical context, how the garden plot is

## NOTES FROM THE MUSEUM

*Information for the members & friends of the Johnson County Historical Society*

planned and managed; which food and medicinal plants are preferred and how they are grown; and how they are harvested, prepared for consumption, and stored for future use. Where practical, hands-on participation and tasting of products could be encouraged.

Anticipated needs and considerations include:

- 3 plots of level land, probably not more than ½ acre
- Gardening supplies: tools & equipment, compost/manure, fencing (deer-proof), row covers, mulch, stakes and labels, watering equipment, etc.
- Seed and seedlings
- Gardeners (garden manager & assistants/laborers, possibly volunteer, perhaps as part of school education program)
- Interpreters/educators
- Consultants on historical issues, gardening technique, food preparation, etc.
- Equipment for harvest and preparation of produce
- Licensed kitchen\*, storage space, demonstration space, seating areas, rest rooms
- Chef/food handler
- Brochures and other interpretive materials

Economic Opportunities:

Opportunities exist for using these plots to bring some money back into the project:

Admission fees

Donations

On-site produce stand for sale of surplus produce

Sales of produce to restaurants or other institutions

Cooking classes and food use/handling/storage demonstration, for a fee

Sales of foods prepared from produce in licensed kitchen, including:

1. Canned or frozen produce for sale direct to the public, institutions, or retail outlets
2. Soup, sandwiches, salads, and snacks for consuming on premises or away
3. More elaborate prepared entrees using local produce, meat, and other products, grown on demo plots or on neighboring farms

\*On-site special meals, such as period-appropriate dinners, using locally grown foods.

Could include special fund-raising banquets.

\*Off-site catering using locally grown food and with an educational emphasis.

NEXT ISSUE: Planning Committee Report: Preliminary plans for restoration, seed production, wetlands, prairie, & nature trails.

**“Building our future by understanding our past.”**











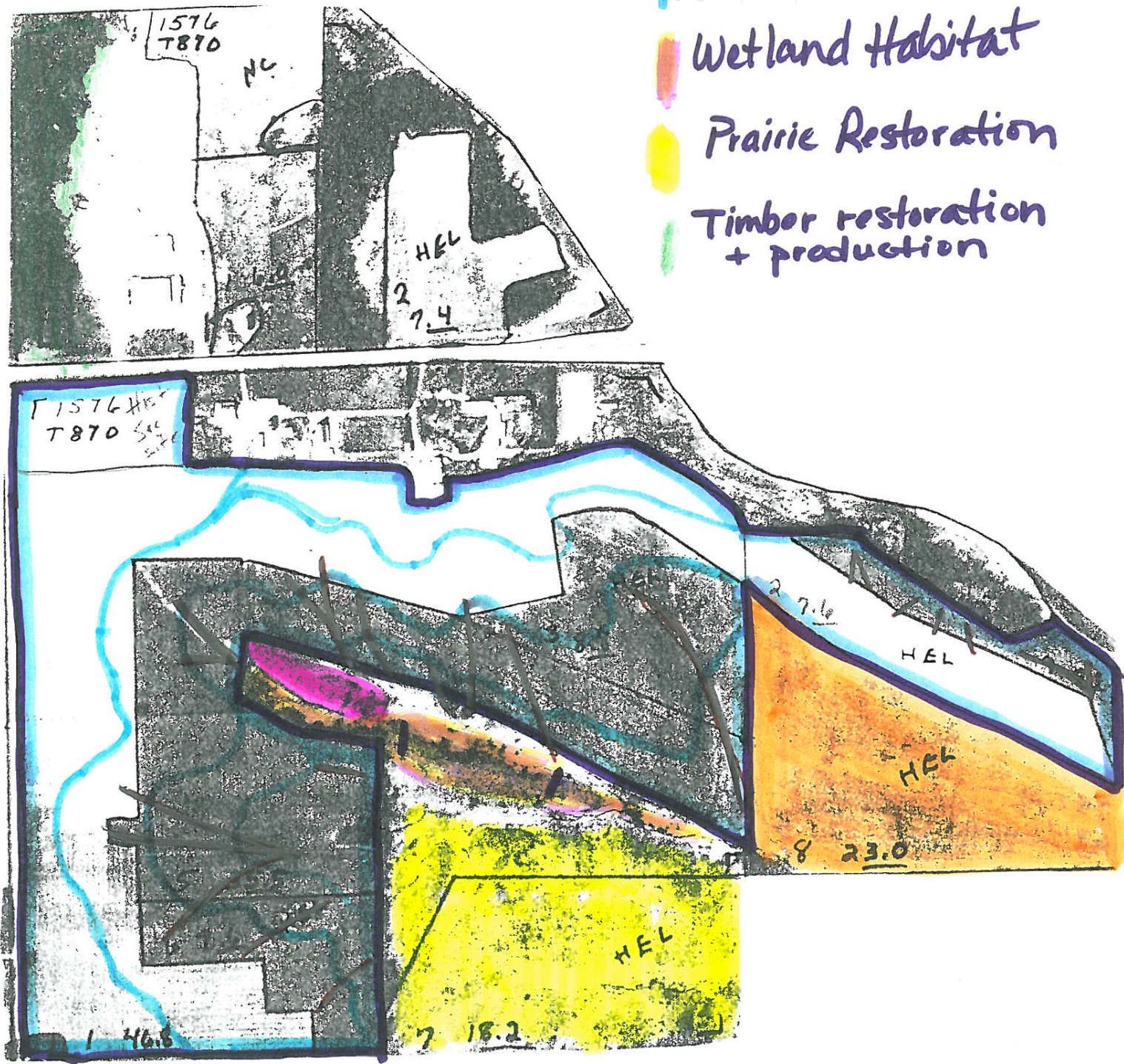
**Help Preserve Johnson County History by Volunteering Today**

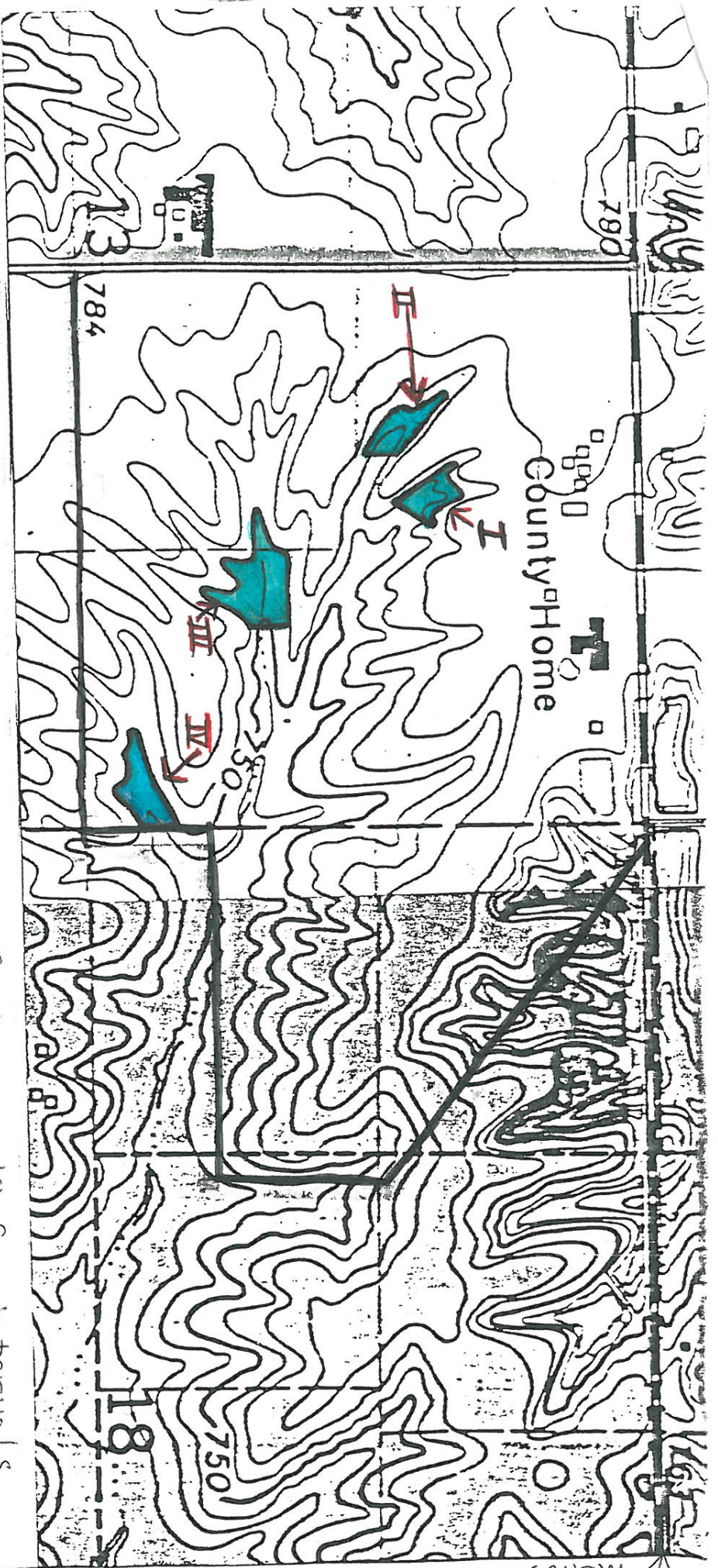
*Plum Grove Interpreters*—Plum Grove still needs interpreters for the upcoming 2001 season. Volunteer interpreters give tours of Plum Grove to visitors and help with special events.

*Curatorial Assistants*—If you like working with objects of Johnson County history this could be the job for you. Curatorial Assistants are needed to help register and store artifacts donated to the Historical Society on Mondays from 10-1 and the 2<sup>nd</sup> Thursday of every month from 6-8:30 p.m.

For more information on these volunteer positions or for a list of other volunteer opportunities, please call 351-5738.

-  Switchgrass
-  Pauper's Cemetery ?
-  Crop 1998 C-B outline
-  Waterways
-  Buffer + field borders  
Ship not
-  Wetland Habitat
-  Prairie Restoration
-  Timber restoration + production





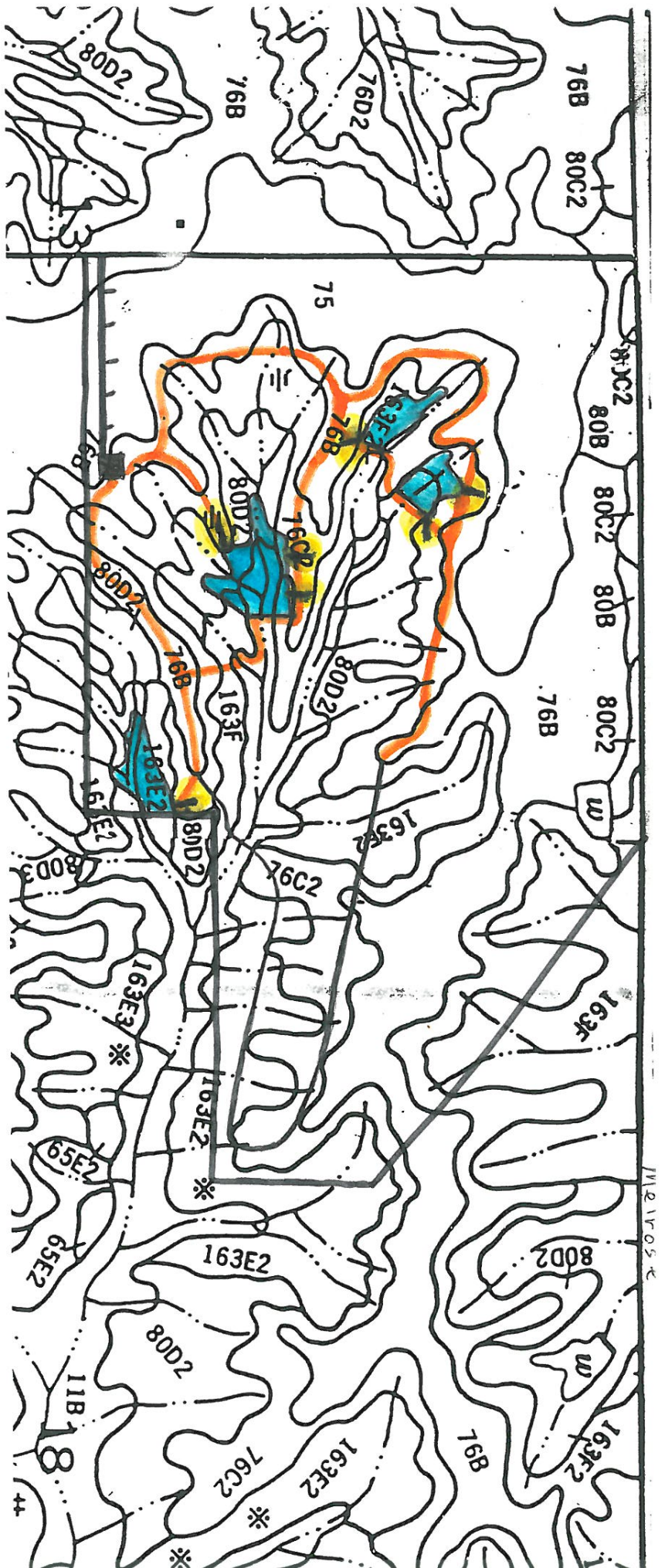
— pond

— Property Boundaries

Pond Sites on Topographic Contours 10 ft intervals

8 in = 1 mi.  
1 in = 660 ft.

N  
↑



Trails on Soil Map

Access Road

Property boundaries

Barrier Free Trail

Other Trail

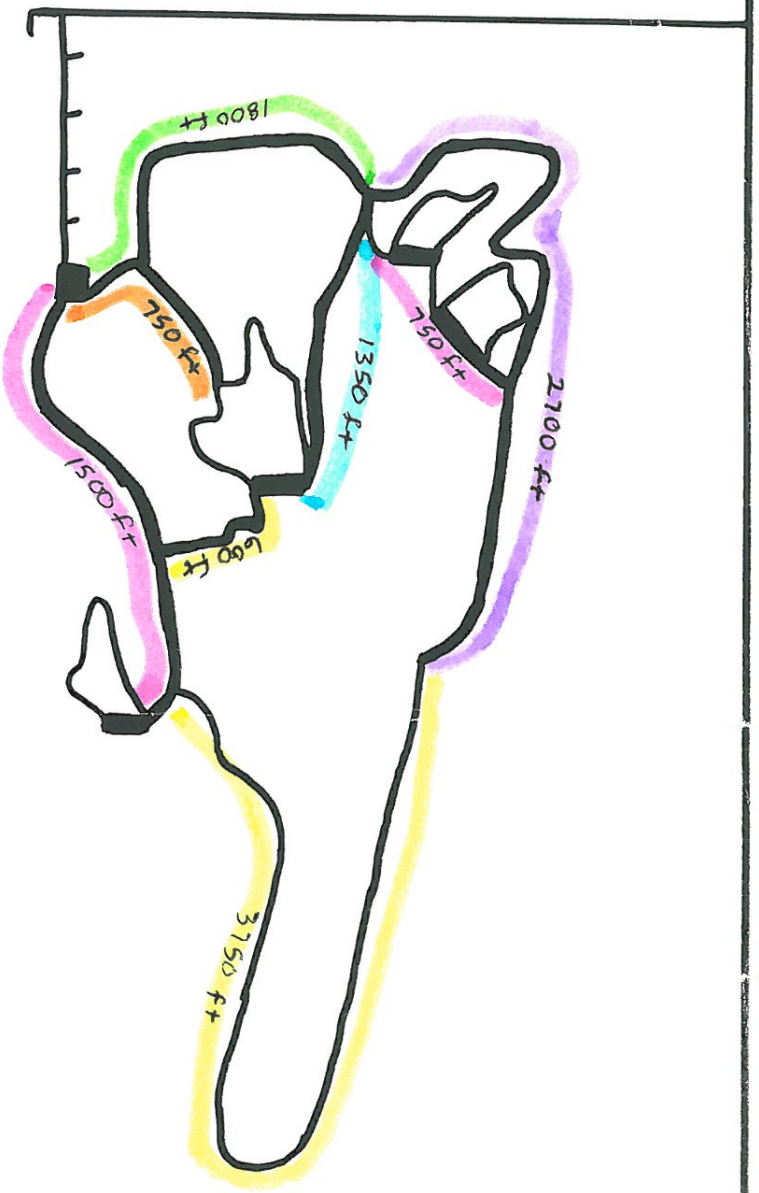
Fishing Pier

Parking Area

8 in = 1 mi.

1 in = 640 ft





Trail Outline with distances

- Barrier Free Trail
- ◻ Pond
- ▬ Access Road
- ▬ Other Trail
- Parking Area

8 in = 1 mi.  
 1 in = 660 ft



①

# Johnson Co. Home Navy Barn

4-6-01

## Exterior Built

Dimensions 40 ft X 65 ft + 8 ft Pen Rod Side  
 Paint White - original Red  
 Siding Board + Batten  
 Foundation Concrete  
 Roof Style Gambrel <sup>with Dutch Knuckle</sup> 2 Cupolas partly removed  
 " Cover Metal  
 Rain gutters ?

First Ground floor Complete Cement floor

East side Dairy - milking section

Ground floor heavy beamed - some boxed so unable to confirm around perimeter  
 4X Knee braces - Support to hay mow Boxed in to 10'X10' floor cement - Cement Dunks in front of stanchions - Watering cups between every 2 cows (at head of stanchions)

Cement gutters - all in pretty good shape  
West side

Stalls for 6 horses -

had hay manger in front - some have been <sup>removed</sup>  
 - Door has been cut to exterior on west side to have access to silo  
 Also some small grain bins -

Hay mow - original just a ladder at south end center <sup>to enter hay mow</sup> Very unusual ladder - Near original ladder + at right angle to it is a poor steep stair way to hay mow <sup>installed in old hay drop</sup>  
 Hay mow floor long ground flooring - lots of hay + straw in North end



(2)

Hay Mow - Clear span from gambrel roof to mow floor with angular 8x8 braces <sup>beams</sup> jutting out from eave line to haymow floor every 10 ft. (at rt angle to the walls.

Rafter were 2x6 set 18" on center - Roof rafters are in 2 sections with an joining brace - I could not see perkins at the joint in the rafter I couldn't see a ridgepole

The hay track is metal - It was dark & hard to see - Hay ~~gate~~ attached 2 both ends of carrier (trolley) the north end seemed to be holding hay door closed. - ~~the~~ South end tied ~~to~~ with excess rope to hay chute (drop) at South end. Hay door appeared to be hinged at bottom. There is a diagonal brace of 1x8" at each corner of roof from rafter joint to eave line - lower end of rafter rest on a sill

The 2 ventilated cupola have been closed off on inside - Extra bracing is still in place - Only one small hole in the roof next to South ventilator

addendum

Unable to determine if Loaden Equipment Co (Fairfield) <sup>±</sup> man manufacturer of Dairy equipment & other Barn Hardware - (I probably is)

Emily Roberts  
Rita & Don Brenneman

## INTERPRETATION OF THE POOR FARM CEMETERY

- I. Discussion of the 19th century funeral practices
  - a. how to determine if death has occurred
  - b. washing, dressing, laying out of the body
  - c. appropriate wrappings and clothing
  - d. technological equipment and changes (embalming, makeup, etc.)
  - e. corpse receptacles and their change over time
  - f. appropriate ceremonies and places for ceremonies
    1. the setting up
    2. the viewing
    3. the funeral
  - g. processions, music, food, and flowers
  - h. who participates in these activities
- II. Discussion of the 19th century burial practices
  - a. where burial is to take place
  - b. how soon after death burial takes place
  - c. who digs the grave and fills it in
  - d. transportation of body to the place of burial
  - e. ceremonies at the grave site at the time of burial
  - f. methods of marking the grave site
  - g. who participates in these activities
- III. Discussion of the artifacts of death, burial, and mourning
  - a. temporary exterior artifacts
    1. crepe wreaths and badges
    2. flower arrangements
  - b. permanent exterior artifacts
    1. grave markers, monuments, tombs, mausoleums
    2. cenotaphs and memorials
  - c. temporary interior artifacts
    1. flower arrangements
    2. hair jewelry and wreaths
    3. special clothing and personal adornment accessories
    4. stationery
  - d. permanent interior artifacts
    1. post mortem photographs
    2. memorial cards
    3. items of sympathy sent by others
- IV. Folk lore of death and burial
  - a. fears of being buried alive
  - b. euphemisms for the words "died" and "dead"
  - c. mirrors, clocks, window blinds, coffin doors, etc.
  - d. ghosts, poltergeists, haunting, keening, etc.

## RECOMMENDATIONS FOR THE POOR FARM CEMETERY

1. We need to make a thorough search of all documentary records which may help us to know how many people are buried in the cemetery, and the dates of deaths.
2. We need to make a thorough physical search of the area to determine any existing evidence of burials, placement, numbers, and marking.
3. We need to clarify the ownership of the cemetery area, the responsibility for management and maintenance of the cemetery area, and ways of delineating the area from the surrounding areas.
  - a. Should the area be fenced ? If so, with what materials ?
  - b. Should the area be marked by signage ? If so, where ?
  - c. Should the area be indicated by any sort of grave marker(s) ?
  - d. If the area is fenced, what sort of gate(s) are needed ?
4. We need to make certain that a permanent means of access to the cemetery area be guaranteed, regardless of what use ultimately is made of the surrounding areas.
5. We need to determine a policy about whether or not the cemetery area is included in any public visitation to the insane asylum, the poor farm buildings, or other activities sponsored by the Johnson County Historical Society.
6. We need to incorporate interpretation of 19th century funerals and burials customs along with the actual interpretation of the cemetery, itself ?
7. We need to consult with the Johnson County Conservation Commission and other people knowledgeable in native flora about what vegetation cover likely would have been in the cemetery area at the time of the first burial .
8. Reconstruction of native vegetation over the surface area of the cemetery is one possibility for interpretation of the site. In that way we can combine the human history and the natural history.
9. After decisions have been made about the options listed above, we need to prepare written materials to be used by the guides who will accompany members of the visiting public to the area. These may be script-like in nature, and for internal use only, or there may be leaflets prepared specifically for distribution to interested members of the public.

## WORKSHEET FOR VISIT TO POOR FARM CEMETERY

1. Where is the cemetery located ?
2. Why is the cemetery located where it is ?
  - a. identify the cemetery in relationship to the nearest business district or residential district of the town.
  - b. note reasons for isolation of or proximity of the cemetery to the nearest business district or residential district of the town.
  - c. note evidences of care of or lack of care of the cemetery.
3. What is the size of the cemetery ?
4. What is the shape of the cemetery ?
5. Describe the topography of the cemetery and surrounding area.
6. Describe the gate(s), fencing, and roadways in the cemetery.
7. What kinds of trees, shrubs, bushes, flowers, and other plant material can be found in the cemetery ?
8. In what order are the graves arranged ?
9. What is the name of the cemetery ? How do you know ?
10. Identify methods of differentiating burials by gender, age, or other factors.

# POOR FARM HABITAT RESTORATION & MANAGEMENT- ESTIMATED COSTS

**CHRIS HENZE**  
**ROADSIDE VEGETATION MANAGER**

160 AC Total land base  
80 AC approx. needs restored/ managed

## 1<sup>st</sup> Year

Burning- minimum expense compared to other management methods

3-4 people to build fire lines/ help with burn = approx. \$1000

(4 people/ \$10/hr./ 3 days)= \$960.00

Concentration on highest quality sites i.e. wetlands, prairies, other communities

Tree Removal            3 people/ \$10/hr./ 5 days = \$1200.00  
Plus Misc. expenses (gas, herbicides, etc.)= \$150.00

Noxious Weed Control/ Various Mowing = \$250.00

First Year Estimated Total = \$2560.00

**Years 2-5-** More tree removal/ repeated burns/ additional mowing

Burns should cost approx. same \$, tree removal costs increase

All sites will be managed with emphasis on special sites

1<sup>st</sup> year management costs X 5 years = \$2560.00 X 5 = \$12,800.00

Additional mgt. Expenses for years 2-5 (\$500 more for mowing, \$2400 more for tree removal.

**Years 5-10-** Costs decrease as tree removal slows, plant communities recover

Burns- same cost as previous years- \$4800

Tree/ Weed Mgt.- 2 people/ 2 days/ \$10/hr= \$320.00

5-10 year costs- \$11200 total

**Total estimated costs for years 1-10 = approx. \$29,160 = \$364.50/ Acre**

Planting costs not figured (if needed)

Costs can be decreased with the use of volunteers or if JCCB manages

Costs will be increased with the use of contractors

**TO:** Johnson County Board of Supervisors

**FROM:** Margaret Wieting, Executive Director  
Johnson County Historical Society

**RE:** Presentation by the Johnson County Historical Society to Board of Supervisors, Thursday, February 1, 2001 regarding County Poor Farm site

**DATE:** January 31, 2001

Because of changes within the Johnson County Board of Supervisors during the past few years, both the Johnson County Historical Society's (JCHS) Board of Directors and I felt it would be helpful to provide background information before our discussion on Thursday regarding the Johnson County Poor Farm site (Attachment A1 & A2).

It is the understanding of JCHS that according to the Minutes of the Johnson County Board of Supervisors on May 29, 1997 a "Motion was made... by Lacina, second by Stutsman, to approve a feasibility study by the Johnson County Historical Society for the use of a five acre parcel of land, part of the Johnson County Farm, at the corner of Melrose and Slothower Road." (Attachment B) Also, we recognize that according to the *Iowa City Press-Citizen* article dated May 30, 1997 (Attachment C) "the supervisors' tentative commitment doesn't lock the county into any agreement at this point, but their approval now allows the historical society to go ahead with a feasibility study." The vote, as reported in the article, was 5-0.

The purpose of our request to meet with you is to revisit this commitment to a feasibility study and the designated parcel of land. Initially JCHS explored the building of a history center at the site (Attachment D). According to focus group meetings, it was determined that the anticipated cost exceeded what the organization could successfully raise at that time. Consequently, JCHS has been reevaluating the scope of the project.

Two pieces appeared to be missing in the initial plan: the designated land included the National Register listed 1859 First Johnson County Asylum building and the late 19<sup>th</sup> century horse/hay barn but did not include the unmarked poor farm cemetery or early 20<sup>th</sup> century dairy barn/silo/outbuildings which are critical components to assure an adequate interpretation of the Poor Farm site. Also, the plan did not include broad based partnerships and collaborations with other groups in order to develop a comprehensive site plan incorporating not just the historical foundations of the site, but maintenance of the disappearing rural setting, and opportunities for revitalizing natural resources such as wetlands, native prairie, and ponds.

The mission of the Johnson County Historical Society is to be a public center of learning about the historical and cultural heritage of Johnson County through collections,

preservation, and interpretation. We believe we help “build the future by understanding our past.” Our county’s history lives on in its historic places and we have an obligation to communicate the powerful stories these places have to tell the public. The historical resource in this case is the 160-acre site of the former Johnson County Poor Farm that dates from 1855. The site is a window on how 19<sup>th</sup> century communities defined and dealt with perceived social problems. It is imperative to look at the site in totality.

However, preservation of the Poor Farm site goes beyond the preservation of its structures and their functions. Our goal would be to develop a multi-functional facility plan preserving the historical foundation of the Poor Farm but also have it serve to preserve green spaces (Attachment E) as urban development extends west and south.

This plan would include, for example:

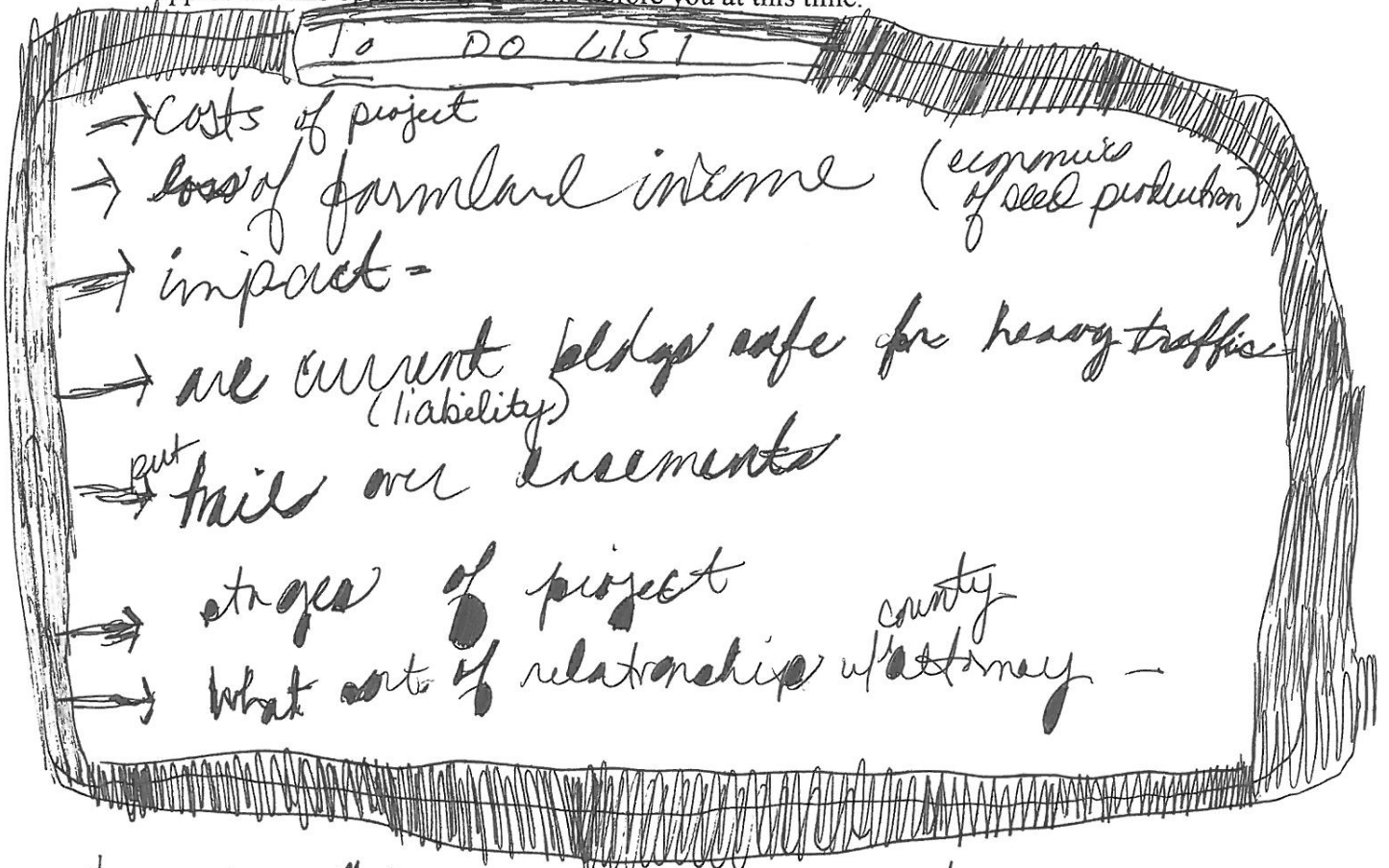
- A site survey to determine the role each existing building and the unmarked cemetery played in the context of the Poor Farm. An archaeological component would discover what potential exists for non-existing buildings, other structures, foundations, fences; walks or roads that would help us to better understand the Poor Farm site and its uses over time. It would also include a review of primary sources such as the minutes of the Board of Supervisors and records of the Poor Farm.
- Using the resources of the National Register Bulletin “Telling the Stories: Planning Effective Interpretive Programs for Properties Listed in the National Register of Historic Places” develop an interpretive plan.
- Develop and expand existing team of volunteers to help with planning and sequencing of tasks.
- Plan for the development of green spaces, i.e., native prairie, wetlands, ponds, & trails.
- Plan for preservation of the buildings and equipment recognizing that it takes more than that to recreate community.
- Develop plan to demonstrate past farming practices
- Research and document the Poor Farm cemetery.
- Design modest structure (i.e., period farm house) for JCHS staff, collections and library. A welcome center with public rest rooms could be incorporated into design.
- Parking area (including space for busses).
- Promote site as interpretative and educational center for schools, Johnson County residents, tour groups, etc.

In view of the above, the purpose of our discussion Thursday would be to set the stage for an on-going dialogue with the supervisors to expand the scope of the feasibility study for Board consideration and allow the “team” involved to continue the work they have begun for your future consideration. The list includes:

1. Margaret Wieting, Executive Director, Johnson County Historical Society and JCHS staff.
2. Rita Brannaman, representing JCHS Board of Directors (John Chadima, Pres.). \*

3. Loren Horton, retired historian, serving as advisor.
  4. William A. Matthes, retired faculty professor, College of Education, University of Iowa. \*
  5. Amy Bouska, Environmental Specialist, Johnson County Soil & Water Conservation District. \*
  6. Chris Henze, Roadside Manager, Johnson County Secondary Roads Department\*
  7. Emily Roberts, Johnson County resident, barn historian & preservationist. \*
  8. Todd Santoro, member, Johnson County Historic Preservation Commission.
  9. Ina Loewenberg, professional photographer
  10. David Dozart, history of farm equipment/barns studies as avocation/grew up on farm.
  11. Mental health perspective TBD.
  12. Historic preservation consultant & archaeologist TBD for site survey.
  13. Mary Donovan, Executive Director, Chatham Oaks.
  14. Chey Ness, musician, historian, Education program specialist.
  15. Bob Burns, posthumously
  16. Others as deemed appropriate by the Board of Supervisors.
  17. Representative from the Board of Supervisors
- \* Indicates the individual will speak at the meeting February 1<sup>st</sup>.

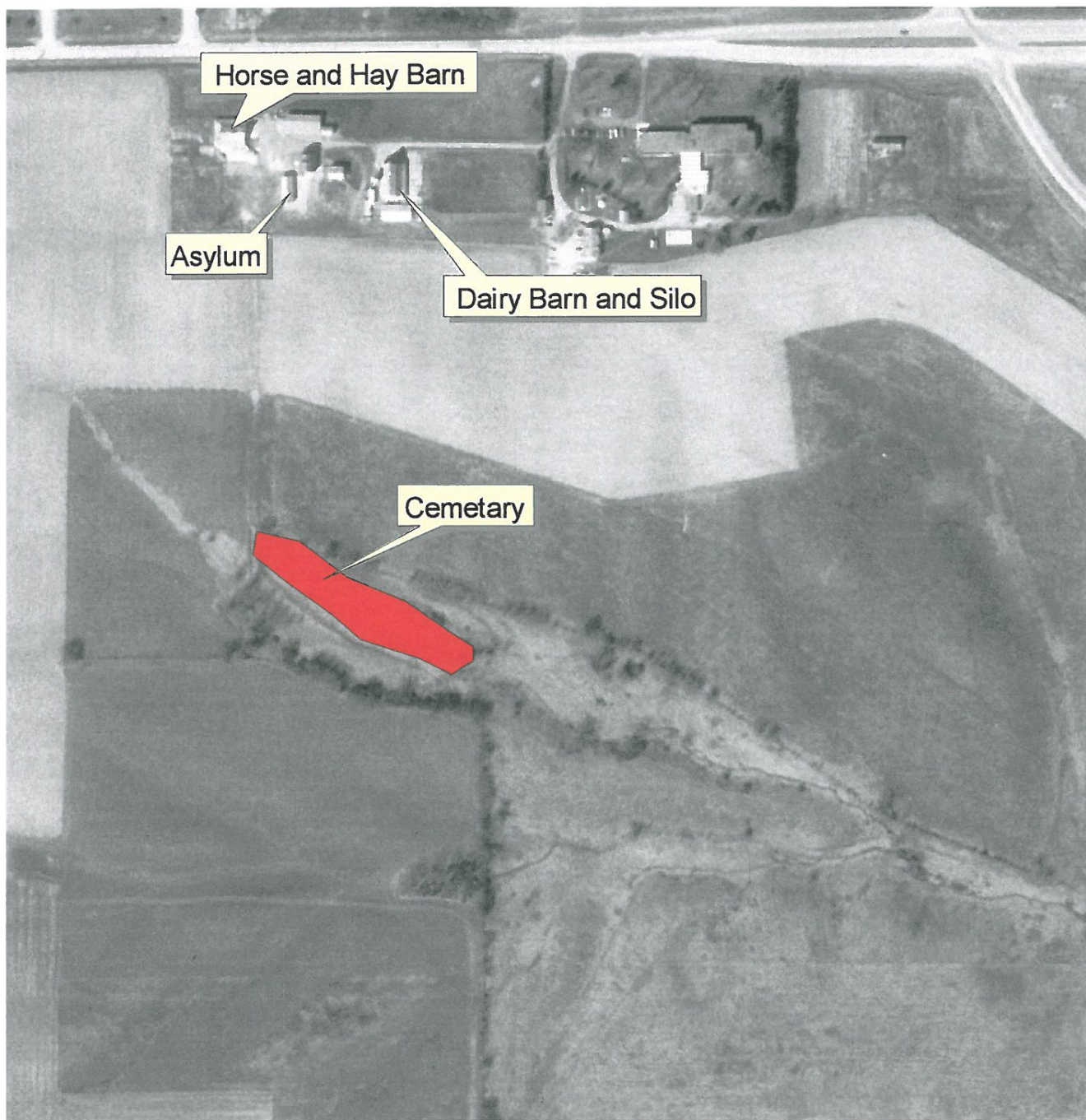
On behalf of the Johnson County Historical Society and the individuals named above we appreciate this opportunity to come before you at this time.



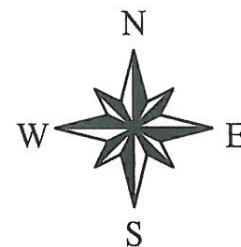
Humanities of Iowa - interpretation costs



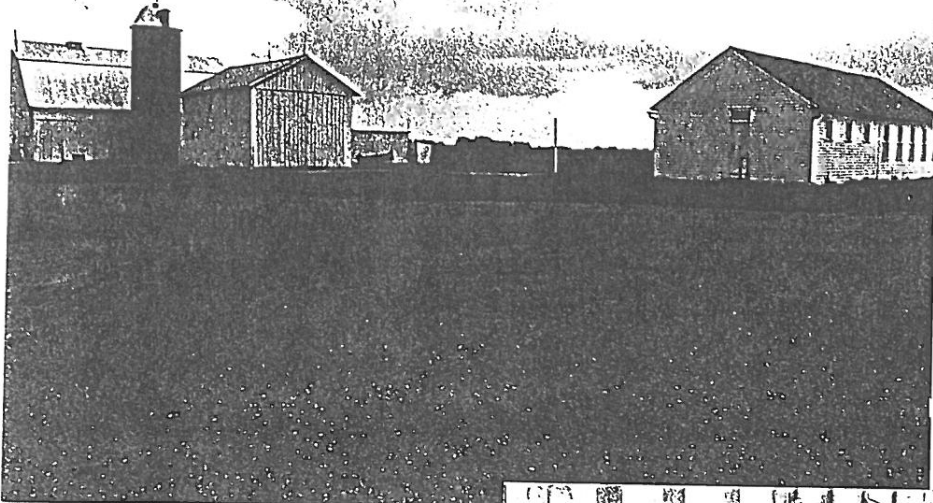
# County Farm



Historic Features on the County Farm

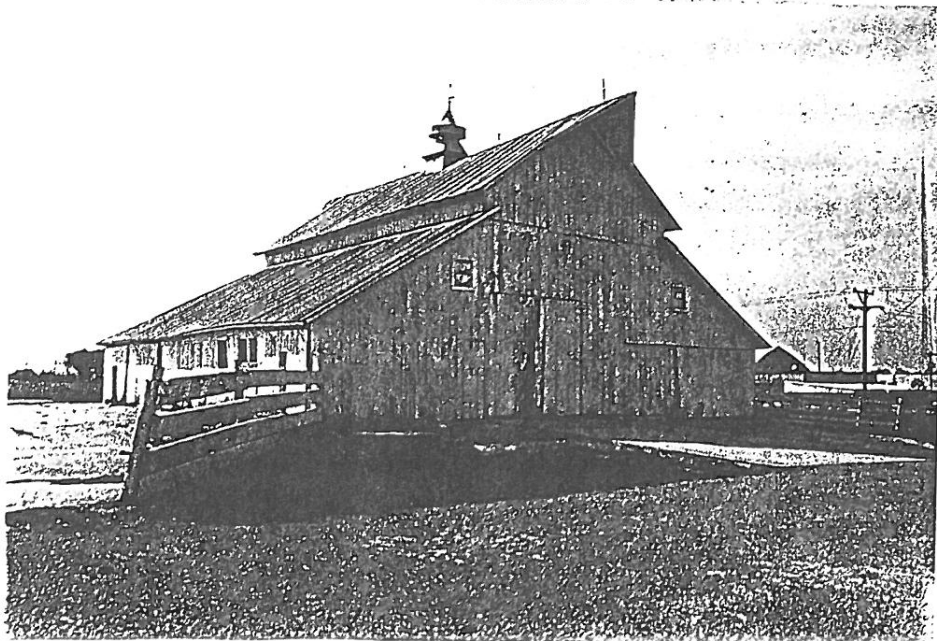
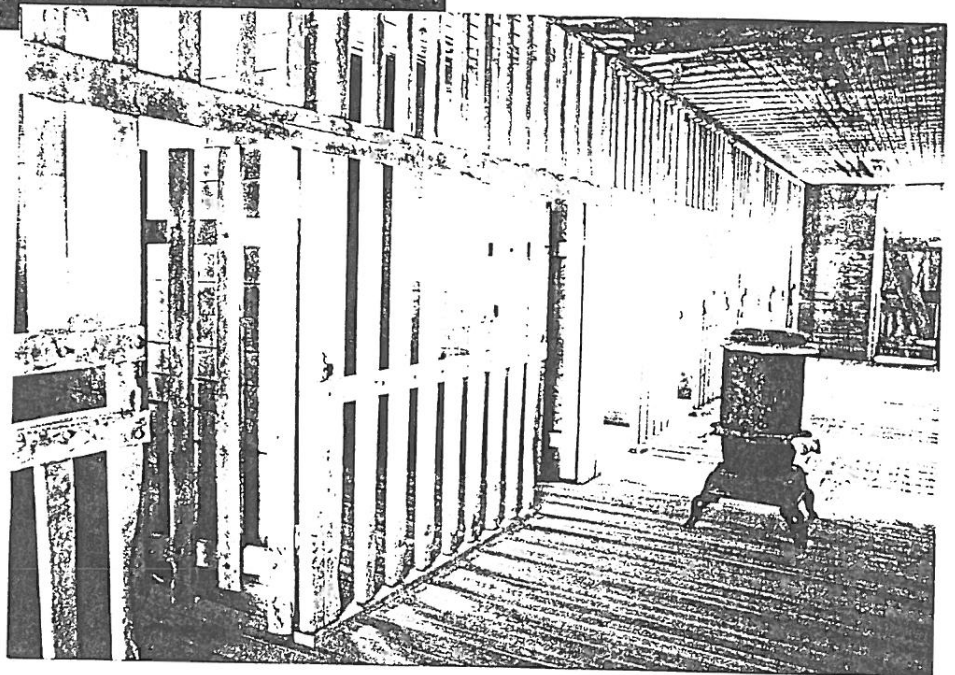


A1



Dairy Barn & silo  
(r) asylum

View of inside asylum



Horse/hay barn

## 1855 JOHNSON COUNTY POOR FARM

The historical resource is the 160-acre site of the former Johnson County Poor Farm that dates from 1855 and is located on the edge of Iowa City. The site is a window on how 19<sup>th</sup> century communities defined and dealt with perceived social problems.

The need to care for the poor and indigent was recognized in Johnson County from its earliest years. It had been established in the 1820's in America that care for the needy and the insane was the duty of government, to be provided by states or local governments. Johnson County chose first to contract our care usually hiring physicians.

In 1855 the county supervisors decided to procure acreage for a "poor farm" to provide systematic care with economy. Every type of dependent person would receive care at this one facility, and it was hoped that the farm (160 acres) would be in some measure self-supporting.

The early care of the poor and insane received at this site was crude by modern standards, but the "poor farm" concept reflected the prevailing attitude that fresh air and work would be good for these "poor unfortunates." From the Poor Farm's earliest days, farming was an important part of its operation. "Inmates" were expected to do farm chores to the extent of their ability. Their labor would help to compensate the county for their care. Crop farming and milk production were functions of the farm from its inception in the 1850's until the 1960's. Barns and outbuildings were built and modified from the mid-nineteenth century until the 1920's or 1930's.

Today the early 20th century milking barn, a late 19<sup>th</sup> century hay/horse barn, five smaller buildings (possibly granary, feed storage, corn crib, poultry building and equipment storage) and the 1859 "insane" wing of the asylum and unmarked cemetery survive. Only the 1859 "First Johnson County Asylum" wing is restored and listed on the National Register of Historic Places. However many of the original features are intact. For example, an in-ground brick cistern is inside the hay/horse barn. A unique water delivery system for livestock was built into the outside of the smaller buildings. The milking barn is still completely equipped with milking machinery, stanchions, feed boxes, separating room, cooler and a silo. The hay/horse barn has large wooden boxes and feeders for the workhorses.

The Johnson County Poor Farm site is important to all of Iowa's history because it helps to tell the story of county care from Iowa's earliest days into the present all at one site. The county's first attempt is there in the asylum, and a few hundred feet to the east is the county's most recent facility built in 1964, Chatham Oaks. Each county in Iowa had a poor farm and the tradition of county poor farms in Iowa is well represented by the Johnson County Poor Farm and perhaps the only one remaining in tact.

B

**Motion** by Lacina, second by Bolkcom, to approve and authorize Chairperson to sign the 28E Agreement with the State of Iowa to validate Purchase of Service Contracts.

**Motion** by Bolkcom, second by Lacina, to congratulate Lavona Leonard for being recognized as Johnson County's outstanding volunteer at the 1997 Heritage Area Agency on Aging volunteer luncheon.

**Motion** by Duffy, second by Jordahl, to authorize the Chairperson to send a letter congratulating the City High Coach and girls for winning the 3A Class state track championship.

**Motion** by Lacina, second by Stutsman, to approve a feasibility study by the Johnson County Historical Society for the use of a five acre parcel of land, part of the Johnson County Farm, at the corner of Melrose Avenue and Slothower Road.

Adjourn to informal meeting of May 29, 1997 at 9:17 a.m.; reconvened at 9:30 a.m. as a **Public Hearing on proposed FY97 budget amendments.**

**RESOLUTION 05-29-97-B1  
AMENDING THE FISCAL YEAR 1997 BUDGET**

Whereas, the Board of Supervisors has held a public hearing pursuant to Chapter 331, *Code of Iowa*, to amend the fiscal year 1996-1997 County Budget; and

Whereas, the explanation of changes is as follows:

Revenues increased for:

Intergovernmental for changes in grant funding in the Department of Public Health and increased State Grant in Juvenile Crime Prevention Grant.

Miscellaneous for cost reimbursements in Court Services and matching funds from agencies in Juvenile Crime Prevention Grant.

Operating transfers in for transfers in to Capital Expenditure Fund for vehicle purchase in Seats and copy machine purchase in Auditor/Accounting and Auditor/Elections.

Revenues decreased for:

Operating transfers in for decreased transfer into Capital Projects Fund to meet minimum beginning balance requirements in the General Fund.

Expenditures increased for:

Public Safety, Physical Health and Education, Social Services, County Environment, Roads and Transportation, State and Local Government Services, and Interprogram Services for increased long-term disability insurance rate.

Public Safety for extradition expenses in Court Services, and increased reimbursements to agencies for the Juvenile Crime Prevention Grant.

Court Services for increased juvenile detention case load and extradition expenses.

Physical Health & Education for changes in grant funding, the cost of small claim, and half of the cost of mediation and shorthand reporter in the Department of Public Health.

# Local

FRIDAY, May 30, 1997 7A

Iowa City Press-Citizen

## Johnson County

# Supervisors to save history center land

By Jennifer Baker  
The Press-Citizen

Johnson County Supervisors said they will set aside some county land for a possible history center.

The 5-0 vote Thursday morning brought an excited "YES!" response and smile from Laurie Robinson, director of the Johnson County Historical Society.

Over the past week and a half, Robinson has made three trips to the board of supervisors in an attempt to convince them to preserve five acres on the county farm for a future history center. Robinson asked for an area at the corner of Melrose Avenue and Slothower Road.

The supervisors' tentative commitment doesn't lock the county into any agreement at this point, but their approval now allows the historical society to go ahead with a feasibility study.

The study will show whether there is public interest in the history center.

"I think you're going to find a lot of interest out there," said Supervisor Jonathan Jordahl.

Currently, the society operates a museum in Coralville, but more space will be needed as the collection grows.

"During the course of the feasibility study everything is open for negotiation, adaptation," Robinson said.

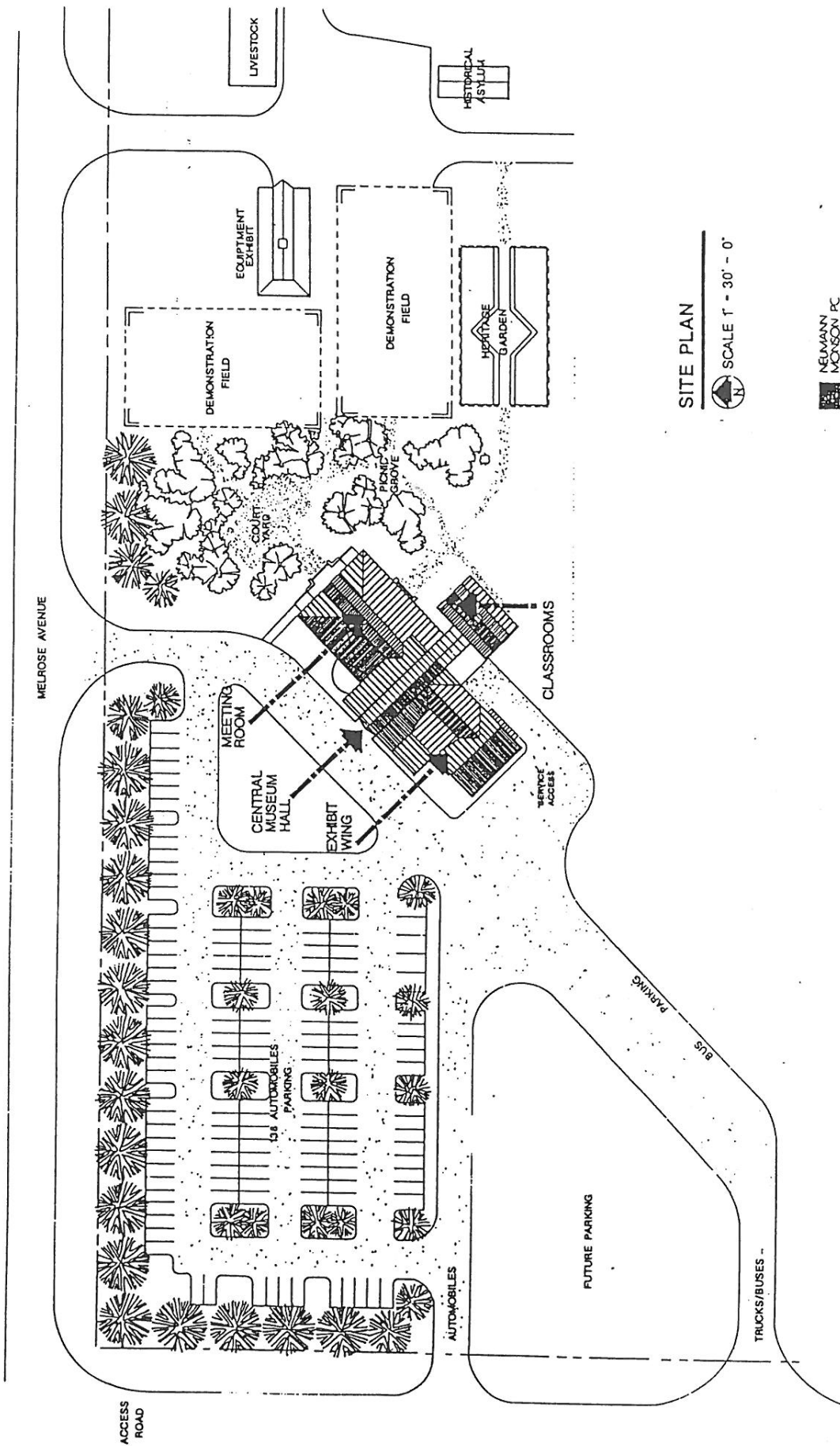
The supervisors approached Robinson's request cautiously — first by going out to visit the site last week and then making Robinson check with other affected departments to get their input after Tuesday's meeting.

"This seems like a reasonable time to move ahead," said Supervisor Joe Bolcom, noting he liked the idea of the feasibility study.



### Now

► The society operates a museum in Coralville, but more space will be needed as the collection grows.



**SITE PLAN**



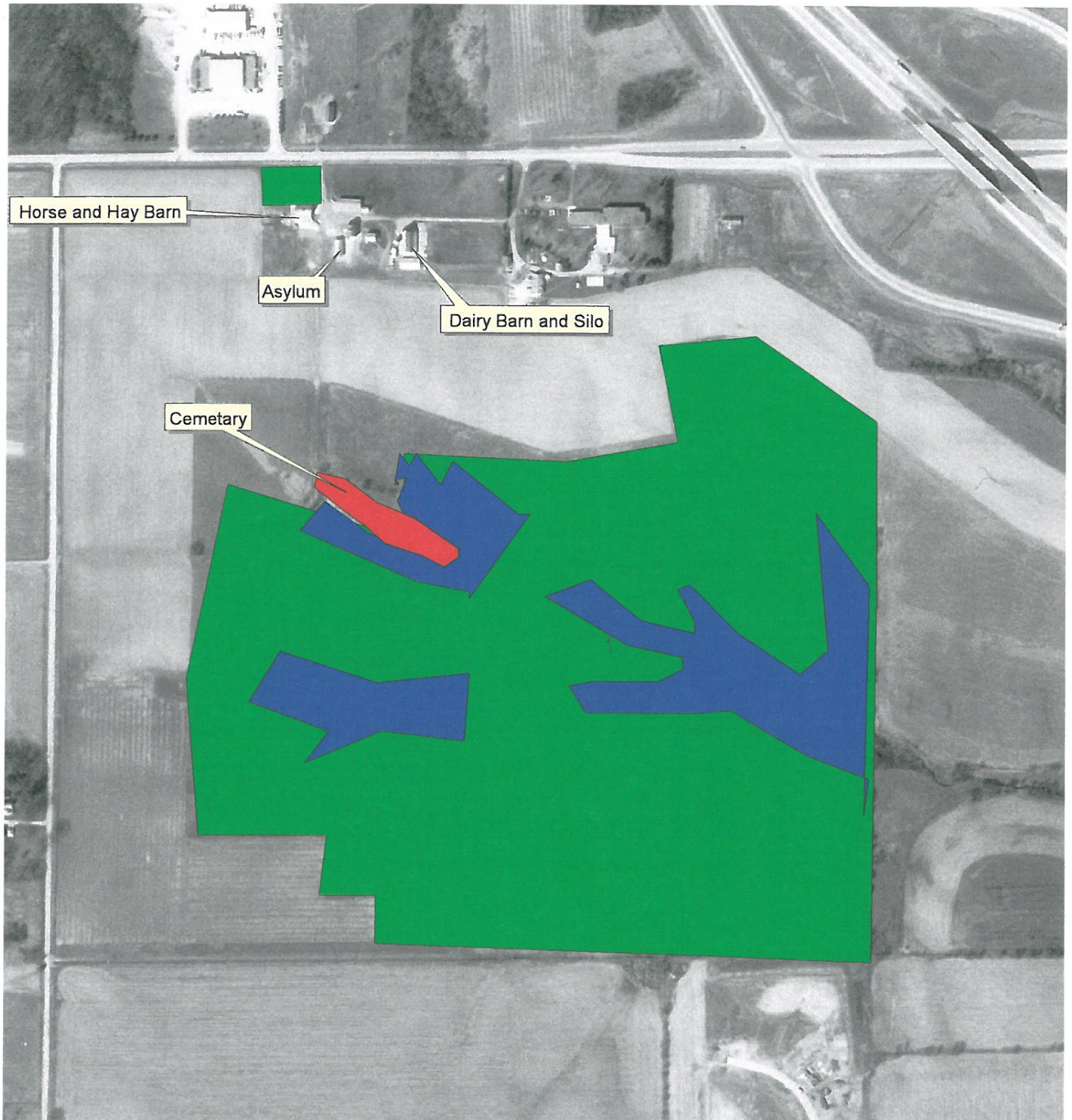
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NEUMANN  
MONSON PC  
JOHNSON COUNTY MUSEUM  
JOHNSON COUNTY HISTORICAL SOCIETY

# County Farm

E



-  Cemetary
-  Wetlands
-  Native Vegetation



**Agenda**  
**Johnson County 1855 Poor Farm and Asylum Development**  
**February 16, 2001**

1. Introductions
2. Recap meeting with Board of Supervisors & news article
3. News article February 14<sup>th</sup>
4. **Task:** Compilation of a comprehensive master plan for the development of a multifunctional facility preserving the historical foundations of the Poor Farm but also have it serve to preserve green space. Plan would include a summary of recommendations for the management and development of the property and a prioritization of projects to be conducted and costs.

**Physical System**

Development of green space  
Development of roadside  
Buildings/outbuildings  
Cemetery  
Site survey/National Register listing  
JCHS period farmhouse  
Parking/rest rooms(?)/utilities  
Chatham Oaks  
Plan to show past farming practices  
Conservation practices

**Nonphysical System**

Educational plan/curriculum  
Interpretative plan Poor Farm  
Special event programming  
Marketing/promotion  
Tourism development  
Staffing plan/volunteers  
Governing/managing bodies  
Fund raising  
Research and document history  
of poor farm

5. Need for **Strategic Planning Sessions:**

Session 1 possible components:

- Project title
- Mission statement
- Interpretative period (beginning and ending date?)
- Develop goals (no particular order)\*
- Clarify items to accomplish in 2<sup>nd</sup> session

Session 2 possible components:

- Focus on project title
- Rework mission statement into one sentence.
- Review goals/tasks
- Establish immediate, short-term, and long-term goals/tasks
- Assign goals/tasks to specific areas (who is going to do what)

6. **Goals for today:**

- Discuss time line for completion and presentation to Board of Supervisors
- Broaden the base. Identify groups/individuals to join planning.
- Identify facilitator for strategic planning sessions
- Public relations/communications resource to give guidance on plan: communication of project as it develops, focus group sessions, how to bring people on board throughout the county, how to show it.
- Strategy for addressing the questions posed by Supervisors:

*Need a  
PR person  
Chav we should  
handle this  
how do we bring  
people on board*



What would be  
the costs to the County?

1. Impact on Chatham Oaks
2. Costs & funding commitment from Johnson County funds
3. Value of existing land and buildings
4. Loss of income to county (from renting land for farming?)
5. How is the land currently being used?
6. Impact on surrounding development
7. Impact wastewater line from landfill (City of Iowa City 20' wide permanent easement for sewage line from landfill to waste water treatment plant)

Next Meeting Date & Time?

Agenda?

**Addendum: Site survey grant request.**

- Check on status on CRP
- who manages ground?
-

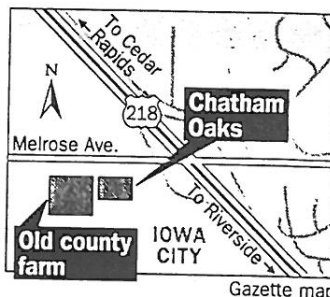
# Supervisors pondering fate of old county farm

By Deb Kephart

Gazette staff writer

IOWA CITY — Johnson County's old county farm could end up as a preserved historical site, become needed space for government facilities, or be sold, county supervisors said Tuesday.

Before deciding what to do with the farm, the supervisors



Gazette map

## JOHNSON COUNTY

said they want to see the results of a study the Johnson County Historical Society is conducting into whether the farm could be a historical site.

The 160-acre farm at Melrose Avenue and Slothower Road offers many options, the supervisors agreed.

Chairman Mike Lehman said the board was trying to

answer many questions regarding the farm's potential. "What is the greatest benefit? Dollars? Education? Human, social benefits?"

Johnson County Historical Society Executive Director Margaret Wieting asked the supervisors earlier this month to designate the farm as a landmark.

Then, she said, the farm

could benefit the county both educationally and historically.

The farm dates back to 1855 and originally housed a mental health asylum whose patients worked the land. The farm also includes a cemetery, dairy barn and wetlands, all of which Wieting believes are worth saving.

At that earlier meeting, the supervisors gave the historical society permission to pursue the feasibility study. Once the study is done, Lehman said, a work session will be held to review the results.

Only three years ago the supervisors told the historical society it could do a feasibility study for five acres of the farm. That study was never presented after changes were made in the Historic Society's staff.

# Budget changes would lower tax increase in Johnson County

Iowa City Gazette

IOWA CITY — The Johnson County Board of Supervisors announced changes in the county's fiscal 2002 budget that could mean tax savings for residents.

Residents who own a \$100,000 house can expect an \$8.71 increase in what they would have to pay to support the county's budget, instead of

the \$11.14 supervisors arrived at last week. It would be less than expected because some accounting glitches that produced a net decrease of \$99,343 in tax askings was discovered and rectified, the county auditor's office said.

The county's proposed \$44,014,758 budget is to be certified Thursday and then goes to public hearings before the su-

perisors adopt it.

Supervisors on Tuesday briefly played with the idea of re-allocating the \$99,343 to some of the programs cut last week. Instead, they agreed that last week's cuts, which totaled \$158,000, were appropriate and that the newfound benefits should go to county residents.

"It's good for the taxpayers," said Supervisor Pat Harney.

## I.C. holds ground in medical building judgment

By Erin Walter

Gazette staff writer

IOWA CITY — The city stands behind its judgment that a medical office building would not be "harmonious" with the residential neighborhood along Bloomington Street, city officials said Tuesday.

This is despite a lawsuit filed last week by Bloomington Building Properties against the Iowa City Board of Adjustment

agreement and lawsuit.

Atkins said residents along Bloomington Street opposed the company's plan put a parking lot in the front of the medical office building, instead of behind. "Doug's (Boothroy) position remains that the plan is not harmonious with the development of the neighborhood," Atkins said, quoting from the preamble of the Site Plan Review Ordinance.

justment member who declined to raise the issue for rehearing.

Gelman said company plans to submit a new site plan to the city, in hopes the second plan will either be approved by Boothroy or heard by the Board of Adjustment.

Iowa City Mayor Ernie Lehman said Tuesday the company's proposal should have an-

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## REAP/HRDP Application, due January 15, 2001

2. **SIGNIFICANCE OR CONTRIBUTION OF THE PROJECT TO ENHANCE THE PRESERVATION, CONSERVATION, OR INTERPRETATION OF IOWA'S HISTORICAL RESOURCES.** Describe your proposed project and how it related to the historical resource identified in question 1. Explain how the proposed project will enhance the preservation, conservation, and/or interpretation of your historical resources.

We propose the hiring of a professional historic preservation consultant to conduct an intensive survey of the Johnson County Poor Farm site. We will establish two goals for this survey:

(1) The consultant will evaluate the role each extant building and the unmarked cemetery played in the context of the Johnson County Poor Farm.

(2) The consultant will evaluate whether there is National Register potential for any of the individual buildings or potential for the 160 acre site to be nominated as an historic district.

We will direct the consultant to include an archaeological component to discover what potential exists for non-extant buildings, other structures, foundations, fences, walks or roads that would help us to better understand the Poor Farm site and its uses over time; and to assess the need for--and set the scope of--additional archaeological work. The survey would also include a review of primary sources, including the minutes of the Johnson County Board of Supervisors and records existing at the current county home, e.g., the book titled "Poor Farm Record" with a section for "Pauper Department" and the other "Insane Department."

This work is preliminary to obtaining a certificate of eligibility for the site; and eventually, preparing a National Register nomination. Once listed on the National Register the site would be protected from development. Already less than a mile away one can see the evidence of urban sprawl. This site remains not just a historic site as a Poor Farm but the remnant of a rural landscape fast disappearing in Johnson County.

Even if National Register listing does not materialize, the Johnson County Historical Society will receive much additional information about the Poor Farm, its structures and their functions. We have already been able to identify names of individuals buried in the Poor Farm cemetery through early records and names of individuals committed in the original asylum wing between 1856-1886, the date the building became a hog barn.

Consequently we will be in a position to establish the site: to resurrect the whole apparatus of records, laws, community sensitivity of pre-Civil War institutions and better interpret and share the powerful story of this historic site. Maintenance of physical artifacts and space is an absolutely essential component of securing a history of institutions and assuring community memory.

Next Mtg: Friday-noon  
4/13  
Secondary Rds. Ex

TO: Poor Farm Group (We need a name!)\*  
FROM: Margaret Wieting  
DATE: April 9, 2001  
RE: Notes from 3/30/01 meeting

Feedback from walking tour of 160+ acres of Johnson County land with focus on 160-acre Poor Farm site:

- There is lots of potential for restoration and this could be done in phases as it would involve physical work, planning and \$\$\$\$\$.
- Main priority areas could be defined. Consensus is still is "go for 160 acres" with potential for development of plan for an endowment.
- Ideas continue to include prairie seeding, wetland, ponds, old farming practices, preserving building sites, cemetery, trails, public access, green buffer.

Space needs committee: April 20<sup>th</sup> - 10a.m. at Administration Bldg.  
Need some specifics for restoration, preservation, interpretation, and estimates on getting buildings in shape.

**Assignments:**

1. Restoration, seed production, wetlands & prairie, nature trails: Amy, Wayne, Chris, Harry (also Mike Moran, Superintendent of Recreation, City of Iowa & who also teaches course at U of I in "Introduction to Planning & Design of Parks and Recreational Areas/Facilities will join us)
2. Barn, Dairy Barn, silo, granary inspection: Rita & Don Brannaman, Emily, & Robert Fisher.
3. Cemetery/interpretative plan: Loren Horten
4. Food production: Carol Hunt
5. Mission Statement: Bill Matthes & Margaret
6. Programming: Margaret

-3-5-9-15  
groups &  
grants &  
20-  
\$25  
land-25

*Bill Matthes	Loren Horton	Emily Roberts
Chris Henze	Dell Richard	Don & Rita Brannaman
Wayne Peterson	Harry Graves	Margaret Wieting
Amy Bouska	Mike Moran	
Carol Hunt	Ina Loewenberg	

cc. Terrence Neuzil  
Board of Supervisors

# Johnson County Historical Society

• P.O. Box 5081 310 Fifth St. • Coralville, Iowa 52241 • phone (319) 351-5738 • fax (319) 351-5310 •

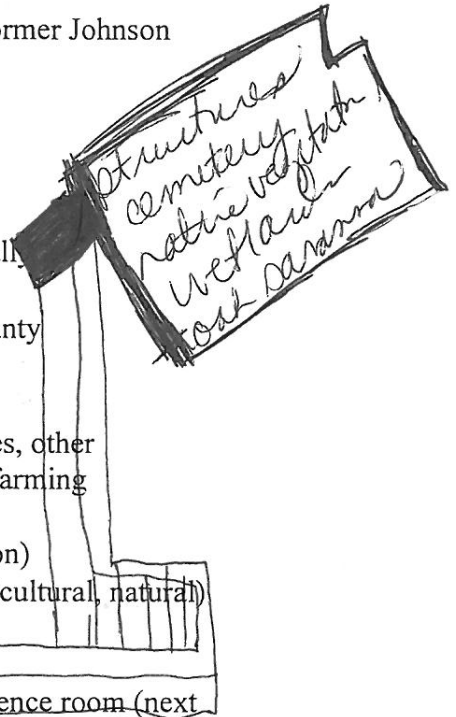
TO: "Poor Farm Group"\*  
FROM: Margaret Wieting  
DATE: March 9, 2001  
RE: Notes from meeting Wednesday, March 7<sup>th</sup>

*March  
30 12-1:30 PM*

**Consensus:** The group will develop a plan for the 160-acre site of the former Johnson County Poor Farm.

## Goals (not prioritized)

- New home for the Johnson County Historical Society
- Need to enhance JCHS presence in county
- Develop the "pieces" and interpret the site historically and naturally
- Preserve buildings and cemetery
- Site to be financially independent entity with minimal cost to county
- Compatibility of pieces
- Chatham Oaks interests
- Agricultural component (e.g., test plots, community garden spaces, other community supportive elements, prairie seed nursery, demo old farming practices)
- Meeting space (e.g., place for education, orientation, interpretation)
- Educational component (e.g., historic, old farming practices, agricultural, natural)
- Cemetery (establish boundaries, layout, mark).



**NEXT MEETING:** Friday, March 16<sup>th</sup>, Noon, Old Capitol mall conference room (next to video arcade on the 2<sup>nd</sup> floor)

### **Agenda:**

- Clarify goals, add other goals, and prioritize goals.
- Develop mission statement
- Name for group
- How do we develop public awareness?

\*Present: Loren Horton, William Matthes, Amy Bouska, Rita and Don Brannaman, Dell Richard, Harry Graves, Emily Roberts, & Margaret Wieting

cc: Supervisor Terrence Neuzil  
Ina Loewenberg  
Chris Henze  
Mary Donovan

**MIDWESTERN CULVERT, LTD.**

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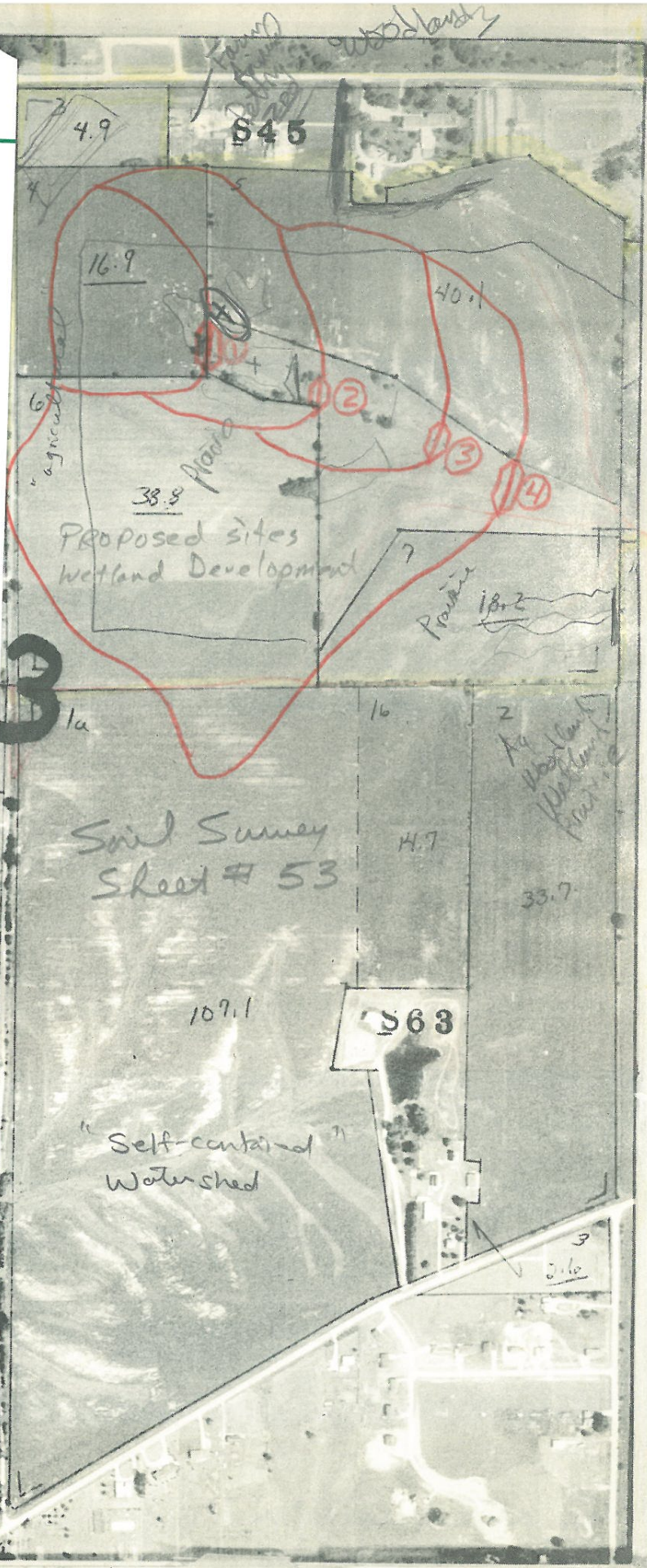
COUNTY FARM

DRAINAGE AREAS ABOVE  
SITES #.

- #① - 12 ac.
- ② - 13 ac.
- ③ - 14 ac.
- ④ - ~~15~~ 54 ac.

See attached Photos  
+ soil maps.

GALVANIZED GABIONS — GEOWEB — ENGINEERING FABRI



NOT TO SCALE

CROP YEAR -

T79 R7 UNION,

Johnson  
COUNTY FARM

F-9

15

## WEBER SUBAREA

The Weber Subarea is located south of Melrose Avenue and Highway 218, north of Rohret Road, extending to the City's growth limits half a mile west of Slothower Road. Before the 1980s this area was relatively undeveloped, with a few houses fronting onto Rohret Road. Through the 1980's and 90's housing developed westward on the north side of Rohret Road and south of the County Poor Farm property. Roughly two-thirds of the land area is undeveloped. Some patches of woodland and native prairie exist, but most of it is under cultivation. The area contains three public/institutional uses: Irving B. Weber Elementary School, the Korean Methodist Church, and Chatham Oaks, a residential care facility located on the County Poor Farm property. There are no commercial uses in the subarea.



*Farm along Rohret Road*

### Transportation

In the next 20 to twenty-five years, the City plans to extend Highway 965 southward along the current western growth limit to connect with Rohret Road via the eastern edge of the Iowa City Landfill. It will eventually reach Highway 1 and serve as a far west side arterial. As development approaches this area, the City needs to secure adequate road right-of-way and sufficient buffer width against the Iowa City Landfill. As an entryway corridor into Iowa City, Highway 965 should incorporate boulevard design standards with a well-landscaped median and generous landscaping along both sides, wide sidewalks and bicycle lanes. This could serve as additional buffer against the landfill.

In the more immediate future a north-south collector street will be required between Melrose Avenue and Rohret Road, part of it configured using the Slothower Road right-of-way. Care must be taken to keep the eventual route somewhat circuitous between Melrose and Rohret to diminish its desirability as a cut-through route for non-local traffic. In addition, access routes to the southern portion of the County Poor Farm should be incorporated into the local street layouts in future phases of both Wild Prairie Estates and Country Club Estates.

Willow Creek Trail will eventually cross Highway 218 via tunnel and connect Hunters Run Park to the wider community trail system. A trail link across the County Poor Farm property to Melrose Avenue will connect this regional trail to the arterial street system in the far western part of the Southwest District. If a regional stormwater lake is constructed in the Rohret South Subarea, it will be important to construct a trail connection between Hunters Run Park and the public open space surrounding this new lake.

As westward development creates the need, both Rohret Road and Melrose Avenue will be improved to City standards beyond the point of the current corporate limits.

### **Public Services and Facilities**

Before the area between Slothower and the landfill can be developed, a sanitary sewer lift station will have to be constructed. Northern portions of Country Club Estates can build out without further sewer improvements, but the southern two-thirds adjacent to Rohret Road drains to the southwest. This portion cannot be developed until a temporary lift station is built that connects to the landfill's lift station or a proposed permanent lift station is built south of Rohret Road on the western edge of the Rohret South Subarea.

### **Land Use**

Several areas of particular interest stand out in the Weber subarea with regard to land use: the build-out of Country Club Estates and Wild Prairie Estates; the development of the area west of Slothower Road; and future use of the County Poor Farm property.

Future use of the County Poor Farm property generated considerable discussion and a wide variety of suggestions during Citizen Planning workshops. The following considerations should be used as a guide to future development of this property:

- The following important elements should be preserved and protected from the encroachment of development: the historic poor farm buildings and cemetery; Chatham Oaks residential care facility; and any environmentally sensitive areas.
- Approximately 90 acres of the property are wooded, brushy, or contain prairie remnants. These areas would be suitable for use as a regional park that could be connected via the Willow Creek trail to other parks and destinations in the Southwest District.
- The southwest portion of the property contains approximately fifty acres of relatively flat ground that is currently row-cropped. This area would be suitable for residential development. Any new subdivisions in this location should be connected to the street network developed in the Southwest Estates and Wild Prairie Estates subdivisions located directly south of the County Farm property.
- If any development occurs on the county property adjacent to Highway 218, a buffer should be maintained.
- Future use of the county property located north of Melrose Avenue should be considered carefully with regard to potential impacts on the poor farm property.

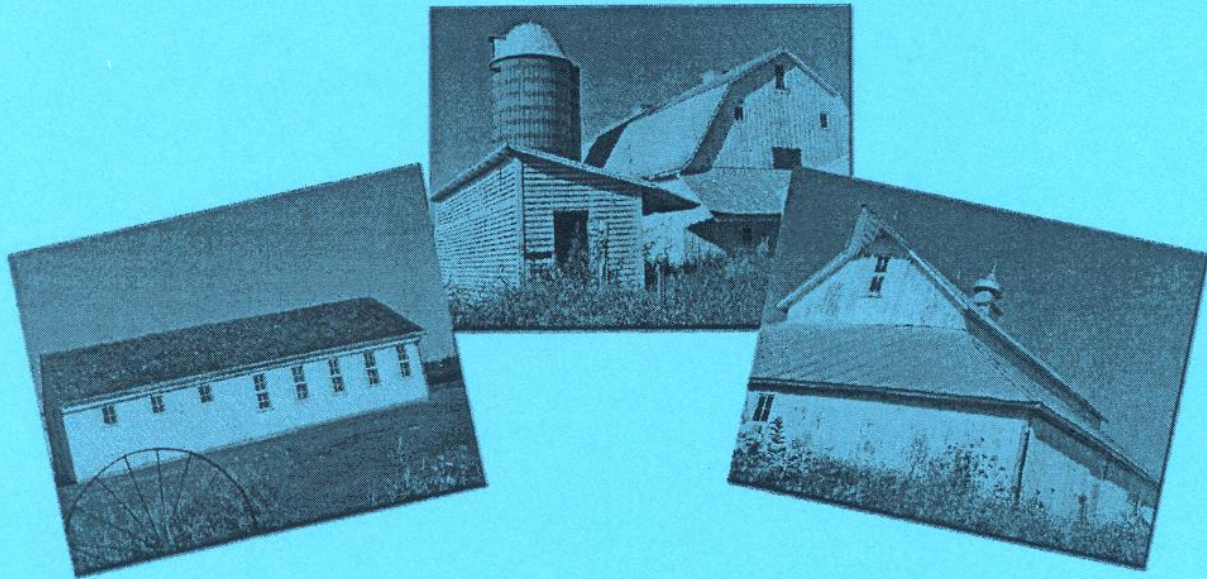


*Johnson County Poor Farm*



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# **Johnson County Poor Farm Planning Study Final Report**



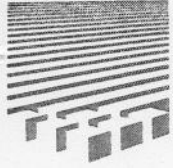
Adopted by the Johnson County Board of Supervisors June 12, 2003

Prepared by:  
Jeff Davidson, Executive Director  
Brad Neumann, Associate Planner



Johnson County Council of Governments  
410 E. Washington St., Iowa City, Iowa 52240

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# Johnson County Council of Governments

410 E. Washington St. Iowa City, Iowa 52240

June 18, 2003

Mike Sullivan, Administrative Assistant  
Johnson County Board of Supervisors  
913 S. Dubuque Street  
Iowa City, IA 52240

Re: Transmittal of Johnson County Farm Planning Study Final Report

Dear Mike:

Following is the final report for the Johnson County Farm Planning Study which has been completed by the Johnson County Council of Governments at the request of the Johnson County Board of Supervisors. This report was adopted by the Board on June 12, 2003. We appreciate the Board's assistance as well as the assistance of County staff in completion of this report. We also appreciate the assistance of the Johnson County Historical Society and the residents of Johnson County who provided input during the planning process. This final report incorporates all revisions to the draft report that the Board has requested at the various public review meetings which we have held over the past two years.

I believe this document will serve you well in providing guidance for future decisions regarding the County Farm property. Preserving the heritage of this important piece of Johnson County history is a great responsibility for current and future Boards of Supervisors. We are pleased to be of assistance.

Feel free to contact me if you have any questions.

Sincerely,

Jeff Davidson  
Executive Director

## **INTRODUCTION**

In June 2001 the Johnson County Board of Supervisors asked JCCOG to coordinate a planning study for the Johnson County Farm site in west Iowa City. The Johnson County Farm is located on the southwest corner of the U.S. Hwy 218/Melrose Avenue interchange. This is the location of the original Johnson County Poor Farm, which evolved into the current County Home, Chatham Oaks. Several old County Poor Farm buildings remain, including the asylum building, a horse and hay barn, a dairy barn and silo; as well as a pauper's cemetery. The property was purchased in 1855 and has been in continuous use by the County ever since.

The Johnson County Board of Supervisors asked JCCOG to coordinate a planning study of the County Farm which would consider all future possibilities for the site. The preservation of the old County Poor Farm buildings is a priority, as well as preservation of the Poor Farm cemetery. Existing and future uses of Chatham Oaks need to be considered, as will the relationship of possible development of a portion of the property to the nearby residential uses in Iowa City.

As part of the planning study, JCCOG solicited public comment regarding the possible future uses of the site, and reviewed background information and historical data. Following is a summary of the data collected: individual interviews, public meeting comments, written correspondence, and anything else received during the comment period last fall.

## **SITE DESCRIPTION**

The Johnson County Farm is a fairly even mix of agricultural uses and wooded or brushy areas. There are approximately 150 acres remaining from the original 160-acre farm (10 acres were purchased for the construction of U.S. Highway 218), plus approximately 40 additional acres which have been added to the east. The existing historic sites and the Chatham Oaks facility take up about 22 acres on the north side of the property along county road F-46 (Melrose Avenue). There are also 55 acres of the original County Farm located north of F-46 which consist of the County's Secondary Roads Department, agricultural land and wooded areas. The west side of the property is bordered by Slothower Rd and in agricultural use. The south side of the property is bordered by the Southwest Estates and Wild Prairie Estates subdivisions, which are zoned RS5, Residential Single Family. The east side of the property is bordered by U.S. Highway 218.

The County Farm has flat tilled soil on the north and west sides of the property with a hilly wooded and brushy area ranging from the center of the property southward and eastward. The property slopes toward the southeast. In this hilly wooded area is the source of Willow Creek which flows toward the east. The Poor Farm cemetery is located in this hilly wooded area. Figure 1 provides an overall view of the property. The City of Iowa City sensitive areas inventory map shows an area of steep slopes and two prairie remnants on the property. The agricultural land is currently under contract with a private land management company.

## **IOWA CITY COMPREHENSIVE PLAN**

The Johnson County Poor farm is located in the Southwest Planning District of Iowa City's Comprehensive Plan. The Southwest Planning district contains a variety of land uses but is primarily residential. The Southwest Planning District contains large parcels of land devoted to public uses, including the County Farm, and contains environmentally sensitive features including steep slopes, stream corridors, and potential wetlands. According to the City of Iowa City Sensitive Areas Ordinance, these features will need to be considered carefully if the property is developed.



The Southwest Planning District contains Willow Creek Park and Kiwanis Park, which together provide a large regional park for the neighborhoods on the west side of Iowa City. Connecting these two parks with the County Farm property is a priority for the regional trail system, as is the connection of the Willow Creek Trail to Melrose Avenue. The district also contains many smaller neighborhood parks. According to Iowa City's Neighborhood Open Space Plan, there is a deficit of 1.28 acres of public open space in District B, which includes the County Farm property. The proposed regional trail system is shown in Figure 2.

The location of U.S. Hwy 218 within the Southwest Planning District will have an effect on future development of this area. Previous plans have included a policy of protecting the Melrose Avenue interchange with U.S. Hwy 218 from commercial encroachment, with the Iowa Hwy 1/U.S. Hwy 218 interchange designated for commercial use.

The decision by Coralville, Iowa City and Johnson County to locate the extension of Hwy 965 on the western boundary of the Southwest Planning District, approximately one-half mile west of the County Farm, will have an effect on the long-range planning for the County Farm. The location of a major roadway on the west boundary of the planning area will result in proposals for development in the vicinity of the future Hwy 965 extension.

The Southwest Planning District contains several arterial streets, including Melrose Avenue and Rohret Road. These arterials are located north and south of the County Farm, respectively. Recent improvements to these two arterial streets has improved street infrastructure in west Iowa City. The Melrose Avenue frontage adjacent to the County Farm has not been improved. It may be necessary to upgrade this portion of Melrose Avenue if substantial development of the County Farm is proposed. Eventually Slothower Road will be upgraded to collector street standards as redevelopment of property occurs west of the County Farm.

Figure 2 shows that City of Iowa City municipal water and sanitary sewer infrastructure is already extended to the County Farm site. Figure 2 shows water and sewer line extensions that would be constructed as public projects. Private development activities will require extensions from these lines that would be constructed by the private sector. Also shown is a proposed sanitary sewer service line to the property owned by Johnson County north of the County Farm. This line has a price tag of approximately \$85,000. The property north of the County Farm is under consideration for relocation of the National Guard Armory.

The area west of U.S. Hwy 218 in the Southwest Planning District has limited sanitary sewer capacity. Improvements are necessary to provide adequate sewer capacity for most of this area, and the construction of lift stations will also be necessary to provide adequate sewer capacity west of Slothower Rd. A new water storage facility is planned for immediately south of the County Farm property.

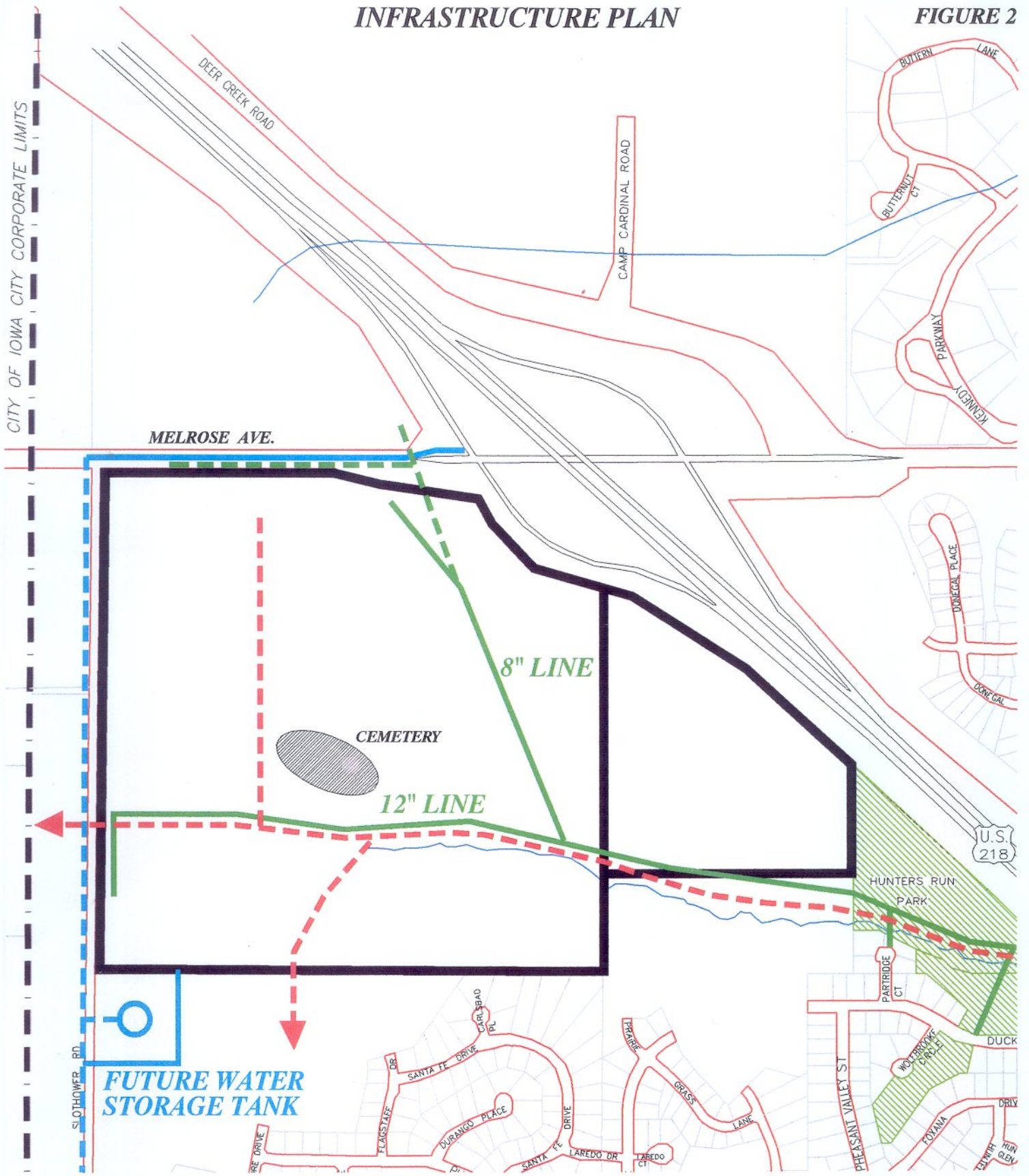
## **INTERVIEWS**

### ***Mary Donovan, Executive Director Chatham Oaks***

- Chatham Oaks has persons with disabilities that can't exist in the community independently or care for themselves. Alcohol, drugs, suicidal. Rough life. Teach life skills with ultimate goal of having them leave.
- Some local wealthy families are willing to build apartments on the grounds but county Board of Supervisors has been unwilling.
- Current census is 95. They use approximately 15 acres for all of their activities. They would like to expand the facility but not sure how much space they would need.
- Likes the idea of redeveloping the County Farm into a regional City park.

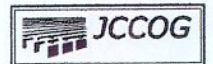
# INFRASTRUCTURE PLAN

FIGURE 2



## Municipal Infrastructure

- Existing Sanitary Sewer (proposed: - - - - -)
- Existing Water - all 12" lines (proposed: - - - - -)
- Existing Trails (proposed: - - - - -)



- Chatham Oaks mows the cemetery, the Poor Farm and their grounds.
- Storage building is something they might want to build in the future for mowers and equipment since the carriage house was torn down.
- Additional parking may also be needed.
- Long-term future of facility is unclear. Trend is more toward independent living.
- Need to maintain existing recreational areas.

***Chuck Schmadeke, Iowa City Public Works Director***

- There is a 24" sanitary sewer line that comes up the draw to Slothower Rd. It was designed to sewer development of the County Farm.
- There is a 12" water line that follows Melrose Ave and serves Chatham Oaks and County Secondary Roads shop. Could be extended for redevelopment. This water line should be looped into the Southwest Estates subdivision. Maybe locate water tank in SW corner of County Farm.

***Pat Harney and Terrence Neuzil, Johnson County Board of Supervisors***

- Options evaluated should include:
  - Hickory Hill West
  - Tourism destination/fix up buildings
  - Sell part of property for redevelopment

***Mike Lehman, Johnson County Board of Supervisors***

- Presented information regarding the purchase history of the Poor Farm property back in 1855.

***Melvin Dvorsky, resident of the County Home from 1962 to 1988***

- Described how the facility operated when he lived there.

**PUBLIC MEETINGS**

***Parks and Recreation Commission meeting, September 5, 2001***

Matt Pacha: County Farm property should remain undeveloped

Al Stroh: Need to consider maintenance of regional park.

Rex Pruess: Likes idea of regional park. Concerned about access at U.S. Hwy 218.

Kevin Boyd: Supports preserving land if County is so inclined.

Terry Trueblood: The consensus of the commission is to support the concept of a regional park at the County Farm.

***September 25, 2001 Johnson County Board of Supervisors public input session***

This meeting was a formal meeting of the Board regarding the County Poor Farm planning study.

Carol Spaziani, the League of Women Voters: Move carefully. Consider JCCOG timeline vs. Johnson County Historical Society's survey timeline. Lengthen JCCOG timeline if necessary. Consider a Vision Iowa grant.

Brian Conser: Would like to operate a golf driving range on the Poor Farm grounds. A driving range would generate revenue for the County and move away from farming the ground.

Del Richards, Johnson County Historical Society: Farm should be preserved and the history of the farm should be considered. County needs to make a commitment so that funds can be invested in rehabilitating the buildings.

David Burbidge (lives in SW Estates): Would like to see a trail connection to Willow Creek trail and more recreational facilities developed to keep farm as open space.

David Redlawsk: Be careful about growth. Retain open space. Make the area a good place to live. Board of Supervisors needs to consider all of the options.

George Dane: Keep farm in public domain. Don't allow sprawl to occur. Develop educational opportunities. Restore the wetlands. Don't sell out.

Bill Mathis: Consider three questions; is it good for the community? Can it be done well? Is it right? Honor heritage.

Wayne Peterson, Bicentennial Farm Project: Don't just focus on Iowa City, focus on all of Johnson County. Provide exposure for the urban sector to experience agriculture. Vast number of possibilities.

Hodge Carter (lives in SW Estates): Likes to walk in Poor Farm field. We need to review the fauna on the farm. Would like to see a bike trail and conservation of the site.

Kara Logsdon: Don't rush. Preserve area.

Mike Lehman, Johnson County Board of Supervisors: Use Harry Graves, Johnson County Conservation Board Director, as a resource.

Bruce Ahrens, Poor Farm Manager: Wants to be a resource.

Les (*last name unknown*), Sons of the Union Army: Cemetery is important. They are researching.

Margaret Wieting, Executive Director of the Johnson County Historical Society: Read letter from Bob Burn's daughter, Linda Langenberg.

Terrance Neuzil, Johnson County Board of Supervisors: Poor Farm buildings need attention. County doesn't have funds to do it all. There are fiscal realities.

Doris Watson: Wants County farm kept as is. Maybe developed into a tourist attraction.

Other general comments from September 25 meeting: Sell the land. County needs the money. County needs a jail or a facility for nonviolent prisoners to help overcrowding.



## **NOVEMBER 8, 2001 City of Iowa City Southwest District Plan workshop**

### **• Comments made at planning meeting regarding the County Farm:**

#### Open Space comments:

- County owned property adjoining the County Farm should be added to the Farm and kept undeveloped to serve as a buffer between the Weber School area and Melrose Avenue.
- Establish prairies and wetlands on the property in lieu of more active recreation parks.
- Establish alternate land uses for the County Farm. Use the land for highway related businesses, such as hotels, gas stations, restaurants, and office buildings.
- Create "living farm".

#### Housing comments:

- Limit development of county land, including the County Farm.
- Consider developing some of the County Farm property as a Peninsula type neighborhood.

## **February 5, 2002 City of Iowa City Southwest District Citizen Planning Workshop**

- Don't sell the County Poor Farm property. Consider it as "Westside Hickory Hill Park"; leave it as open space.
- Various uses with varying degrees of support were suggested for the Poor Farm area: environmentally friendly industrial park; demonstration garden, garden plots, botanical gardens, flowering trees, prairie restoration (or creation).
- Family-oriented recreation center on south part of Poor Farm property.
- Link all city trails to Poor Farm.
- Preserve wildlife area on Poor Farm.
- Maintain existing county home and historic farm.
- If there is housing, it should be only single family.
- Add some commercial near the existing county home.
- Connect Willow Creek trail to the County Poor Farm.
- Use County Poor Farm as community open space.
- Possibilities for Poor Farm: living history farm, community garden space.
- Possible uses for the County Poor Farm: living history farm; prairie preservation, recreation trails, hotel.

## **GENERAL COMMENTS**

### ***Friends of Historic Preservation:***

- In a November 19, 2001 letter to the Johnson County Board of Supervisors, Friends indicated that they would like the Board to consider preserving the 180 acres that comprise the County Farm. The land has been public since 1855 and should remain this way. They are working with the Bicentennial Farm Project and the Johnson County Historical Society. The buildings and the cemetery are worth saving for future generations. It is a green space worth saving.

### ***Johnson County Historical Society's November 2001 Newsletter:***

- Talks about the HRDP/REAP grant the society received in order to conduct a survey of the County Poor Farm. Leah Rogers, an Historic Preservation Consultant, was hired and

has begun her survey. The project will entail an examination and evaluation of the extant architectural properties to assess individual integrity and significance; an examination of the archaeological potential of the poor farm; an examination of primary and secondary resources for information related to the historic context of the poor farm property; and a determination of eligibility for the poor farm property as either a historic district or as individually eligible buildings and sites. Currently only the 1856 asylum is listed on the National Register. The survey will take about 12 months.

***Johnson County Historical Society's August 2001 Newsletter:***

- The newsletter introduced the Bicentennial Farm Project.

***Iowa City's City Manager's letter to the Economic Development Commission:***

- The letter is in regards to the local National Guard Unit's proposed move to the County property north of Melrose Ave. Concerns over utilities. Coralville also offered land to the Guard Unit.

***Del Richards, Johnson County Historical Society***

- Presented a proposed redevelopment plan for the County Poor Farm.

***General comments from the Board of Supervisors:***

- They have had requests for space from many different organizations including SEATS, county jail, ambulance service, and Chatham Oaks.
- Selling a portion of property in order to raise funds for other projects must be an option to consider.
- How does it fit into Iowa City's Southwest District Plan? What are the utility issues?

**CORRESPONDENCE RECEIVED**

- Letter from Del Richards, Johnson County Historical Society, regarding history of farm and support of the Bicentennial Farm Project.
- Letter From George Dane to Johnson County Board of Supervisors regarding history of farm and support for preserving the natural features and symbols of rural life. Also supports the Bicentennial Farm Project.
- Note from Carol Spaziani, League of Women Voters, urging the Board of Supervisors to consider creative public uses for the farm and to not make any decisions until the Johnson County Historical Society finishes their survey of the property. The League would also like to see joint planning with the City of Iowa City.
- Email from Linda Langenberg to Johnson County Board of Supervisors regarding her father's (Bob Burns) efforts to preserve the insane asylum building and establish a museum on the farm property. The email also encouraged the Board of Supervisors to consider the survey being taken at the farm and to pursue National Register status.
- Email from Jim Ruebush. Mr. Ruebush teaches at West High School and lives on Durango Place just south of the County Farm. He would like to see the farm remain as-is and supports an educational use of the property.
- Letter from David Burbidge supporting the option of leaving the area open space.
- Letter from Doris Watson states that she would like to leave the property as is and supports the efforts of Chatham Oaks. She would like to see Chatham Oaks expanded.

- Email from Rex Pruess stating that he would like to see the County Farm connected to Hunters Run Park via a trail, and then eventually connected to the Willow Creek Trail.

## SUMMARY

Most of the comments during the public input process and information gathering period support preserving the property, including the buildings, cemetery, and agricultural land. Using the land for education and open space was the most common recommendation by the public. However, other issues were raised, such as selling a portion of the property in order to raise funds for other necessary County projects. Many believe some redevelopment can occur while saving a majority of the property for open space and educational opportunities.

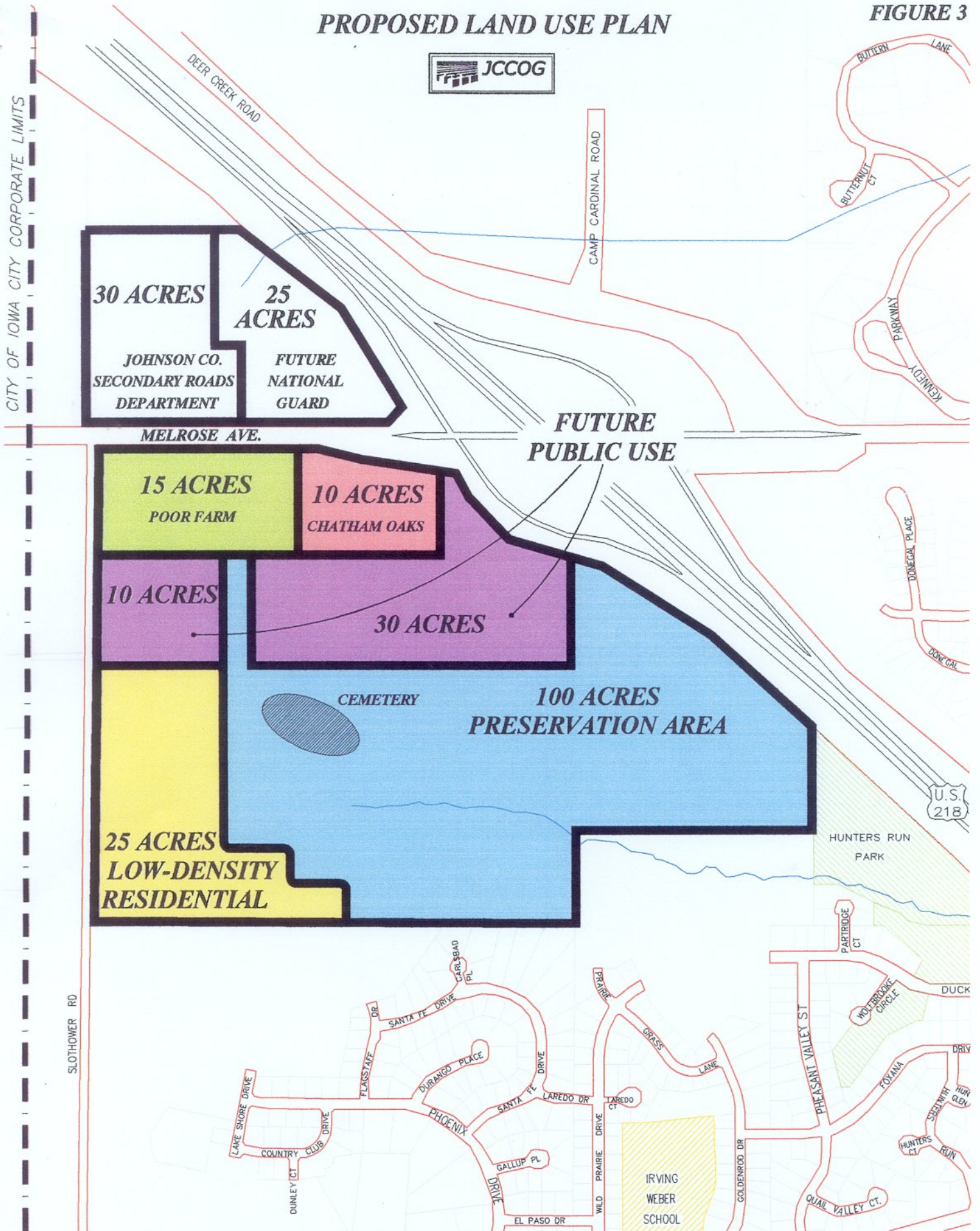
Overall recommendations are shown in Figure 3 and can be summarized as follows:

1. The old County Poor Farm buildings should be preserved in some manner, and open to the public. There is great variation in what form this might take, depending on the level of investment that is made. Options range from improving the existing facilities and having them open to the public on special days, to a functioning "living history farms" type of operation. The Poor Farm buildings are in need of immediate attention to maintenance.
2. It is not likely Chatham Oaks will be expanding significantly; however, perhaps five acres of ground surrounding their existing operation should be preserved for their possible future use and as a buffer. Additional residential facilities for persons with disabilities at this location have been discussed periodically.
3. There is considerable public sentiment for converting at least a portion of the County Farm property into a regional city park, and this concept has been endorsed by the Iowa City Parks and Recreation Commission. The property is entirely within the Iowa City corporate limits. There is also considerable support for extension of the Willow Creek Trail to a possible trailhead at the old Poor Farm. The remaining original County Farm property is approximately 150 acres in size, plus there are approximately 40 acres which have been added to the east. Of this 190 acres, approximately 100 acres are wooded, brushy, or prairie areas which would be appropriate to preserve as parkland. The cemetery should also be carefully preserved and interpreted appropriately, and a link maintained between the cemetery and the Poor Farm buildings. At minimum, an additional 20 to 30 acres of the flatter ground would also be needed for proper park development.
4. If the Board of Supervisors determines that they would like to raise some revenue for other projects from a sale of a portion of the property, the southwest section of the property contains approximately 25 acres of relatively flat ground which is currently row-cropped. This could be redeveloped as an extension of the Southwest Estates and Wild Prairie Estates subdivisions which exist immediately south of the County Farm property. Streets have been stubbed from Southwest Estates and Wild Prairie Estates to allow such redevelopment to occur. Residential development of this area would be consistent with the Iowa City Comprehensive Plan and still allow items 1 through 3 above to occur.

The following Figure 3 reflects the recommendations stated above, as well as the Board of Supervisors' desire to reserve 40 acres of the County Farm property for unspecified future public use. These future public use areas, shown in purple on Figure 3, could potentially be added to any of the functional elements of the County Farm Plan, or specified for another use as determined by the Board of Supervisors. Figure 3 also shows the future division of property north of Melrose Avenue between the Johnson County Secondary Roads Department and the future location of the Army National Guard.

# PROPOSED LAND USE PLAN

FIGURE 3



ASK  
Nancy

It was adopted

# Johnson County Poor Farm Update

Adopted by the Johnson County Board of Supervisors  
\_\_\_\_\_, 2012

Prepared by:  
John Yapp, Executive Director  
Brad Neumann, Associate Planner



**2012 UPDATE TO THE JOHNSON COUNTY POOR FARM PLAN**

Since 2003, there have been several development projects on the County property commonly and historically known as the *Poor Farm*:

- Construction of the Joint Emergency Communications Center south of Chatham Oaks
- Construction of the National Guard Facility, on the north side of Melrose Ave, east of the Secondary Roads Department
- Construction of two Melrose Ridge residential buildings, east of Chatham Oaks
- Construction of the Johnson County SEATS facility, on the Secondary Roads site

These developments, and proposals for additional residential care facilities on the property, have prompted the desire for an update to the 2003 plan to ensure there is adequate space on the property to accommodate the desired uses, to ensure the historic Poor Farm structures and cemetery are preserved, and to ensure the continued viability of the property as an agricultural resource and open space.

## **HISTORIC RESOURCES**

The historic resources section of the Poor Farm consists of historic structures on approximately 15 acres of property in the northwest corner of the site (south of Melrose Ave), and the associated cemetery near the center of the property. The 2003 Plan states that the County Poor Farm buildings should be preserved in 'some manner' and that there is a great deal of variation in what form this might take. Due to development and development proposals on the larger Poor Farm property, it is apparent that there should be further definition regarding the steps to take to preserve the historic resources on the property:

1. Information for a potential National Register of Historic Places applications should be prepared for the Poor Farm buildings and approximate 22 acres of associated property, and the cemetery. The 2004 architectural survey should be used as a guide. The Johnson County Historic Preservation Commission (with assistance from the Johnson County Historical Society) should take the lead in preparing this application. This work could be partially funded through a Certified Local Government (CLG) Historic Preservation grant\*, or a Historic Resource Development Program (HRDP) grant\*\*. Technical assistance should be sought from the State Technical Assistance Network (TAN)\*\*\*.
  - a. Listing in the National Register is a way for historic properties to be recognized and advertised as historically significant areas.
  - b. Owners of listed properties are eligible for federal historic preservation funding.
  - c. National Register properties are under no obligation to restore or maintain the property *unless* federal permits or funding are sought, in which case restoration and maintenance would be a requirement of the funding.
2. Through the process of preparing the application, an assessment of the historic structures should be completed. It is recommended the County Facilities Manager review the immediate needs of the Poor Farm buildings for structural stability. Technical assistance should be sought from the State Technical Assistance Network (TAN).
3. A phased plan for restoration of the structures should be completed, with the most historically significant buildings targeted initially. Grants should be sought for building restoration. If local matching funds are required, Historic Preservation Commission should request matching funds from the Board of Supervisors.
4. Based on information gathered in items #1-3 above, the Johnson County Historic Preservation Commission (with assistance from the Johnson County Historical Society) should prepare a plan for interpretive signs for the historic resources on the property, and seek grant funds for fabrication of the signs.

\*CLG grants are used for activities related to the identification and evaluation of potential historic buildings. CLG funds may cover up to 60% of costs; local volunteer labor may qualify for the local match (40%) requirement. More information is available at <http://www.iowahistory.org/historic-preservation/local-preservation/assets/2012-grant-manual.pdf>

\*\*HRDP grants can generally be used for preservation, interpretation, documentation and development of historic resources. HRDP funds may cover up to 50% of costs, with at least 25% of the local match being cash (the remaining 25% may be cash or in-kind labor). More information is available at <http://www.iowahistory.org/historic-preservation/local-preservation/assets/2012-grant-manual.pdf>

\*\*\*TAN assistance is available to provide technical assistance to potential applicants for an HRDP grant, to assess buildings and properties. TAN advisors assess the site and provide guidance. This assistance is free-of-charge, though the County may be responsible for travel, meals and lodging of the advisors.

## **RESIDENTIAL FACILITIES**

The property contains several residential facilities designed as care facilities for persons with mental illness, including Chatham Oaks and Melrose Ridge apartments. There is a proposal to add between two and four additional apartments associated with Melrose Ridge, to the east and southeast of the Joint Emergency Communications Center (JECC).

1. County staff should be assured that the proposed residential structures do not conflict with other uses of the property, including JECC, the historic resources on the property, and the continued viability of the property for agricultural production.
2. A potential sub-acute care facility on approximately two acres of property west of JECC is proposed. County staff should be assured that the proposed facility will not conflict with other uses on the property.
3. If there is any question about the structures and/or uses conflicting with the historic resources on the property, the National Register for Historic Places application should be completed and the boundaries of the historic resources on the property should be clearly defined.
4. Future residential care or residential non-care facilities on the property may be proposed. Figures 1 & 2 identify general potential areas for future residential development; these areas are meant to be general and/or flexible based on the proximity of street infrastructure, and may be modified at the time specific development is proposed. These proposals should be considered in the context of:
  - a. Access and capacity of public transit
  - b. On-site facilities (medical, food service, counseling) able to meet the demand of the population
  - c. Walkability (for non-care facilities) to adjacent neighborhoods and parks
  - d. Water and sewer capacity
  - e. Ability of JECC to operate without conflicts
  - f. Adequate on-site parking
  - g. Available funding for services
  - h. General community needs
  - i. Compatibility (scale of structures, noise and light, traffic impact, etc.) with other uses on the site



## **OPEN SPACE AND AGRICULTURE**

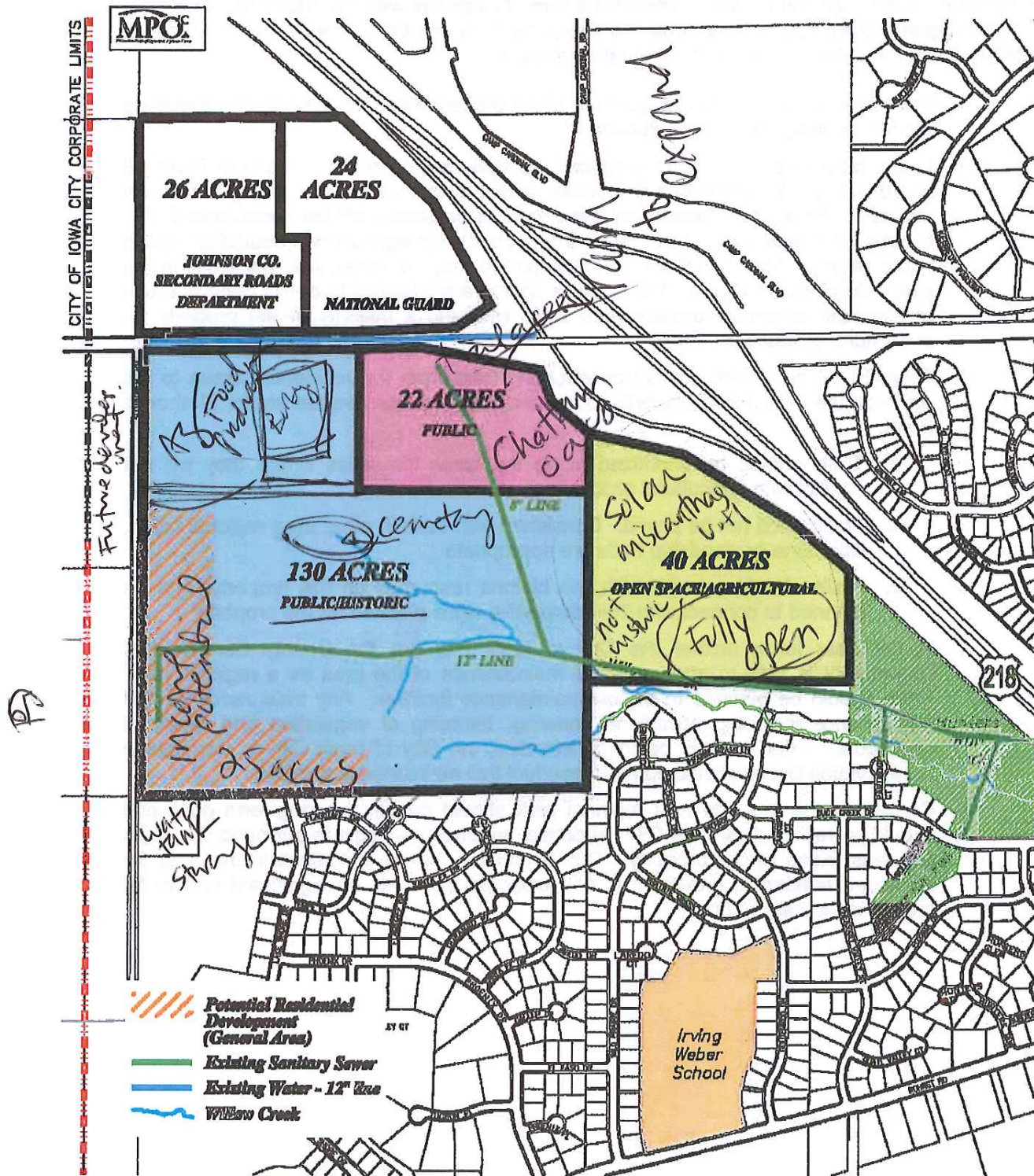
The majority of the property is utilized as agricultural production, and agricultural production will continue to be emphasized for the foreseeable future. Consistent with the 2003 Plan, there is a long-term goal of the property transitioning to a regional park with trail connections. The uses of agriculture and a regional park are not mutually exclusive.

1. In the foreseeable future, the portions of the property used for agricultural production will remain in agricultural production.
2. Future proposals to develop residential subdivisions on portions of the Poor Farm will be considered for property with access to Slothower Road and abutting residential streets to the south. Residential development proposals will be considered in the context of preserving a majority of the property for agricultural production and a future regional park. Residential development may be considered generally in the areas identified on Figures 1 & 2; these figures are intended to depict general areas of potential residential development while retaining a majority of the property for agricultural production.
3. There is a longer-term goal of constructing trails from the residential areas to the south on the Poor Farm property, to connect with Melrose Avenue and/or Slothower Road.
  - a. Trails should be prioritized along the creek tributaries where they will not conflict with agricultural production
  - b. Trails need not be paved. Consistent with trails in other area regional parks, limestone or woodchip trails are appropriate
  - c. Trails should connect with the historic resources on the property, and be planned to connect with the interpretive signs planned for the property
4. In the near term, neither the City of Iowa City nor the County Conservation Department is able to accommodate maintenance of the area as a regional park. Trails should be planned to be low-maintenance facilities. Any trails require some maintenance including occasional mowing, trimming of vegetation and repair of wash-outs. Prior to trails being constructed, the City of Iowa City or the County Conservation Board should agree to conduct trail maintenance activities.
5. Converting the property to a regional park should remain the long term goal, and should be revisited as Iowa City residential subdivisions begin to surround the south and west sides of the property. Due to sanitary sewer limitations in the area for continued residential growth, it is not expected there will be significant residential growth in the near future.

*for City Council Approved - most updates*

### Johnson County Poor Farm Property LAND USE PLAN 2012

FIGURE 1



*This map includes pot. develop area near road to north-west.*

*BLST*

*Chatham*



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**A R C H I T E C T**

**REPORT OF SITE VISIT**

September 17, 2013

Janelle Rettig, Chairperson  
 Johnson County Board of Supervisors  
 913 S Dubuque St, Suite 201  
 Iowa City, IA 52240







DAIRY BARN, Johnson County Poor Farm, IA (7/2013)

RE: Johnson County Poor Farm - Barn 1  
 TAN Project #: T00-634

Dear Ms. Rettig,

I met Mickey Miller and Eldon Slaughter at the Johnson County Poor Farm site on 25 July 2013 to tour four agrarian structures. For grant fulfillment purposes each of the structures must be submitted as an individual report although in reality the observations for each of the structures are very similar. Services related to the site visit and the building reports are provided through a Technical Advisory Network (TAN) grant provided to the Johnson County Board of Supervisors by the State Historic Preservation Office. The four structures and their associated grant file numbers are:

<p>BARN 1          TAN Project #: T00-634</p>	
<p>BARN 2          TAN Project #: T00-635</p>	
<p>BARN 3          TAN Project #: T00-636</p>	
<p>GRANARY/Crib          TAN Project #: T00-637</p>	

**RECEIVED**  
 SEP 19 2013  
 Board of Supervisors

I was pleased to hear of the efforts being considered to improve and maintain these important historic resources and thrilled to be included in this early step of that process. I hope my comments at the site meeting and the information in this report will be helpful towards your goals.

Please remember the scope of this report is targeted towards identifying work which appears to be the most urgent and is not intended to describe in detail work necessary for the complete rehabilitation or ongoing maintenance of the building. Specific architectural design and engineering is beyond the scope of this report. This report is not intended to provide specifications or detailed descriptions of work in sufficient detail to secure proposals or to complete the work of a project. Suggestions made in this report should be further verified by more complete observations, analysis, and where appropriate professional guidance before implementation; this is a preliminary overview only.

The types of work required at this building should not adversely impact its historic character nor should they require significant changes to or loss of historic features or materials considered to be character defining elements. In reality this means that preferred repair maintenance and rehabilitation practices will first and foremost attempt to save extant historic fabric so the character of the resource is not diminished by the loss of historic materials and associated workmanship. Most items in the report are considered maintenance procedures and if not related to an imminent danger, could be completed over a longer time period if monitored for change. Appropriate and regular maintenance will serve you well as you work towards the goal of continuing a good standard of care commensurate for each of these buildings helping to ensure their longevity.

#### **ORGANIZATION OF THE REPORT**

Proposed work for this project appears to generally fall into one of two critical paths forward; Building Stabilization or Building Rehabilitation which when combined yield a Master Plan for rehabilitation. This could be accomplished on a building by building basis or preferably as a campus-wide master plan.

##### **BUILDING STABILIZATION**

Deals primarily with high priority tasks such as correcting safety concerns, protecting the structure from moisture damage and necessary maintenance work needed to address concerns that may cause or accelerate deterioration if ignored as well as tasks generally associated with mothballing procedures which is especially important in the case of buildings that will not soon be occupied.

##### **BUILDING REHABILITATION**

Work to develop and implement a building rehabilitation plan created to address needed repairs and improvements, changes in building codes and any contemplated alterations to accommodate building usage all while maintaining sensitivity to the building's historic character. This is often presented as a multiple phase scenario to allow for distribution of costs over an extended period.

Because each of these pathways has great potential to impact the building's historic character they each need to be completed with great care and with specific attention to protecting surviving (known and discovered) historic fabric. The overall success of the project depends on development of a coordinated project plan (Master Plan) that includes at a minimum, both of these pieces of the project. Although typically building stabilization steps should be implemented early in the project those actions should be tempered and guided by goals consistent with the longer term vision for the building's rehabilitation. Such overarching guidance is found in Attachment 1 "The Secretary of the Interior's Standards for Rehabilitation" (STANDARDS) and the recommendation made in this report to develop a Master Plan for the building's rehabilitation early in the project's timeline. To assist you with strategies for development of a Master Plan, the report is presented in two sections; Building Stabilization and Building Rehabilitation.

## **PROJECT PLANNING - DEVELOPING A MASTER PLAN**

### **GENERAL**

Building stabilization and rehabilitation work must be coordinated as the details of each project component evolve. The overall success of building stewardship depends on development of a coordinated project plan (Master Plan) that includes at a minimum, both of these pieces of the project. Work completed prior to understanding the scope of the entire project (whether it is for STABILIZATION OR REHABILITATION) may be a wasted or inefficient effort if it must be undone to accomplish subsequent work. This suggests that, unless a given work item is determined to be of critical importance to life/safety and or preservation of building fabric, implementation should wait until the full planning process is complete and the entire scope of the project is identified and sufficiently understood. This in turn leads to a suggestion that project planning be completed as soon as practical in tandem with a stabilization plan.

Development of a set of well documented and published long range and short range goals for the proposed use and for rehabilitation of the building and site will help with fiscal planning and may position you and your financing partners to react quickly when you become aware of funding sources or specific development opportunities. A Master Plan that outlines and illustrates the types of repair and alteration work you hope to accomplish, including probable construction costs may be a useful tool for seeking grants and other funding as well as providing a road map for you to follow over time. This is an important beginning step in a process of refinement that continues through the life of a building.

### **BUILDING STABILIZATION**

This involves preparation of a Condition Report that identifies and prioritizes concerns and proposes remedial actions establishing a baseline for the building and project including:

- Establish your vision for the building
- Identify your professional consultant team
- Measured drawings, based on field measurements
- Identification of the building's character defining features and materials to ensure protection through the stabilization/rehabilitation process
- Architectural, structural, mechanical and electrical observations and prioritized suggestions for remedial work
- Research into completed studies
- Research maintenance history and work completed where pertinent
- Opinions of probable construction costs for remedial work

### **BUILDING REHABILITATION**

This effort defines the project's rehabilitation goals and strategies for implementation through development of a written program statement and schematic drawings showing proposed architectural, structural, mechanical and electrical alterations for the entire project and should include:

- Identification of appropriate treatments for the building's character defining features and materials to ensure protection of the building's overall historic character
- Written description of proposed uses for building and site including special requirements
- Design study drawings showing how proposed uses may fit into the building/site (or if not a fit, then what compromise is necessary)
- Analysis of applicable codes
- Outline specification for proposed work, and
- Opinions of probable construction costs

Frequently work must be phased to match available finances with construction and other costs. While this is not the most cost effective approach, often it is the only option when resources are limited. Care should be taken when planning phased projects to be certain "new work" is not going to be lost when the next project is started. A Master Plan may help with that type of project coordination.

The products of the Building Stabilization Planning and Building Rehabilitation Planning processes combine to form the project's Master Plan. Based on these documents strategies for implementing the project are defined and implemented. This is a process of continuous refinement throughout the life of the building which should be periodically updated and refined to meet changing circumstances.

#### **SITE OBSERVATIONS AND GENERAL COMMENTS**

Following are my notes and recollections of our discussions at the site specific to this building.

#### **GENERAL**

Following is the description of this building taken from the Iowa Site Inventory Form (No.52-04417) for the Johnson County Poor Farm:

*"This Gambrel-roofed barn was built c.1920. On the north end, the concrete foundation has the appearance of trench method of forming (dirt walls, concrete poured in). The east side foundation show clear wood plank concrete molds. Board and Batten siding is fixed with round, wire nails. There is evidence of red paint under the present white surface paint. On the south and north ends and the west wall, windows are 4-pane fixed sash except for one on the north end that is 3 sashes wide. One window opening has been filled with a vent hood. Along the east wall, windows are 6 pane fixed sash. A canopy runs the length of the east side and continues along the south end. A concrete stave silo on a concrete pad sits on the west side of the barn. The staves are bound by iron rods, bolted. It has a conical metal top and a wire ladder on the west side. There is a human size door to the barn across from the silo. There is evidence that the space between the barn and silo was covered at one time (top and sides). The interior space is divided by a north-south center aisle. On the east side are 17 rolled pipe milking stanchions (impressed with "Louden" in parts of stanchion). Each stanchion is separated by a divider. The manger is concrete. West of the center aisle are horse stalls. Livestock entered and exited stalls on the west side of them. It appears that the far north end stall was converted to store grain and tack."*

This building retains its integrity and remains an important element in the context of the Poor Farm Site. Observed deficiencies require repairs consistent with normal wear and tear associated with a building of this age and use and did not suggest the need for aggressive or extensive rehabilitation to stabilize the building.

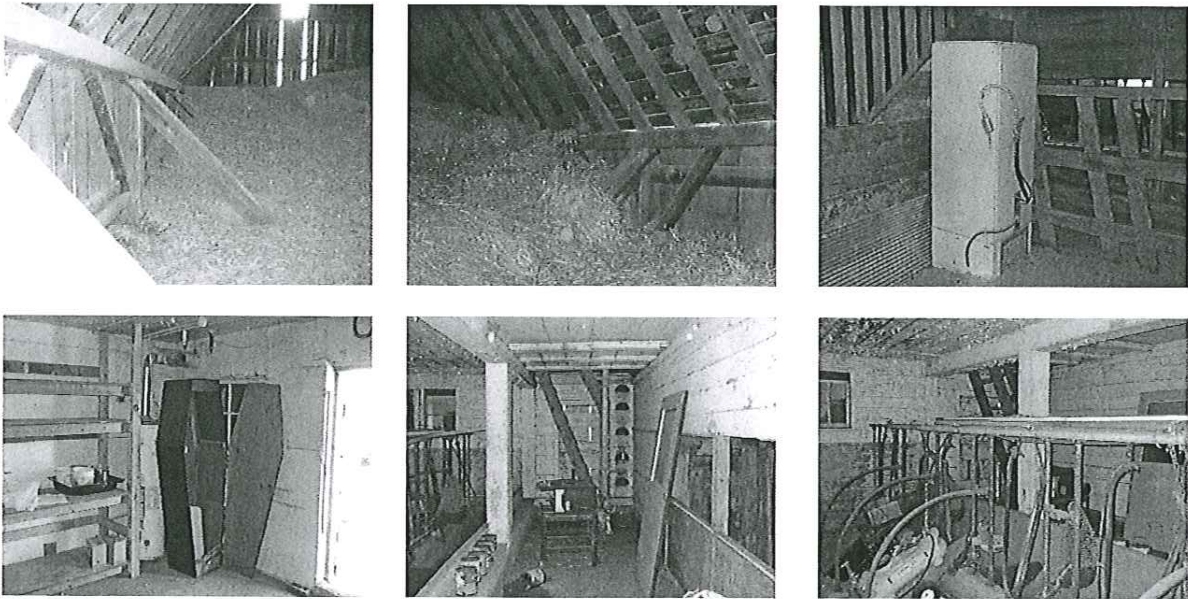
#### **HOUSEKEEPING**

Removal of all the items stored in the building that are not part of the building's rehabilitation or current use is an important first step in the rehabilitation process. The building should be completely emptied of stored items and debris, except items that were once part of the building's construction (such as salvaged equipment moldings, doors or similar items) or an integral part of its current use. Once emptied, the building will be more accessible for measuring, making observations regarding the building's construction, condition, and for implementing repairs and maintenance operations. Removal of these stored items will also allow air to flow more freely through the spaces, helping to maintain the necessary dry conditions in the building.

Many areas of the building are not easily accessible or sufficiently exposed to view which limits the ability to make observations needed for routine maintenance and more detailed inspections. Some materials such as hay stored in the haymow promote vermin habitat. Vermin often cause avoidable damage to building materials and can create environmental conditions that can become dangerous if not addressed. In addition, the hay storage imposes an unnecessary load on the overall structure and limits access to the building for routine inspections. The hay storage may be concealing conditions that should be addressed. The hay should be completely removed and the area left broom clean.

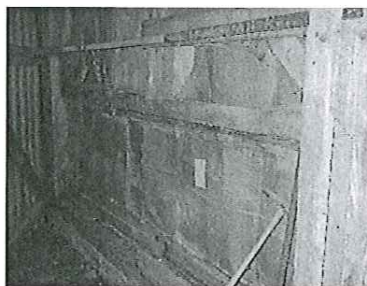
Likewise, unnecessary items stored on the main floor inhibit visual inspection and provide cover for vermin and may interfere with maintenance procedures. Stored items and equipment that are not associated with the

historical use of the building should be removed and the entire main floor level and that areas left broom clean. The following photos illustrate items and materials that should be removed.



#### **MAKESHIFT TREATMENTS**

The use of cardboard fastened to the interior surfaces of exterior walls should be stopped and all cardboard removed from the building. This inappropriate detail is found on the west wall of the main floor and is presumably a stopgap measure to reduce air and moisture infiltration into the barn. The cardboard traps moisture and holds it against the siding. The covered siding does not dry as quickly as exposed siding making it vulnerable to accelerated deterioration and possible mold growth. Once the cardboard is removed the siding should be inspected and corrective measures taken to restore missing and loose exterior battens typically used on the exterior of the wall to seal the spaces in boards from the weather infiltration. Dry cardboard is a fire hazard.



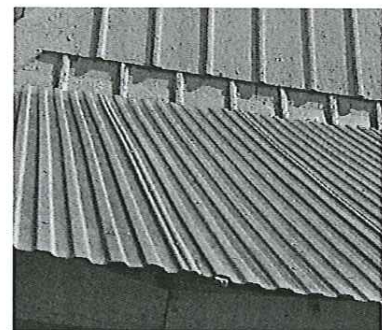
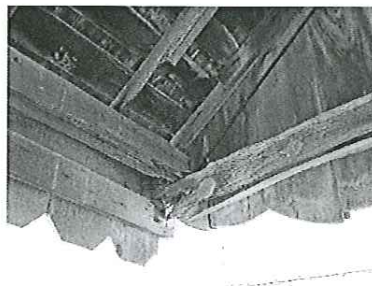
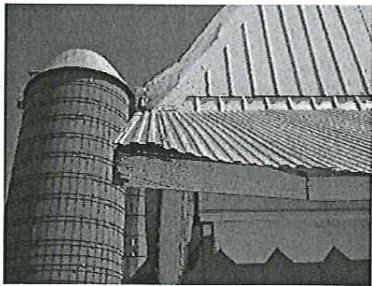
#### **STRUCTURAL**

An area of deteriorated timber framing was noted in the haymow. This appears to be the result of a previous roof leak that has since been resolved. However, the deteriorated structural connection still needs to be repaired. Initial observations of this area suggest the repair need not be extensive and could most likely be satisfactorily made with reinforcing plates and braces to transfer the loads across the deteriorated material to adjacent sound material. The observed deterioration is located along the east wall

of the haymow towards the south end of the wall. Not all similar connections were visible due to the hay stored in the haymow.



A portion of the support system for the shed roof that wraps around two sides of the building is also deteriorated and in need of immediate repair before the shed roof is compromised by this weakness. This damage is directly related to poor rainwater disposal and improper flashing of the shed to the main walls of the barn. Flashings at the wall direct water under the metal roof, onto the cedar shingle roof of the shed so water may be trapped between the metal roof and the cedar roof. Other similar deterioration of shed rafters should be expected when this roof is worked on, although from below they appear in good condition.



#### **HAYMOW LADDER**

The ladder to the haymow is not safe and should be replaced with a ladder with uniform steps compliant with current codes. It is possible to add a code compliant stair to gain access to the loft without adversely impacting the historic character of the building if it is placed to minimize impact on primary historic functions of spaces on the first floor, avoids interference with door and window locations and is constructed in a manner that does not appear historic nor does it stand out as attention grabbing element in the space.

#### **WINDOWS**

Wooden sash and frames should be retained and repaired to preserve historic character. Where replacement sash or window units are necessary they should be fabricated of wood using extant historic sash as patterns and as samples of construction detailing. Replacement sash should retain all the visual characteristics of the historic sash including glass size, rail and stile dimensions, and number of glass panes and proportions of muntin profiles. It is not necessary to have replacement sash operate, nor is it



necessary to make historic sash fully operation although the preferred approach is to have the sash operate as they did historically.

#### **MISSING VENTILATORS**

The two original ventilators are missing from the main roof ridge. It was reported during my site visit that replacement ventilators have been ordered and will be installed soon.



#### **MISCELLANEOUS HARDWARE AND EQUIPMENT**

Equipment and hardware throughout the barn that is associated with its original function should be inventoried, retained and protected from further damage and deterioration.



#### **SIDING**

The wood board and batten siding is serviceable but in need of repair to secure loose pieces and replace deteriorated and missing sections to make the walls weathertight. It appears the barn was red at one point this should be confirmed and the barn and trim repainted based on documented historic colors.

#### **ROOF**

The existing metal roof was installed over a wood shingle roof which is presumed to be the original roof material (not likely to be the original shingles) based on the spaces observed between roof deck boards and the wood shingle roof visible from the haymow. While the STANDARDS do allow for substitute materials in the case of wood shingles, metal is not an appropriate replacement material. While the STANDARDS indicate wood shingles are preferred where the original was wood, asphalt shingles are accepted as a suitable substitute material.

#### **GUTTERS**

Gutters on the barn are damaged and leak badly due to deterioration. Downleads discharge onto lower roofs which is causing damage to the shed roof at the SW corner of the building. The gutter system should be replaced, preferably as part of a roof replacement project. Gutter profiles should appear similar to those found on the building. Additional downspouts should be added to handle the expected rain volumes of this roof.

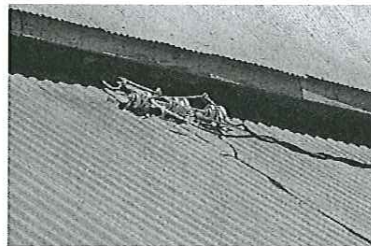
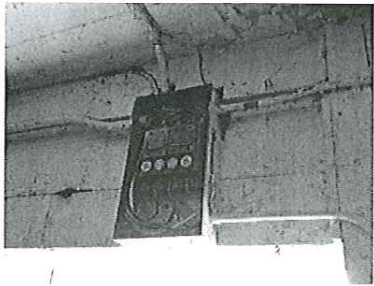
Gutters and downspouts will help protect the building from excess ground moisture and harmful splashback caused by moisture cascading from the roof and splashing onto the foundation, walls, and siding of the building.

When installed, the complete system should include a system of underground piping to collect water from the downspouts and direct it to daylight at nearby drainage swales, roads or an on-site drywell. (Similar to a

septic system except it is intended to only handle stormwater.) Half round gutters and corrugated round downspouts may be an appropriate selection when/if this work is completed. This is a change from original detailing but it seems an appropriate treatment if damage is perceived from water cascading from the roof to grade. Gutter hangers should be roof deck mounted or fascia mounted and not installed with fasteners driven through the roof membrane which only serves to create holes in the roof in the area where snow, ice, and the highest concentration of moisture exists.

#### **ELECTRICAL SYSTEM**

The building does not have an adequate (code compliant) electrical system. The electrical system should be replaced with code compliant underground service, code compliant distribution wiring and appropriate controls. The use of an armored cable or conduit is suggested in lieu of romex wiring or other unprotected wiring. The armored cable and conduit systems have a higher initial cost but offers more protection to the building, especially when wiring will be snaked through concealed spaces where it can be damaged creating a fire risk or is subject to attack by vermin. The electrical service drop rests on a metal roof which is a dangerous condition that should be immediately addressed. Fuse boxes should be taken out of service, retained for interest but clearly marked as not functioning. Later breaker boxes should be replaced, upgraded and consolidated to a single location near the service entrance.



#### **LIGHTNING PROTECTION**

There is a lightning protection system on the building. Downleads for this system are not well installed and the effectiveness of the system, as judged by its connection to earth (ground), is unknown. The installation does not appear to comply with contemporary design and code requirements. It is not clear that the building electrical system or metal roofs are tied to the grounding system. It is doubtful that the system has been tested or inspected recently. The lightning protection system, including other work that is not related to aerial terminals but still considered integral with a complete lightning protection system should be brought into compliance with modern codes to achieve UL Master Label certification for the system.

#### **TOXIC MATERIALS**

The building should be tested for lead and asbestos content so future rehabilitation work can be planned with full awareness of the presence of such materials.

#### **MOTHBALLING**

Buildings that will not be soon rehabilitated are unoccupied for the majority of the time should be mothballed. This appears to be the circumstances this building may face and so mothballing seems an appropriate and beneficial treatment with regard to planning, future rehabilitation expenses, and safety concerns. Among other things, mothballing helps ensure that an unoccupied building is monitored for

changes. This single component of the multifaceted mothballing process helps to facilitate timely repairs, slow overall deterioration, and improve safety within and around the building. In addition to active building monitoring the mothballing process helps prevent moisture laden, stagnant air from causing or accelerating deterioration of the building's construction thus preserving and protecting surviving historic fabric for future rehabilitation.

There are six basic considerations when mothballing a building:

- Moisture
- Housekeeping
- Utilities
- Pests
- Security /Monitoring
- Ventilation

Attention to each of the six considerations during the building's idol period helps protect the building from preventable damage and deterioration. It is suggested that the building be mothballed as described in *Preservation Brief 31: Mothballing Historic Buildings*.

### MOTHBALLING CHECKLIST<sup>a</sup>

In reviewing mothballing plans, the following checklist may help to ensure that work items are not inadvertently omitted.

#### Moisture

- Is the roof watertight?
- Do the gutters retain their proper pitch and are they clean?
- Are downspout joints intact?
- Are drains unobstructed?
- Are windows and doors and their frames in good condition?
- Are masonry walls in good condition to seal out moisture?
- Is wood siding in good condition?
- Is site properly graded for water run-off?
- Is vegetation cleared from around the building foundation to avoid trapping moisture?

#### Pests

- Have nests/pests been removed from the building's interior and eaves?
- Are adequate screens in place to guard against pests?
- Has the building been inspected and treated for termites, carpenter ants, rodents, etc.?
- If toxic droppings from bats and pigeons are present, has a special company been brought in for its disposal?

#### Housekeeping

- Have the following been removed from the interior: trash, hazardous materials such as flammable liquids, poisons, and paints and canned goods that could freeze and burst?
- Is the interior broom-clean?
- Have furnishings been removed to a safe location?
- If furnishings are remaining in the building, are they properly protected from dust, pests,

ultraviolet light, and other potentially harmful problems?

- Have significant architectural elements that have become detached from the building been labeled and stored in a safe place?
- Is there a building file?

#### Security/Monitoring

- Have fire and police departments been notified that the building will be mothballed?
- Are smoke and fire detectors in working order?
- Are the exterior doors and windows securely fastened?
- Are plans in place to monitor the building on a regular basis?
- Are the keys to the building in a secure but accessible location?
  - Are the grounds being kept from becoming overgrown?

#### Utilities

- Have utility companies disconnected/shut off or fully inspected water, gas, and electric lines?
- If the building will not remain heated, have water pipes been drained and glycol added?
- If the electricity is to be left on, is the wiring in safe condition?

#### Ventilation

- Have steps been taken to ensure proper ventilation of the building?
- Have interior doors been left open for ventilation purposes?
- Has the secured building been checked within the last 3 months for interior dampness or excessive humidity?

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<sup>a</sup> *Preservation Brief 31: Mothballing Historic Buildings*, National Park Service, September 1993.

#### **FINDING OUT MORE ABOUT THE STATE AND FEDERAL TAX CREDIT PROGRAMS**

The State Historic Preservation and Cultural and Entertainment District Tax Credit Program provides a state income tax credit of 25 percent of qualified rehabilitation costs for historic buildings. Rehabilitation work must meet the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings." See Attachment 3 for a brief overview of the program.

For more information on the state tax credit programs see: <http://www.iowahistory.org/historic-preservation/index.html> under the "Tax Incentives for Rehabilitation" link or contact Elizabeth (Beth) Foster Hill, Tax Incentive Programs Manager/National Register Coordinator, at (515) 281-4137 or [Beth.Foster@iowa.gov](mailto:Beth.Foster@iowa.gov).

Consider contacting the National Trust for Historic Preservation. They have a great deal of interest in saving historic buildings see <http://www.preservationnation.org/> or specifically for available grants you may e-mail [grants@nthp.org](mailto:grants@nthp.org) or phone 202-588-6277. Grants through the National Trust are generally for planning purposes and may be an ideal way to help you establish and fund preparation of a clear set of project goals which go beyond this basic report.

#### **STANDARDS**

The "Secretary of the Interior's Standards for the Treatment of Historic Properties" provides pertinent direction for building treatments. The guidelines for rehabilitating historic buildings found within those standards are used as a basis for suggested remedial work in this Report (Attachment 1). The National Park Service publishes a series of useful Preservation Briefs (Attachment 2) that provide detailed discussion of appropriate treatments for historic buildings and materials. Recommendations of the Preservation Briefs are used as a basis for formulating strategies and approaches to implementing remedial work of this project.

#### **PROTECTING ARCHEOLOGICAL AND HISTORIC POTENTIAL**

There may be archeological potential associated with this site and so any ground disturbing work should proceed cautiously so the maximum benefit may be reaped from any such discovery. You should discuss this with crews working at the site so they are aware of your interest and special instructions regarding this.

It is also a good idea to share the historic significance of the property with workmen, perhaps during an initial meeting at the site, so they are aware of the property's value to you and the community. This helps them appreciate and understand their role in preserving the resource.

#### **GENERAL GUIDANCE**

Many firms have worked on historic buildings and will gladly tell you of their success. Do not be hesitant to educate yourself and probe deeper into their experience. Often people claiming extensive experience with the rehabilitation of historic buildings are not familiar with the Secretary of the Interior's Standards or do not adequately understand them. Simply stated they have worked on old buildings, unaware of many of the special considerations associated with that type of work. Extensive experience on old buildings does not necessarily equate to an understanding of appropriate treatments.

Preference should be given to repairing deteriorated historic fabric over replacement whenever that is feasible. Workmen should be cautioned to protect significant historic features and held responsible to provide satisfactory repair if damage occurs.

In conclusion it appears that a carefully planned and professionally guided rehabilitation project should be

incorporated into the overall plan for rehabilitating this important historic resource. To that end, it seems appropriate to take immediate action to stabilize the building and to move forward with organizing and planning the rehabilitation project. A focused task such as this is an ideal scope of work for preservation grants available through the State and for inclusion in broader rehabilitation incentive programs such as the State Tax Credit program. The majority of grants and similar incentives directed towards preservation of historic resources require listing or at a minimum a determination by the State Historical Society that the building is eligible for listing on the National Register. Access to grants and other financial incentives such as these may be a good reason to implement work which does not adversely impact the building's current listing on the National Register of Historic Places by ensuring all work conforms to the STANDARDS described in Attachment 1.

I hope this information is helpful in your effort to maintain this important building in your community. Please keep in mind this report is limited in scope and is not intended as a full assessment of the building or its structural or mechanical condition. Please do not hesitate to call if you need additional assistance, I would be pleased to help in any way that I am able. Thank you again for the opportunity to be a part of this important effort. I would welcome the opportunity for further involvement in this exciting project.

Sincerely,



Douglas J. Steinmetz, AIA  
HISTORIC PRESERVATION TECHNICAL ASSISTANCE ARCHITECT  
STATE HISTORICAL SOCIETY OF IOWA – TECHNICAL ADVISORY NETWORK

- Attachments:
1. Secretary of the Interior's Standards for Rehabilitation.
  2. National Park Service's list of available Preservation Briefs.
  3. State Historic Preservation and Cultural and Entertainment District Tax Credit Overview.

## The Secretary of the Interior's Standards for Rehabilitation

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The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.

The Standards (**36 CFR Part 67**) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

*The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.*

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## NATIONAL PARK SERVICE PRESERVATION BRIEFS

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Hard copies of the Preservation Briefs may be purchased from the Government Printing Office or viewed on line at <http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>.

1. The Cleaning and Waterproof Coating of Masonry Buildings
2. Repointing Mortar Joints in Historic Brick Buildings
3. Conserving Energy in Historic Buildings
4. Roofing for Historic Buildings
5. Preservation of Historic Adobe Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra-Cotta
8. Aluminum and Vinyl Siding on Historic Woodwork
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
12. The Preservation of Historic Pigmented Structural Glass
13. The Repair and Thermal Upgrading of Historic Steel Windows
14. New Exterior Additions to Historic Buildings: Preservation Concerns
15. Preservation of Historic Concrete: Problems and General Approaches
16. The Use of Substitute Materials on Historic Building Exteriors
17. Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
18. Rehabilitating Interiors in Historic Buildings: Identifying Character-Defining Elements
19. The Repair and Replacement of Historic Wooden Shingle Roofs
20. The Preservation of Historic Barns
21. Repairing Historic Flat Plaster – Walls and Ceilings
22. The Preservation and Repair of Historic Stucco
23. Preserving Historic Ornamental Plaster
24. Heating, Ventilating, & Cooling Historic Buildings: Problems & Recommended Approaches
25. The Preservation of Historic Signs
26. The Preservation and Repair of Historic Log Buildings
27. The Maintenance & Repair of Architectural Cast Iron
28. Painting Historic Interiors
29. The Repair, Replacement, and Maintenance of Historic Slate Roofs
30. The Preservation and Repair of Historic Clay Tile Roofs
31. Mothballing Historic Buildings
32. Making Historic Properties Accessible
33. The Preservation and Repair of Historic Stained and Leaded Glass
34. Applied Decoration for Historic Interiors: Preserving Composition Ornament
35. Understanding Old Buildings
36. Protecting Cultural Landscapes
37. Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry
39. Holding the Line: Controlling Unwanted Moisture in Historic Buildings
40. Preserving Historic Ceramic Tile Floors
41. The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
42. The Maintenance, Repair and Replacement of Historic Cast Stone
43. The Preparation and Use of Historic Structures Reports
44. The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
45. Preserving Historic Wooden Porches
46. The Preservation and Reuse of Historic Gas Stations
47. Maintaining the Exterior of Small and Medium Size Historic Buildings



## STATE TAX CREDIT REHABILITATION INCENTIVE PROGRAM – GENERAL INFORMATION

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The State Historic Preservation and Cultural and Entertainment District Tax Credit Program (aka State Tax Credit or STC) provides a state income tax credit equal to 25 percent of qualified rehabilitation costs for historic buildings. Rehabilitation work must meet the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

The State Historical Society of Iowa, a Division within the Department of Cultural Affairs is charged with administering the STC program. Following is contact information for State Historic Preservation Office (SHPO) staff available to answer questions about this program:

Jack Porter (515) 242-6152: SHPO Staff Preservation Consultant. Jack reviews the tax credit applications and could provide an excellent overview of the program as pertains to your specific circumstances.

Jerome Thompson (515) 281-4221: Deputy State Historic Preservation Officer Jerome will be familiar with the program and those utilizing it but may be less versed in the details of individual applications compared to Jack.

Jim McNulty (515) 281-6183: Iowa Department of Revenue: Jim is a good first contact regarding tax implications of the program and will provide additional contacts within IDR if specific questions are beyond his expertise.

Various published reports for the program are available at: <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/reports-surveys-and-research.html>. At that website you will find discussion of the use and impact this successful program has on Iowa's economy and its historic resources.

The State Tax Credit Report, 2007-2008-2009—Preservation Tax Incentives in Iowa found at the website informs the reader of program developments and responds to the reporting questions established under Iowa Code. This document serves as the report to the Iowa general assembly for state fiscal years 2007, 2008, and 2009.

The reports listed at this website are the most recent published reports showing program participation and results. Appendix A of the STC Report 2007-2009 shows the status of projects moving through the program showing the number and value of projects with reserved and awarded (having completed all program requirements) tax credits.

Participation by governing bodies through sponsorship organizations is relatively new to the program so examples of completed projects are not abundant. However, there are multiple examples of city and county governments following this pattern and working their way through the STC process. I encourage you to seek out those entities and fully investigate the process to your satisfaction prior to participation. A few examples are:

Jasper County    Muscatine County    City of Osceola    City of Cedar Rapids

For more information on the state tax credit program see: <http://www.iowahistory.org/historic-preservation/index.html> under the "Tax Incentives for Rehabilitation" link or contact Elizabeth (Beth) Foster Hill, Tax Incentive Programs Manager/National Register Coordinator, at (515) 281-4137 or [Beth.Foster@iowa.gov](mailto:Beth.Foster@iowa.gov).

I hope you will find this background information useful as you continue your efforts to gather information about the STC program for use in your evaluation of the program and its potential to benefit your community's efforts in rehabilitating and maintaining its historic resources. I recommend that you speak with SHPO staff, your legal advisor and a tax advisor familiar with rehabilitation tax credits regarding this program so you have the necessary information to make an informed decision regarding use of the STC program consistent with your circumstances as such guidance is beyond my expertise.



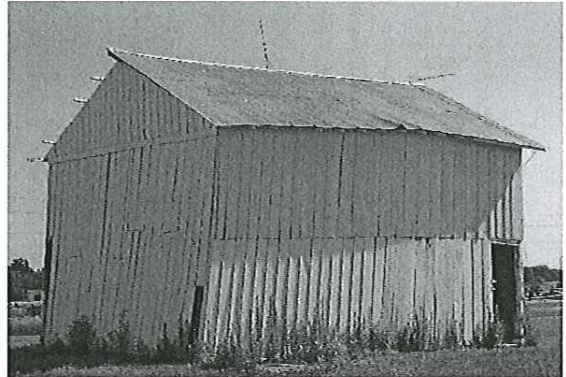
**DOUGLAS J. STEINMETZ**  
 4121 Timberview Drive NE  
 Cedar Rapids, Iowa 52411  
 319-294-4905 Fax 319-892-0568  
 doug@djsaia.com

**A R C H I T E C T**

**REPORT OF SITE VISIT**

August 28, 2013





Janelle Rettig, Chairperson  
 Johnson County Board of Supervisors  
 913 S Dubuque St, Suite 201  
 Iowa City, IA 52240



BARN 2, Johnson County Poor Farm, IA (7/2013)

RE: Johnson County Poor Farm - Barn 2  
 TAN Project #: T00-635

Dear Ms. Rettig,  
 I met Mickey Miller and Eldon Slaughter at the Johnson County Poor Farm site on 25 July 2013 to tour four agrarian structures. For grant fulfillment purposes each of the structures must be submitted as an individual report although in reality the observations for each of the structures are very similar. Services related to the site visit and the building reports are provided through a Technical Advisory Network (TAN) grant provided to the Johnson County Board of Supervisors by the State Historic Preservation Office. The four structures and their associated grant file numbers are:

<p>BARN 1          TAN Project #: T00-634</p>	
<p>BARN 2          TAN Project #: T00-635</p>	
<p>BARN 3          TAN Project #: T00-636</p>	
<p>GRANARY/Crib          TAN Project #: T00-637</p>	

**RECEIVED**  
 SEP 19 2013  
 Board of Supervisors

I was pleased to hear of the efforts being considered to improve and maintain these important historic resources and thrilled to be included in this early step of that process. I hope my comments at the site meeting and the information in this report will be helpful towards your goals.

Please remember the scope of this report is targeted towards identifying work which appears to be the most urgent and is not intended to describe in detail work necessary for the complete rehabilitation or ongoing maintenance of the building. Specific architectural design and engineering is beyond the scope of this report. This report is not intended to provide specifications or detailed descriptions of work in sufficient detail to secure proposals or to complete the work of a project. Suggestions made in this report should be further verified by more complete observations, analysis, and where appropriate professional guidance before implementation; this is a preliminary overview only.

The types of work required at this building should not adversely impact its historic character nor should they require significant changes to or loss of historic features or materials considered to be character defining elements. In reality this means that preferred repair maintenance and rehabilitation practices will first and foremost attempt to save extant historic fabric so the character of the resource is not diminished by the loss of historic materials and associated workmanship. Most items in the report are considered maintenance procedures and if not related to an imminent danger, could be completed over a longer time period if monitored for change. Appropriate and regular maintenance will serve you well as you work towards the goal of continuing a good standard of care commensurate for each of these buildings helping to ensure their longevity.

#### **ORGANIZATION OF THE REPORT**

Proposed work for this project appears to generally fall into one of two critical paths forward; Building Stabilization or Building Rehabilitation which when combined yield a Master Plan for rehabilitation. This could be accomplished on a building by building basis or preferably as a campus-wide master plan.

##### **BUILDING STABILIZATION**

Deals primarily with high priority tasks such as correcting safety concerns, protecting the structure from moisture damage and necessary maintenance work needed to address concerns that may cause or accelerate deterioration if ignored as well as tasks generally associated with mothballing procedures which is especially important in the case of buildings that will not soon be occupied.

##### **BUILDING REHABILITATION**

Work to develop and implement a building rehabilitation plan created to address needed repairs and improvements, changes in building codes and any contemplated alterations to accommodate building usage all while maintaining sensitivity to the building's historic character. This is often presented as a multiple phase scenario to allow for distribution of costs over an extended period.

Because each of these pathways has great potential to impact the building's historic character they each need to be completed with great care and with specific attention to protecting surviving (known and discovered) historic fabric. The overall success of the project depends on development of a coordinated project plan (Master Plan) that includes at a minimum, both of these pieces of the project. Although typically building stabilization steps should be implemented early in the project those actions should be tempered and guided by goals consistent with the longer term vision for the building's rehabilitation. Such overarching guidance is found in Attachment 1 "The Secretary of the Interior's Standards for Rehabilitation" (STANDARDS) and the recommendation made in this report to develop a Master Plan for the building's rehabilitation early in the project's timeline. To assist you with strategies for development of a Master Plan, the report is presented in two sections; Building Stabilization and Building Rehabilitation.

## **PROJECT PLANNING - DEVELOPING A MASTER PLAN**

### **GENERAL**

Building stabilization and rehabilitation work must be coordinated as the details of each project component evolve. The overall success of building stewardship depends on development of a coordinated project plan (Master Plan) that includes at a minimum, both of these pieces of the project. Work completed prior to understanding the scope of the entire project (whether it is for STABILIZATION OR REHABILITATION) may be a wasted or inefficient effort if it must be undone to accomplish subsequent work. This suggests that, unless a given work item is determined to be of critical importance to life/safety and or preservation of building fabric, implementation should wait until the full planning process is complete and the entire scope of the project is identified and sufficiently understood. This in turn leads to a suggestion that project planning be completed as soon as practical in tandem with a stabilization plan.

Development of a set of well documented and published long range and short range goals for the proposed use and for rehabilitation of the building and site will help with fiscal planning and may position you and your financing partners to react quickly when you become aware of funding sources or specific development opportunities. A Master Plan that outlines and illustrates the types of repair and alteration work you hope to accomplish, including probable construction costs may be a useful tool for seeking grants and other funding as well as providing a road map for you to follow over time. This is an important beginning step in a process of refinement that continues through the life of a building.

### **BUILDING STABILIZATION**

This involves preparation of a Condition Report that identifies and prioritizes concerns and proposes remedial actions establishing a baseline for the building and project including:

- Establish your vision for the building
- Identify your professional consultant team
- Measured drawings, based on field measurements
- Identification of the building's character defining features and materials to ensure protection through the stabilization/rehabilitation process
- Architectural, structural, mechanical and electrical observations and prioritized suggestions for remedial work
- Research into completed studies
- Research maintenance history and work completed where pertinent
- Opinions of probable construction costs for remedial work

### **BUILDING REHABILITATION**

This effort defines the project's rehabilitation goals and strategies for implementation through development of a written program statement and schematic drawings showing proposed architectural, structural, mechanical and electrical alterations for the entire project and should include:

- Identification of appropriate treatments for the building's character defining features and materials to ensure protection of the building's overall historic character
- Written description of proposed uses for building and site including special requirements
- Design study drawings showing how proposed uses may fit into the building/site (or if not a fit, then what compromise is necessary)
- Analysis of applicable codes
- Outline specification for proposed work, and
- Opinions of probable construction costs

Frequently work must be phased to match available finances with construction and other costs. While this is not the most cost effective approach, often it is the only option when resources are limited. Care should be taken when planning phased projects to be certain "new work" is not going to be lost when the next project is started. A Master Plan may help with that type of project coordination.

The products of the Building Stabilization Planning and Building Rehabilitation Planning processes combine to form the project's Master Plan. Based on these documents strategies for implementing the project are defined and implemented. This is a process of continuous refinement throughout the life of the building which should be periodically updated and refined to meet changing circumstances.

#### SITE OBSERVATIONS AND GENERAL COMMENTS

Following are my notes and recollections of our discussions at the site specific to this building.

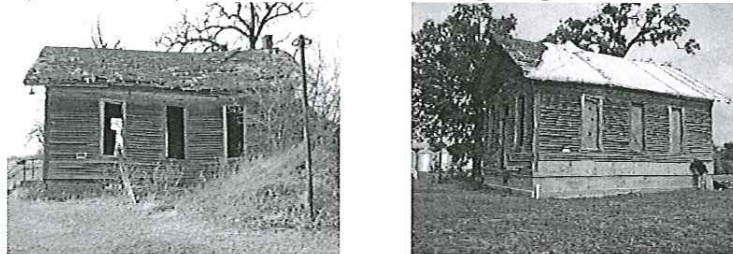
#### GENERAL

Following is the description of this building taken from the Iowa Site Inventory Form (No.52-04415) for the Johnson County Poor Farm:

*"Gable-roofed stock barn or carriage/horse barn built c.1900, heavy timber framing, poured concrete foundation, sheet metal roof, Board and Batten exterior walls. Animal shelter with manger on east half, loft above with center hay door on north side."*

This is an important building in the context of the Poor Farm site. Although a relatively small building compared to other barns on the site this barn also played an important role in the operations of the facility making it an important element in the interpretive story. The building appears in poor condition but is not beyond repair and rehabilitation. Buildings, even severely deformed buildings such as the example below, can be straightened and rehabilitated.

Example of a severely deteriorated structure being straightened and rehabilitated



#### FOUNDATION AND STRUCTURAL FRAME

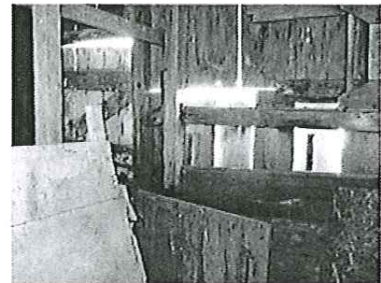
The building does not sit properly on its foundation and is twisted out of alignment. Visible portions of the foundation are observed to be in poor condition and appear beyond repair. The concrete floor is badly cracked and uneven.



The building should be braced and lifted vertically several feet above the current foundation. This process provides an opportunity to slowly move walls back into alignment and replace the foundation and floor. The foundation currently visible above grade appears to be concrete making that a preferred material for visible portions of the new foundation. Once the foundation is in place the building may then be set back onto the foundation and secured to the new foundation. The existing floor is concrete which is also in poor condition. The concrete floor would be replaced as part of foundation reconstruction.

Structural connections of each of the main and secondary elements should be investigated and made sound again. This may involve the installation of supplemental fasteners, bolts, gussets and other similar fasteners. To the extent it is possible to accomplish this using concealed connectors that is preferred. However, exposed fasteners are acceptable if needed.

Prior to lifting the building all first floor interior construction should be well documented and deconstructed using careful salvage technics so the materials can later be reinstalled in original locations once the building's structural integrity is restored.



There is no access to the loft area. A suitable stair or ladder system should be constructed to allow for access to this space.

#### **BUILDING ENVELOPE**

With the structural frame straightened and secured attention would next be focused on the building envelope to ensure weathertightness and security. Portions of the roof require structural repairs to restore missing elements. The loft area was not safely accessible to closely observe the roof deck or structure. The widely spaced plank roof deck visible from inside the building suggests the original roof may have been wood shingles. Cedar shingles would be the preferred roof system unless further research proves this assumption wrong. Alternative materials are permitted by the Secretary of the Interior's Standards for Rehabilitation (Standards) as long as they are convincing in their appearance by comparison to the original roof material. However, for authenticity and minimal amount of adverse impact on the perception of this historic structure, wood shingles are preferred. Use of alternative materials typically requires the use of plywood which while not visible from the exterior will become a visual distraction when the roof is viewed from the interior.

Siding and battens should be secured to the structural frame and where deteriorated replaced in kind. All doors and similar openings should be repaired and either made operable or secured in a closed position with concealed fasteners that are easily reversed so that they may be put back in full operation if desired. The entire building should be prepared, primed and painted.

#### HOUSEKEEPING

The building interiors should be cleared of all debris and stored materials. Care should be taken to salvage usable materials and keep an eye out for artifacts that should be retained. All wiring and controls should be removed from the building. The building should be maintained broom clean at all times.

#### LIGHTENING PROTECTION

The lightning protection system is not well installed with downlead wires not well attached to the building and uncertain grounding rods. The areal terminals are broken and of insufficient quantity. It is not clear that the metal roof is included in the system. The entire system should be repaired by an Underwriters Laboratory (UL) listed installer and inspected by a third party inspector for compliance with UL's Lightning Protection Inspection Certification program.

#### MOTHBALLING

Buildings that will not be soon rehabilitated are unoccupied for the majority of the time should be mothballed. This appears to be the circumstances this building may face and so mothballing seems an appropriate and beneficial treatment with regard to planning, future rehabilitation expenses, and safety concerns. Among other things, mothballing helps ensure that an unoccupied building is monitored for changes. This single component of the multifaceted mothballing process helps to facilitate timely repairs, slow overall deterioration, and improve safety within and around the building.

There are six basic considerations when mothballing a building:

- Moisture
- Housekeeping
- Utilities
- Pests
- Security /Monitoring
- Ventilation

Attention to each of the six considerations during the building's idol period helps protect the building from preventable damage and deterioration. It is suggested that the building be mothballed as described in *Preservation Brief 31: Mothballing Historic Buildings*.

#### FINDING OUT MORE ABOUT THE STATE AND FEDERAL TAX CREDIT PROGRAMS

The State Historic Preservation and Cultural and Entertainment District Tax Credit Program provides a state income tax credit of 25 percent of qualified rehabilitation costs for historic buildings. Rehabilitation work must meet the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings." See Attachment 3 for a brief overview of the program.

For more information on the state tax credit programs see: <http://www.iowahistory.org/historic-preservation/index.html> under the "Tax Incentives for Rehabilitation" link or contact Elizabeth (Beth) Foster Hill, Tax Incentive Programs Manager/National Register Coordinator, at (515) 281-4137 or [Beth.Foster@iowa.gov](mailto:Beth.Foster@iowa.gov).

Consider contacting the National Trust for Historic Preservation. They have a great deal of interest in saving historic buildings see <http://www.preservationnation.org/> or specifically for available grants you may e-mail [grants@nthp.org](mailto:grants@nthp.org) or phone 202-588-6277. Grants through the National Trust are generally for planning purposes and may be an ideal way to help you establish and fund preparation of a clear set of project goals which go beyond this basic report.

#### **STANDARDS**

The "Secretary of the Interior's Standards for the Treatment of Historic Properties" provides pertinent direction for building treatments. The guidelines for rehabilitating historic buildings found within those standards are used as a basis for suggested remedial work in this Report (Attachment 1). The National Park Service publishes a series of useful Preservation Briefs (Attachment 2) that provide detailed discussion of appropriate treatments for historic buildings and materials. Recommendations of the Preservation Briefs are used as a basis for formulating strategies and approaches to implementing remedial work of this project.

#### **PROTECTING ARCHEOLOGICAL AND HISTORIC POTENTIAL**

There may be archeological potential associated with this site and so any ground disturbing work should proceed cautiously so the maximum benefit may be reaped from any such discovery. You should discuss this with crews working at the site so they are aware of your interest and special instructions regarding this.

It is also a good idea to share the historic significance of the property with workmen, perhaps during an initial meeting at the site, so they are aware of the property's value to you and the community. This helps them appreciate and understand their role in preserving the resource.

#### **GENERAL GUIDANCE**

Many firms have worked on historic buildings and will gladly tell you of their success. Do not be hesitant to educate yourself and probe deeper into their experience. Often people claiming extensive experience with the rehabilitation of historic buildings are not familiar with the Secretary of the Interior's Standards or do not adequately understand them. Simply stated they have worked on old buildings, unaware of many of the special considerations associated with that type of work. Extensive experience on old buildings does not necessarily equate to an understanding of appropriate treatments.

Preference should be given to repairing deteriorated historic fabric over replacement whenever that is feasible. Workmen should be cautioned to protect significant historic features and held responsible to provide satisfactory repair if damage occurs.

In conclusion it appears that a carefully planned and professionally guided rehabilitation project should be incorporated into the overall plan for rehabilitating this important historic resource. To that end, it seems appropriate to take immediate action to stabilize the building and to move forward with organizing and planning the rehabilitation project. A focused task such as this is an ideal scope of work for preservation grants available through the State and for inclusion in broader rehabilitation incentive programs such as the State Tax Credit program. The majority of grants and similar incentives directed towards preservation of historic resources require listing or at a minimum a determination by the State Historical Society that the building is eligible for listing on the National Register. Access to grants and other financial incentives such as these may be a good reason to implement work which does not adversely impact the building's current listing on the National Register of Historic Places by ensuring all work conforms to the STANDARDS described in Attachment 1.



I hope this information is helpful in your effort to maintain this important building in your community. Please keep in mind this report is limited in scope and is not intended as a full assessment of the building or its structural or mechanical condition. Please do not hesitate to call if you need additional assistance, I would be pleased to help in any way that I am able. Thank you again for the opportunity to be a part of this important effort. I would welcome the opportunity for further involvement in this exciting project.

Sincerely,



Douglas J. Steinmetz, AIA  
HISTORIC PRESERVATION TECHNICAL ASSISTANCE ARCHITECT  
STATE HISTORICAL SOCIETY OF IOWA – TECHNICAL ADVISORY NETWORK

- Attachments:
1. Secretary of the Interior's Standards for Rehabilitation.
  2. National Park Service's list of available Preservation Briefs.
  3. State Historic Preservation and Cultural and Entertainment District Tax Credit Overview.

## The Secretary of the Interior's Standards for Rehabilitation

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The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.

The Standards (**36 CFR Part 67**) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

*The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.*

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## NATIONAL PARK SERVICE PRESERVATION BRIEFS

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Hard copies of the Preservation Briefs may be purchased from the Government Printing Office or viewed on line at <http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>.

1. The Cleaning and Waterproof Coating of Masonry Buildings
2. Repointing Mortar Joints in Historic Brick Buildings
3. Conserving Energy in Historic Buildings
4. Roofing for Historic Buildings
5. Preservation of Historic Adobe Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra-Cotta
8. Aluminum and Vinyl Siding on Historic Woodwork
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
12. The Preservation of Historic Pigmented Structural Glass
13. The Repair and Thermal Upgrading of Historic Steel Windows
14. New Exterior Additions to Historic Buildings: Preservation Concerns
15. Preservation of Historic Concrete: Problems and General Approaches
16. The Use of Substitute Materials on Historic Building Exteriors
17. Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
18. Rehabilitating Interiors in Historic Buildings: Identifying Character-Defining Elements
19. The Repair and Replacement of Historic Wooden Shingle Roofs
20. The Preservation of Historic Barns
21. Repairing Historic Flat Plaster – Walls and Ceilings
22. The Preservation and Repair of Historic Stucco
23. Preserving Historic Ornamental Plaster
24. Heating, Ventilating, & Cooling Historic Buildings: Problems & Recommended Approaches
25. The Preservation of Historic Signs
26. The Preservation and Repair of Historic Log Buildings
27. The Maintenance & Repair of Architectural Cast Iron
28. Painting Historic Interiors
29. The Repair, Replacement, and Maintenance of Historic Slate Roofs
30. The Preservation and Repair of Historic Clay Tile Roofs
31. Mothballing Historic Buildings
32. Making Historic Properties Accessible
33. The Preservation and Repair of Historic Stained and Leaded Glass
34. Applied Decoration for Historic Interiors: Preserving Composition Ornament
35. Understanding Old Buildings
36. Protecting Cultural Landscapes
37. Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry
39. Holding the Line: Controlling Unwanted Moisture in Historic Buildings
40. Preserving Historic Ceramic Tile Floors
41. The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
42. The Maintenance, Repair and Replacement of Historic Cast Stone
43. The Preparation and Use of Historic Structures Reports
44. The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
45. Preserving Historic Wooden Porches
46. The Preservation and Reuse of Historic Gas Stations
47. Maintaining the Exterior of Small and Medium Size Historic Buildings

## STATE TAX CREDIT REHABILITATION INCENTIVE PROGRAM – GENERAL INFORMATION

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The State Historic Preservation and Cultural and Entertainment District Tax Credit Program (aka State Tax Credit or STC) provides a state income tax credit equal to 25 percent of qualified rehabilitation costs for historic buildings. Rehabilitation work must meet the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

The State Historical Society of Iowa, a Division within the Department of Cultural Affairs is charged with administering the STC program. Following is contact information for State Historic Preservation Office (SHPO) staff available to answer questions about this program:

Jack Porter (515) 242-6152: SHPO Staff Preservation Consultant. Jack reviews the tax credit applications and could provide an excellent overview of the program as pertains to your specific circumstances.

Jerome Thompson (515) 281-4221: Deputy State Historic Preservation Officer Jerome will be familiar with the program and those utilizing it but may be less versed in the details of individual applications compared to Jack.

Jim McNulty (515) 281-6183: Iowa Department of Revenue: Jim is a good first contact regarding tax implications of the program and will provide additional contacts within IDR if specific questions are beyond his expertise.

Various published reports for the program are available at: <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/reports-surveys-and-research.html>. At that website you will find discussion of the use and impact this successful program has on Iowa's economy and its historic resources.

The State Tax Credit Report, 2007-2008-2009—Preservation Tax Incentives in Iowa found at the website informs the reader of program developments and responds to the reporting questions established under Iowa Code. This document serves as the report to the Iowa general assembly for state fiscal years 2007, 2008, and 2009.

The reports listed at this website are the most recent published reports showing program participation and results. Appendix A of the STC Report 2007-2009 shows the status of projects moving through the program showing the number and value of projects with reserved and awarded (having completed all program requirements) tax credits.

Participation by governing bodies through sponsorship organizations is relatively new to the program so examples of completed projects are not abundant. However, there are multiple examples of city and county governments following this pattern and working their way through the STC process. I encourage you to seek out those entities and fully investigate the process to your satisfaction prior to participation. A few examples are:

Jasper County    Muscatine County    City of Osceola    City of Cedar Rapids

For more information on the state tax credit program see: <http://www.iowahistory.org/historic-preservation/index.html> under the "Tax Incentives for Rehabilitation" link or contact Elizabeth (Beth) Foster Hill, Tax Incentive Programs Manager/National Register Coordinator, at (515) 281-4137 or [Beth.Foster@iowa.gov](mailto:Beth.Foster@iowa.gov).

I hope you will find this background information useful as you continue your efforts to gather information about the STC program for use in your evaluation of the program and its potential to benefit your community's efforts in rehabilitating and maintaining its historic resources. I recommend that you speak with SHPO staff, your legal advisor and a tax advisor familiar with rehabilitation tax credits regarding this program so you have the necessary information to make an informed decision regarding use of the STC program consistent with your circumstances as such guidance is beyond my expertise.



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**A R C H I T E C T**

**REPORT OF SITE VISIT**

September 17, 2013

Janelle Rettig, Chairperson  
 Johnson County Board of Supervisors  
 913 S Dubuque St, Suite 201  
 Iowa City, IA 52240







BARN 3, Johnson County Poor Farm, IA (7/2013)

RE: Johnson County Poor Farm - Barn 3  
 TAN Project #: T00-636

Dear Ms. Rettig,

I met Mickey Miller and Eldon Slaughter at the Johnson County Poor Farm site on 25 July 2013 to tour four agrarian structures. For grant fulfillment purposes each of the structures must be submitted as an individual report although in reality the observations for each of the structures are very similar. Services related to the site visit and the building reports are provided through a Technical Advisory Network (TAN) grant provided to the Johnson County Board of Supervisors by the State Historic Preservation Office. The four structures and their associated grant file numbers are:

<p>BARN 1          TAN Project #: T00-634</p>	
<p>BARN 2          TAN Project #: T00-635</p>	
<p>BARN 3          TAN Project #: T00-636</p>	
<p>GRANARY/Crib          TAN Project #: T00-637</p>	

I was pleased to hear of the efforts being considered to improve and maintain these important historic resources and thrilled to be included in this early step of that process. I hope my comments at the site meeting and the information in this report will be helpful towards your goals.

Please remember the scope of this report is targeted towards identifying work which appears to be the most urgent and is not intended to describe in detail work necessary for the complete rehabilitation or ongoing maintenance of the building. Specific architectural design and engineering is beyond the scope of this report. This report is not intended to provide specifications or detailed descriptions of work in sufficient detail to secure proposals or to complete the work of a project. Suggestions made in this report should be further verified by more complete observations, analysis, and where appropriate professional guidance before implementation; this is a preliminary overview only.

The types of work required at this building should not adversely impact its historic character nor should they require significant changes to or loss of historic features or materials considered to be character defining elements. In reality this means that preferred repair maintenance and rehabilitation practices will first and foremost attempt to save extant historic fabric so the character of the resource is not diminished by the loss of historic materials and associated workmanship. Most items in the report are considered maintenance procedures and if not related to an imminent danger, could be completed over a longer time period if monitored for change. Appropriate and regular maintenance will serve you well as you work towards the goal of continuing a good standard of care commensurate for each of these buildings helping to ensure their longevity.

#### **ORGANIZATION OF THE REPORT**

Proposed work for this project appears to generally fall into one of two critical paths forward; Building Stabilization or Building Rehabilitation which when combined yield a Master Plan for rehabilitation. This could be accomplished on a building by building basis or preferably as a campus-wide master plan.

##### **BUILDING STABILIZATION**

Deals primarily with high priority tasks such as correcting safety concerns, protecting the structure from moisture damage and necessary maintenance work needed to address concerns that may cause or accelerate deterioration if ignored as well as tasks generally associated with mothballing procedures which is especially important in the case of buildings that will not soon be occupied.

##### **BUILDING REHABILITATION**

Work to develop and implement a building rehabilitation plan created to address needed repairs and improvements, changes in building codes and any contemplated alterations to accommodate building usage all while maintaining sensitivity to the building's historic character. This is often presented as a multiple phase scenario to allow for distribution of costs over an extended period.

Because each of these pathways has great potential to impact the building's historic character they each need to be completed with great care and with specific attention to protecting surviving (known and discovered) historic fabric. The overall success of the project depends on development of a coordinated project plan (Master Plan) that includes at a minimum, both of these pieces of the project. Although typically building stabilization steps should be implemented early in the project those actions should be tempered and guided by goals consistent with the longer term vision for the building's rehabilitation. Such overarching guidance is found in Attachment 1 "The Secretary of the Interior's Standards for Rehabilitation" (STANDARDS) and the recommendation made in this report to develop a Master Plan for the building's rehabilitation early in the project's timeline. To assist you with strategies for development of a Master Plan, the report is presented in two sections; Building Stabilization and Building Rehabilitation.

## **PROJECT PLANNING - DEVELOPING A MASTER PLAN**

### **GENERAL**

Building stabilization and rehabilitation work must be coordinated as the details of each project component evolve. The overall success of building stewardship depends on development of a coordinated project plan (Master Plan) that includes at a minimum, both of these pieces of the project. Work completed prior to understanding the scope of the entire project (whether it is for STABILIZATION OR REHABILITATION) may be a wasted or inefficient effort if it must be undone to accomplish subsequent work. This suggests that, unless a given work item is determined to be of critical importance to life/safety and or preservation of building fabric, implementation should wait until the full planning process is complete and the entire scope of the project is identified and sufficiently understood. This in turn leads to a suggestion that project planning be completed as soon as practical in tandem with a stabilization plan.

Development of a set of well documented and published long range and short range goals for the proposed use and for rehabilitation of the building and site will help with fiscal planning and may position you and your financing partners to react quickly when you become aware of funding sources or specific development opportunities. A Master Plan that outlines and illustrates the types of repair and alteration work you hope to accomplish, including probable construction costs may be a useful tool for seeking grants and other funding as well as providing a road map for you to follow over time. This is an important beginning step in a process of refinement that continues through the life of a building.

### **BUILDING STABILIZATION**

This involves preparation of a Condition Report that identifies and prioritizes concerns and proposes remedial actions establishing a baseline for the building and project including:

- Establish your vision for the building
- Identify your professional consultant team
- Measured drawings, based on field measurements
- Identification of the building's character defining features and materials to ensure protection through the stabilization/rehabilitation process
- Architectural, structural, mechanical and electrical observations and prioritized suggestions for remedial work
- Research into completed studies
- Research maintenance history and work completed where pertinent
- Opinions of probable construction costs for remedial work

### **BUILDING REHABILITATION**

This effort defines the project's rehabilitation goals and strategies for implementation through development of a written program statement and schematic drawings showing proposed architectural, structural, mechanical and electrical alterations for the entire project and should include:

- Identification of appropriate treatments for the building's character defining features and materials to ensure protection of the building's overall historic character
- Written description of proposed uses for building and site including special requirements
- Design study drawings showing how proposed uses may fit into the building/site (or if not a fit, then what compromise is necessary)
- Analysis of applicable codes
- Outline specification for proposed work, and
- Opinions of probable construction costs

Frequently work must be phased to match available finances with construction and other costs. While this is not the most cost effective approach, often it is the only option when resources are limited. Care should be taken when planning phased projects to be certain "new work" is not going to be lost when the next project is started. A Master Plan may help with that type of project coordination.

The products of the Building Stabilization Planning and Building Rehabilitation Planning processes combine to form the project's Master Plan. Based on these documents strategies for implementing the project are defined and implemented. This is a process of continuous refinement throughout the life of the building which should be periodically updated and refined to meet changing circumstances.

#### **SITE OBSERVATIONS AND GENERAL COMMENTS**

Following are my notes and recollections of our discussions at the site specific to this building.

#### **GENERAL**

Following is the description of this building taken from the Iowa Site Inventory Form (No.52-04416) for the Johnson County Poor Farm:

*This Monitor-roofed stock barn was built c.1916 on the foundation of older barn. It has vertical plank exterior siding (no battens), 4-pane fixed-sash windows (except for a 4 over 4 double-hung sash window under the west "hay" hood). Not all windows still have glass. Four lightening rods and a roof ventilator are still intact. On the east end, the hay hood has a drop down door, a newer concrete drive leads to the hinged doors, and an older concrete drive leads to the sliding doors. There is a fenced (old) yard off the north side but no doors on the barn. The south side has large sliding doors, also has a concrete pad/yard and older fence remnants.*

*Inside there is a stone foundation with heavy timber sills under the central part of the barn (central hay mow, no loft). The perimeter shed roofed portions on the north, west and south sits on a poured concrete foundation. There is a mix of heavy timber and composite plank framing. Many of the heavy timbers show evidence of former mortise and tenon joinery, clearly some wood has been recycled from other buildings. Painted white horse stalls line the south bay and may have been used for dairy cows later. Inscribed in the concrete at the northeast corner is "H. ELLIS 1916."*

This building retains its integrity and remains an important element in the context of the poor Farm Site. Observed deficiencies require repairs consistent with normal wear and tear associated with a building of this age. However, **previous alterations to the barn have compromised the building's structural system making repairs to the structure a high priority.** Most other conditions can be addressed by remedial work that would normally be considered maintenance work for a building of this type and current use.

#### **HOUSEKEEPING**

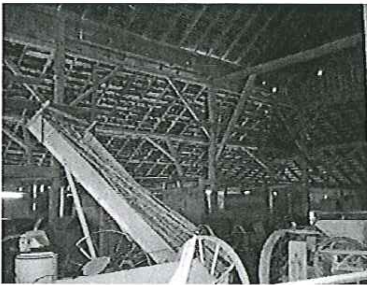
Removal of all the items stored in the building that are not part of the building's rehabilitation or current use is an important first step in the rehabilitation process. The building should be completely emptied of stored items and debris, except items that were once part of the building's construction (such as salvaged equipment moldings, doors or similar items) or an integral part of its current use. Once emptied, the building will be more accessible for measuring, making observations regarding the building's construction, condition, and for implementing repairs and maintenance operations. Removal of these stored items will also allow air to flow more freely through the spaces, helping to maintain the necessary dry conditions in the building.

Many areas of the building are not easily accessible or sufficiently exposed to view which limits the ability to make observations needed for routine maintenance and more detailed inspections.



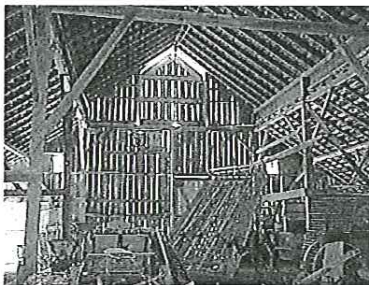
Some items stored in the building appear to be of significant value such as farm implements, machinery, furnishings and trimwork from other historic buildings such as safe doors from the county courthouse and other finish trim items from that same building. These items should be inventoried and properly mothballed. Items that will be damaged by storage in unconditioned space should be relocated. The building is not secure which places all these stored items at risk for vandalism and theft.

The building appears infested with vermin and had the familiar odor of skunk which hampered investigation of the interior spaces. Vermin often cause avoidable damage to building materials (as well as stored items) and can create environmental conditions that can become dangerous if not addressed. The building should be completely cleared of stored items and debris and the area left broom clean. When repairs are complete and appropriate protections are in place the building could again be used for storage if that is the final intended use. The following photos illustrate items and materials that should be removed.



#### STRUCTURAL

Significant portions of the barn's structural system appear to have been removed, eliminating the haymow loft area of the barn completely. These alterations may be associated with the bowing visible along the north wall and other visible misalignments in structural elements and rooflines. The haymow should be reconstructed to restore the building's structural and architectural integrity. To the extent possible the building should be moved back into proper alignment.



#### WINDOWS AND DOORS

Wooden sash and frames should be retained and repaired to preserve historic character. Where replacement sash or window units are necessary they should be fabricated of wood using extant historic sash as patterns and as samples of construction detailing. Replacement sash should retain all the visual characteristics of the historic sash including glass size, rail and stile dimensions, and number of glass panes and proportions of muntin profiles. It is not necessary to have replacement sash operate, nor is it necessary to make historic sash fully operational although the preferred approach is to have the sash operate as they did historically

Doors are not secure and do not provide adequate security from trespassers. Once the building is squared

up the doors should be made fully operable.

#### **MISCELLANEOUS HARDWARE AND EQUIPMENT**

Although none was specifically noted, equipment and hardware throughout the barn that is associated with its original function may become evident during building cleanout. All such items should be inventoried, retained and protected from further damage and deterioration and loss.

#### **SIDING**

The wood board siding is serviceable but in need of repair to secure loose pieces and replace deteriorated and missing sections to make the walls weathertight. When the barn is repainted a color study should be completed to determine original paint colors based on color layers found on the building's historic siding and trim.

#### **ROOF**

The existing metal roof was installed over a wood shingle roof which is presumed to be the original roof material (not likely to be the original shingles) based on the spaces observed between roof deck boards and the wood shingle roof visible from the interior. While the STANDARDS do allow for substitute materials in the case of wood shingles, metal is not an appropriate replacement material. While the STANDARDS indicate wood shingles are preferred where the original was wood, asphalt shingles are accepted as a suitable substitute material.

#### **GUTTERS AND DOWNSPOUTS**

The barn does not have gutters and it may never have been equipped with them. Although not historic the addition of a roof edge storm water collection system may help preserve the building's foundation and siding which can be damaged by moisture in the soil and splashback onto the building caused by moisture cascading from the roof and splashing onto the foundation, walls, and siding of the building.

When installed, the complete system should include a system of underground piping to collect water from the downspouts and direct it to daylight at nearby drainage swales, roads or an on-site drywell. (Similar to a septic system except it is intended to only handle stormwater.) Half round gutters and corrugated round downspouts may be an appropriate selection when/if this work is completed. This is a change from original detailing but it seems an appropriate treatment if damage is perceived from water cascading from the roof to grade. Gutter hangers should be roof deck mounted or fascia mounted and not installed with fasteners driven through the roof membrane which only serves to create holes in the roof in the area where snow, ice, and the highest concentration of moisture exists.

#### **ELECTRICAL SYSTEM**

The building does not have an adequate (code compliant) electrical system. Any extant electrical system components that may remain should be removed. A code compliant underground service, code compliant distribution wiring and appropriate controls should be provided if the building is to be electrified. The use of an armored cable or conduit is suggested in lieu of romex wiring or other unprotected wiring. The armored cable and conduit systems have a higher initial cost but offers more protection to the building, especially when wiring will be snaked through concealed spaces where it can be damaged creating a fire risk or is subject to attack by vermin.

#### **LIGHTNING PROTECTION**

There is a lightning protection system on the building. Downloads for this system are not well installed and the effectiveness of the system, as judged by its connection to earth (ground), is unknown. The installation does not appear to comply with contemporary design and code requirements. It is not clear that the building electrical system or metal roofs are tied to the grounding system. It is doubtful that the system has been tested or inspected recently. The lightning protection system, including other work that is not related to aerial terminals but still considered integral with a complete lightning protection system should be brought into compliance with modern codes to achieve UL Master Label certification for the system.

#### **TOXIC MATERIALS**

The building should be tested for lead and asbestos content so future rehabilitation work can be planned with full awareness of the presence of such materials.

#### **MOTHBALLING**

Buildings that will not be soon rehabilitated are unoccupied for the majority of the time should be mothballed. This appears to be the circumstances this building may face and so mothballing seems an appropriate and beneficial treatment with regard to planning, future rehabilitation expenses, and safety concerns. Among other things, mothballing helps ensure that an unoccupied building is monitored for changes. This single component of the multifaceted mothballing process helps to facilitate timely repairs, slow overall deterioration, and improve safety within and around the building. In addition to active building monitoring the mothballing process helps prevent moisture laden, stagnant air from causing or accelerating deterioration of the building's construction thus preserving and protecting surviving historic fabric for future rehabilitation.

There are six basic considerations when mothballing a building:

- Moisture
- Housekeeping
- Utilities
- Pests
- Security /Monitoring
- Ventilation

Attention to each of the six considerations during the building's idyl period helps protect the building from preventable damage and deterioration. It is suggested that the building be mothballed as described in *Preservation Brief 31: Mothballing Historic Buildings*.

### MOTHBALLING CHECKLIST<sup>a</sup>

In reviewing mothballing plans, the following checklist may help to ensure that work items are not inadvertently omitted.

#### Moisture

- Is the roof watertight?
- Do the gutters retain their proper pitch and are they clean?
- Are downspout joints intact?
- Are drains unobstructed?
- Are windows and doors and their frames in good condition?
- Are masonry walls in good condition to seal out moisture?
- Is wood siding in good condition?
- Is site properly graded for water run-off?
- Is vegetation cleared from around the building foundation to avoid trapping moisture?

#### Pests

- Have nests/pests been removed from the building's interior and eaves?
- Are adequate screens in place to guard against pests?
- Has the building been inspected and treated for termites, carpenter ants, rodents, etc.?
- If toxic droppings from bats and pigeons are present, has a special company been brought in for its disposal?

#### Housekeeping

- Have the following been removed from the interior: trash, hazardous materials such as flammable liquids, poisons, and paints and canned goods that could freeze and burst?
- Is the interior broom-clean?
- Have furnishings been removed to a safe location?
- If furnishings are remaining in the building, are they properly protected from dust, pests,

ultraviolet light, and other potentially harmful problems?

- Have significant architectural elements that have become detached from the building been labeled and stored in a safe place?
- Is there a building file?

#### Security/Monitoring

- Have fire and police departments been notified that the building will be mothballed?
- Are smoke and fire detectors in working order?
- Are the exterior doors and windows securely fastened?
- Are plans in place to monitor the building on a regular basis?
- Are the keys to the building in a secure but accessible location?
  - Are the grounds being kept from becoming overgrown?

#### Utilities

- Have utility companies disconnected/shut off or fully inspected water, gas, and electric lines?
- If the building will not remain heated, have water pipes been drained and glycol added?
- If the electricity is to be left on, is the wiring in safe condition?

#### Ventilation

- Have steps been taken to ensure proper ventilation of the building?
- Have interior doors been left open for ventilation purposes?
- Has the secured building been checked within the last 3 months for interior dampness or excessive humidity?

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<sup>a</sup> *Preservation Brief 31: Mothballing Historic Buildings*, National Park Service, September 1993.

#### **FINDING OUT MORE ABOUT THE STATE AND FEDERAL TAX CREDIT PROGRAMS**

The State Historic Preservation and Cultural and Entertainment District Tax Credit Program provides a state income tax credit of 25 percent of qualified rehabilitation costs for historic buildings. Rehabilitation work must meet the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings." See Attachment 3 for a brief overview of the program.

For more information on the state tax credit programs see: <http://www.iowahistory.org/historic-preservation/index.html> under the "Tax Incentives for Rehabilitation" link or contact Elizabeth (Beth) Foster Hill, Tax Incentive Programs Manager/National Register Coordinator, at (515) 281-4137 or [Beth.Foster@iowa.gov](mailto:Beth.Foster@iowa.gov).

Consider contacting the National Trust for Historic Preservation. They have a great deal of interest in saving historic buildings see <http://www.preservationnation.org/> or specifically for available grants you may e-mail [grants@nthp.org](mailto:grants@nthp.org) or phone 202-588-6277. Grants through the National Trust are generally for planning purposes and may be an ideal way to help you establish and fund preparation of a clear set of project goals which go beyond this basic report.

#### **STANDARDS**

The "Secretary of the Interior's Standards for the Treatment of Historic Properties" provides pertinent direction for building treatments. The guidelines for rehabilitating historic buildings found within those standards are used as a basis for suggested remedial work in this Report (Attachment 1). The National Park Service publishes a series of useful Preservation Briefs (Attachment 2) that provide detailed discussion of appropriate treatments for historic buildings and materials. Recommendations of the Preservation Briefs are used as a basis for formulating strategies and approaches to implementing remedial work of this project.

#### **PROTECTING ARCHEOLOGICAL AND HISTORIC POTENTIAL**

There may be archeological potential associated with this site and so any ground disturbing work should proceed cautiously so the maximum benefit may be reaped from any such discovery. You should discuss this with crews working at the site so they are aware of your interest and special instructions regarding this.

It is also a good idea to share the historic significance of the property with workmen, perhaps during an initial meeting at the site, so they are aware of the property's value to you and the community. This helps them appreciate and understand their role in preserving the resource.

#### **GENERAL GUIDANCE**

Many firms have worked on historic buildings and will gladly tell you of their success. Do not be hesitant to educate yourself and probe deeper into their experience. Often people claiming extensive experience with the rehabilitation of historic buildings are not familiar with the Secretary of the Interior's Standards or do not adequately understand them. Simply stated they have worked on old buildings, unaware of many of the special considerations associated with that type of work. Extensive experience on old buildings does not necessarily equate to an understanding of appropriate treatments.

Preference should be given to repairing deteriorated historic fabric over replacement whenever that is feasible. Workmen should be cautioned to protect significant historic features and held responsible to provide satisfactory repair if damage occurs.

In conclusion it appears that a carefully planned and professionally guided rehabilitation project should be

incorporated into the overall plan for rehabilitating this important historic resource. To that end, it seems appropriate to take immediate action to stabilize the building and to move forward with organizing and planning the rehabilitation project. A focused task such as this is an ideal scope of work for preservation grants available through the State and for inclusion in broader rehabilitation incentive programs such as the State Tax Credit program. The majority of grants and similar incentives directed towards preservation of historic resources require listing or at a minimum a determination by the State Historical Society that the building is eligible for listing on the National Register. Access to grants and other financial incentives such as these may be a good reason to implement work which does not adversely impact the building's current listing on the National Register of Historic Places by ensuring all work conforms to the STANDARDS described in Attachment 1.

I hope this information is helpful in your effort to maintain this important building in your community. Please keep in mind this report is limited in scope and is not intended as a full assessment of the building or its structural or mechanical condition. Please do not hesitate to call if you need additional assistance, I would be pleased to help in any way that I am able. Thank you again for the opportunity to be a part of this important effort. I would welcome the opportunity for further involvement in this exciting project.

Sincerely,



Douglas J. Steinmetz, AIA  
HISTORIC PRESERVATION TECHNICAL ASSISTANCE ARCHITECT  
STATE HISTORICAL SOCIETY OF IOWA – TECHNICAL ADVISORY NETWORK

- Attachments:
1. Secretary of the Interior's Standards for Rehabilitation.
  2. National Park Service's list of available Preservation Briefs.
  3. State Historic Preservation and Cultural and Entertainment District Tax Credit Overview.

## The Secretary of the Interior's Standards for Rehabilitation

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The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.

The Standards (**36 CFR Part 67**) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

*The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.*

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## NATIONAL PARK SERVICE PRESERVATION BRIEFS

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Hard copies of the Preservation Briefs may be purchased from the Government Printing Office or viewed on line at <http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>.

1. The Cleaning and Waterproof Coating of Masonry Buildings
2. Repointing Mortar Joints in Historic Brick Buildings
3. Conserving Energy in Historic Buildings
4. Roofing for Historic Buildings
5. Preservation of Historic Adobe Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra-Cotta
8. Aluminum and Vinyl Siding on Historic Woodwork
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
12. The Preservation of Historic Pigmented Structural Glass
13. The Repair and Thermal Upgrading of Historic Steel Windows
14. New Exterior Additions to Historic Buildings: Preservation Concerns
15. Preservation of Historic Concrete: Problems and General Approaches
16. The Use of Substitute Materials on Historic Building Exteriors
17. Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
18. Rehabilitating Interiors in Historic Buildings: Identifying Character-Defining Elements
19. The Repair and Replacement of Historic Wooden Shingle Roofs
20. The Preservation of Historic Barns
21. Repairing Historic Flat Plaster – Walls and Ceilings
22. The Preservation and Repair of Historic Stucco
23. Preserving Historic Ornamental Plaster
24. Heating, Ventilating, & Cooling Historic Buildings: Problems & Recommended Approaches
25. The Preservation of Historic Signs
26. The Preservation and Repair of Historic Log Buildings
27. The Maintenance & Repair of Architectural Cast Iron
28. Painting Historic Interiors
29. The Repair, Replacement, and Maintenance of Historic Slate Roofs
30. The Preservation and Repair of Historic Clay Tile Roofs
31. Mothballing Historic Buildings
32. Making Historic Properties Accessible
33. The Preservation and Repair of Historic Stained and Leaded Glass
34. Applied Decoration for Historic Interiors: Preserving Composition Ornament
35. Understanding Old Buildings
36. Protecting Cultural Landscapes
37. Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry
39. Holding the Line: Controlling Unwanted Moisture in Historic Buildings
40. Preserving Historic Ceramic Tile Floors
41. The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
42. The Maintenance, Repair and Replacement of Historic Cast Stone
43. The Preparation and Use of Historic Structures Reports
44. The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
45. Preserving Historic Wooden Porches
46. The Preservation and Reuse of Historic Gas Stations
47. Maintaining the Exterior of Small and Medium Size Historic Buildings



## STATE TAX CREDIT REHABILITATION INCENTIVE PROGRAM – GENERAL INFORMATION

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The State Historic Preservation and Cultural and Entertainment District Tax Credit Program (aka State Tax Credit or STC) provides a state income tax credit equal to 25 percent of qualified rehabilitation costs for historic buildings. Rehabilitation work must meet the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

The State Historical Society of Iowa, a Division within the Department of Cultural Affairs is charged with administering the STC program. Following is contact information for State Historic Preservation Office (SHPO) staff available to answer questions about this program:

Jack Porter (515) 242-6152: SHPO Staff Preservation Consultant. Jack reviews the tax credit applications and could provide an excellent overview of the program as pertains to your specific circumstances.

Jerome Thompson (515) 281-4221: Deputy State Historic Preservation Officer Jerome will be familiar with the program and those utilizing it but may be less versed in the details of individual applications compared to Jack.

Jim McNulty (515) 281-6183: Iowa Department of Revenue: Jim is a good first contact regarding tax implications of the program and will provide additional contacts within IDR if specific questions are beyond his expertise.

Various published reports for the program are available at: <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/reports-surveys-and-research.html>. At that website you will find discussion of the use and impact this successful program has on Iowa's economy and its historic resources.

The State Tax Credit Report, 2007-2008-2009—Preservation Tax Incentives in Iowa found at the website informs the reader of program developments and responds to the reporting questions established under Iowa Code. This document serves as the report to the Iowa general assembly for state fiscal years 2007, 2008, and 2009.

The reports listed at this website are the most recent published reports showing program participation and results. Appendix A of the STC Report 2007-2009 shows the status of projects moving through the program showing the number and value of projects with reserved and awarded (having completed all program requirements) tax credits.

Participation by governing bodies through sponsorship organizations is relatively new to the program so examples of completed projects are not abundant. However, there are multiple examples of city and county governments following this pattern and working their way through the STC process. I encourage you to seek out those entities and fully investigate the process to your satisfaction prior to participation. A few examples are:

Jasper County    Muscatine County    City of Osceola    City of Cedar Rapids

For more information on the state tax credit program see: <http://www.iowahistory.org/historic-preservation/index.html> under the "Tax Incentives for Rehabilitation" link or contact Elizabeth (Beth) Foster Hill, Tax Incentive Programs Manager/National Register Coordinator, at (515) 281-4137 or [Beth.Foster@iowa.gov](mailto:Beth.Foster@iowa.gov).

I hope you will find this background information useful as you continue your efforts to gather information about the STC program for use in your evaluation of the program and its potential to benefit your community's efforts in rehabilitating and maintaining its historic resources. I recommend that you speak with SHPO staff, your legal advisor and a tax advisor familiar with rehabilitation tax credits regarding this program so you have the necessary information to make an informed decision regarding use of the STC program consistent with your circumstances as such guidance is beyond my expertise.



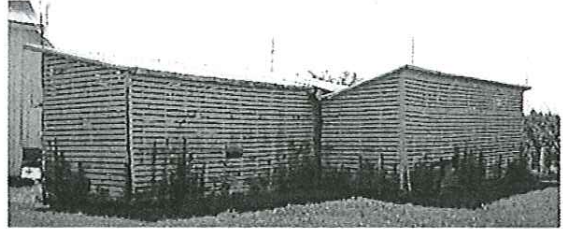
**DOUGLAS J. STEINMETZ**  
 4121 Timberview Drive NE  
 Cedar Rapids, Iowa 52411  
 319-294-4905 Fax 319-892-0568  
 doug@djsaia.com

**A R C H I T E C T**

**REPORT OF SITE VISIT**

August 30, 2013

Janelle Rettig, Chairperson  
 Johnson County Board of Supervisors  
 913 S Dubuque St, Suite 201  
 Iowa City, IA 52240







Granary/Crib, Johnson County Poor Farm, IA (7/2013)

RE: Johnson County Poor Farm - Granary/Crib  
 TAN Project #: T00-637

Dear Ms. Rettig,

I met Mickey Miller and Eldon Slaughter at the Johnson County Poor Farm site on 25 July 2013 to tour four agrarian structures. For grant fulfillment purposes each of the structures must be submitted as an individual report although in reality the observations for each of the structures are very similar. Services related to the site visit and the building reports are provided through a Technical Advisory Network (TAN) grant provided to the Johnson County Board of Supervisors by the State Historic Preservation Office. The four structures and their associated grant file numbers are:

<p>BARN 1          TAN Project #: T00-634</p>	
<p>BARN 2          TAN Project #: T00-635</p>	
<p>BARN 3          TAN Project #: T00-636</p>	
<p>GRANARY/Crib          TAN Project #: T00-637</p>	

I was pleased to hear of the efforts being considered to improve and maintain these important historic resources and thrilled to be included in this early step of that process. I hope my comments at the site meeting and the information in this report will be helpful towards your goals.

Please remember the scope of this report is targeted towards identifying work which appears to be the most urgent and is not intended to describe in detail work necessary for the complete rehabilitation or ongoing maintenance of the building. Specific architectural design and engineering is beyond the scope of this report. This report is not intended to provide specifications or detailed descriptions of work in sufficient detail to secure proposals or to complete the work of a project. Suggestions made in this report should be further verified by more complete observations, analysis, and where appropriate professional guidance before implementation; this is a preliminary overview only.

The types of work required at this building should not adversely impact its historic character nor should they require significant changes to or loss of historic features or materials considered to be character defining elements. In reality this means that preferred repair maintenance and rehabilitation practices will first and foremost attempt to save extant historic fabric so the character of the resource is not diminished by the loss of historic materials and associated workmanship. Most items in the report are considered maintenance procedures and if not related to an imminent danger, could be completed over a longer time period if monitored for change. Appropriate and regular maintenance will serve you well as you work towards the goal of continuing a good standard of care commensurate for each of these buildings helping to ensure their longevity.

#### **ORGANIZATION OF THE REPORT**

Proposed work for this project appears to generally fall into one of two critical paths forward; Building Stabilization or Building Rehabilitation which when combined yield a Master Plan for rehabilitation. This could be accomplished on a building by building basis or preferably as a campus-wide master plan.

##### **BUILDING STABILIZATION**

Deals primarily with high priority tasks such as correcting safety concerns, protecting the structure from moisture damage and necessary maintenance work needed to address concerns that may cause or accelerate deterioration if ignored as well as tasks generally associated with mothballing procedures which is especially important in the case of buildings that will not soon be occupied.

##### **BUILDING REHABILITATION**

Work to develop and implement a building rehabilitation plan created to address needed repairs and improvements, changes in building codes and any contemplated alterations to accommodate building usage all while maintaining sensitivity to the building's historic character. This is often presented as a multiple phase scenario to allow for distribution of costs over an extended period.

Because each of these pathways has great potential to impact the building's historic character they each need to be completed with great care and with specific attention to protecting surviving (known and discovered) historic fabric. The overall success of the project depends on development of a coordinated project plan (Master Plan) that includes at a minimum, both of these pieces of the project. Although typically building stabilization steps should be implemented early in the project those actions should be tempered and guided by goals consistent with the longer term vision for the building's rehabilitation. Such overarching guidance is found in Attachment 1 "The Secretary of the Interior's Standards for Rehabilitation" (STANDARDS) and the recommendation made in this report to develop a Master Plan for the building's rehabilitation early in the project's timeline. To assist you with strategies for development of a Master Plan, the report is presented in two sections; Building Stabilization and Building Rehabilitation.

## **PROJECT PLANNING - DEVELOPING A MASTER PLAN**

### **GENERAL**

Building stabilization and rehabilitation work must be coordinated as the details of each project component evolve. The overall success of building stewardship depends on development of a coordinated project plan (Master Plan) that includes at a minimum, both of these pieces of the project. Work completed prior to understanding the scope of the entire project (whether it is for STABILIZATION OR REHABILITATION) may be a wasted or inefficient effort if it must be undone to accomplish subsequent work. This suggests that, unless a given work item is determined to be of critical importance to life/safety and or preservation of building fabric, implementation should wait until the full planning process is complete and the entire scope of the project is identified and sufficiently understood. This in turn leads to a suggestion that project planning be completed as soon as practical in tandem with a stabilization plan.

Development of a set of well documented and published long range and short range goals for the proposed use and for rehabilitation of the building and site will help with fiscal planning and may position you and your financing partners to react quickly when you become aware of funding sources or specific development opportunities. A Master Plan that outlines and illustrates the types of repair and alteration work you hope to accomplish, including probable construction costs may be a useful tool for seeking grants and other funding as well as providing a road map for you to follow over time. This is an important beginning step in a process of refinement that continues through the life of a building.

### **BUILDING STABILIZATION**

This involves preparation of a Condition Report that identifies and prioritizes concerns and proposes remedial actions establishing a baseline for the building and project including:

- Establish your vision for the building
- Identify your professional consultant team
- Measured drawings, based on field measurements
- Identification of the building's character defining features and materials to ensure protection through the stabilization/rehabilitation process
- Architectural, structural, mechanical and electrical observations and prioritized suggestions for remedial work
- Research into completed studies
- Research maintenance history and work completed where pertinent
- Opinions of probable construction costs for remedial work

### **BUILDING REHABILITATION**

This effort defines the project's rehabilitation goals and strategies for implementation through development of a written program statement and schematic drawings showing proposed architectural, structural, mechanical and electrical alterations for the entire project and should include:

- Identification of appropriate treatments for the building's character defining features and materials to ensure protection of the building's overall historic character
- Written description of proposed uses for building and site including special requirements
- Design study drawings showing how proposed uses may fit into the building/site (or if not a fit, then what compromise is necessary)
- Analysis of applicable codes
- Outline specification for proposed work, and
- Opinions of probable construction costs

Frequently work must be phased to match available finances with construction and other costs. While this is not the most cost effective approach, often it is the only option when resources are limited. Care should be taken when planning phased projects to be certain "new work" is not going to be lost when the next project is started. A Master Plan may help with that type of project coordination.

The products of the Building Stabilization Planning and Building Rehabilitation Planning processes combine to form the project's Master Plan. Based on these documents strategies for implementing the project are defined and implemented. This is a process of continuous refinement throughout the life of the building which should be periodically updated and refined to meet changing circumstances.

#### **SITE OBSERVATIONS AND GENERAL COMMENTS**

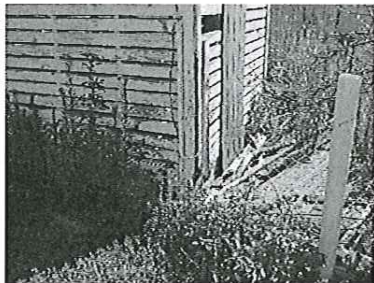
Following are my notes and recollections of our discussions at the site specific to this building.

#### **GENERAL**

No specific use has been identified for this building. Therefore the discussion below focuses primarily on rehabilitation of extant materials, general stabilization and mothballing.

#### **SITE WORK**

Grounds immediately adjacent to most of the building are generally well maintained. A former feed lot area near the building is overgrown and needs to be cleared of vegetation and debris to protect the structure and eliminate growth that may conceal vandals' activity. Removing taller weeds growing along the foundation should also be completed to ensure beneficial air circulation around the building and to prevent them from overgrowing the building.



#### **ROOF**

The existing corrugated metal roof system is damaged and not well laid. Because of these deficiencies and the need to complete several structural/carpentry framing repairs the roof should be replaced. Particularly suspect is an area of roof near the valley formed where the two opposing sloped shed roofs converge. This creates an area of concentrated roof runoff which is difficult to manage and potentially damaging to the building. The tightly spaced roof boards visible inside the crib suggest these buildings originally had metal roofs and not wood shingles which are typically installed over spaced boards. There may be evidence of the original roof materials beneath the existing roof so care should be taken when the existing roof is removed to allow for investigation and confirmation of original materials. Based on the roof deck board spacing it is my opinion that a corrugated roof similar in profile to the existing is an appropriate style roof system for this building.



There are several rafter tails that need to be repaired and or strengthened prior to roof replacement. An area of the roof has been cut away along the edge leaving a semicircular scar that suggests there was a structure at this location that is no longer present. Once the yard is cleaned of vegetation there may be additional clues to this missing element allowing for consideration of its reconstruction if appropriate. Based on the nature of the cuts at this location which appear to have been made to an existing roof and not part of the original construction it is my opinion a structure in this location would have been a later addition making repair of the roof edge to its original linear shape my initial recommendation.

To avoid damage to the cribbing boards and foundation caused by splash back from the valley drainage a collection scupper connected to a down-lead pipe should be provided. The down-lead should discharge the water well away from the building.

#### CARPENTRY

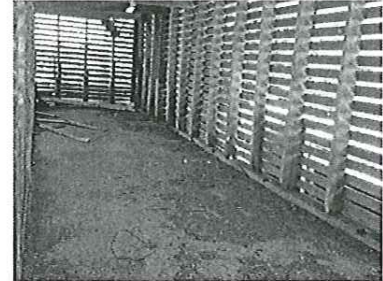
The crib is sided with spaced cribbing boards that are beveled along the top and bottom edges to promote drainage. Several boards are broken and some are missing. There are also some boards that are beginning to show signs of deterioration; however, they appear serviceable and should be retained to preserve historic fabric. Existing boards should be secured where loose, repairs made to complete the siding coverage and the entire building prepared, primed and painted.



Existing access hatches should be repaired and secured in closed positions using a non-damaging, concealed and reversible method such as stainless steel screws mounted on the interior. The door into one portion of the structure is sealed using plywood secured in place making access to that portion of the building difficult without the proper tools. The door is missing from the second building allowing unrestricted access. Both doors should be reconstructed and secured with hardware that allows for controlled access for maintenance and periodic inspection.

#### HOUSEKEEPING

The building interiors should be cleared of all debris and stored materials. Care should be taken to salvage usable materials and keep an eye out for artifacts that should be retained. All wiring and controls should be removed from the building. The building should be maintained broom clean at all times.



#### LIGHTENING PROTECTION

The lightning protection system is not well installed with downlead wires not well attached to the building and uncertain grounding rods. It is not clear that the metal roof is included in the system. The entire system should be repaired by an Underwriters Laboratory (UL) listed installer and inspected by a third party inspector for compliance with UL's Lightning Protection Inspection Certification program.

#### MOTHBALLING

Buildings that will not be soon rehabilitated are unoccupied for the majority of the time should be mothballed. This appears to be the circumstances this building may face and so mothballing seems an appropriate and beneficial treatment with regard to planning, future rehabilitation expenses, and safety concerns. Among other things, mothballing helps ensure that an unoccupied building is monitored for changes. This single component of the multifaceted mothballing process helps to facilitate timely repairs, slow overall deterioration, and improve safety within and around the building.

There are six basic considerations when mothballing a building:

- Moisture
- Housekeeping
- Utilities
- Pests
- Security /Monitoring
- Ventilation

Attention to each of the six considerations during the building's idol period helps protect the building from preventable damage and deterioration. It is suggested that the building be mothballed as described in *Preservation Brief 31: Mothballing Historic Buildings*.

#### FINDING OUT MORE ABOUT THE STATE AND FEDERAL TAX CREDIT PROGRAMS

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Consider contacting the National Trust for Historic Preservation. They have a great deal of interest in saving historic buildings see <http://www.preservationnation.org/> or specifically for available grants you may e-mail [grants@nthp.org](mailto:grants@nthp.org) or phone 202-588-6277. Grants through the National Trust are generally for planning purposes and may be an ideal way to help you establish and fund preparation of a clear set of project goals which go beyond this basic report.

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Many firms have worked on historic buildings and will gladly tell you of their success. Do not be hesitant to educate yourself and probe deeper into their experience. Often people claiming extensive experience with the rehabilitation of historic buildings are not familiar with the Secretary of the Interior's Standards or do not adequately understand them. Simply stated they have worked on old buildings, unaware of many of the special considerations associated with that type of work. Extensive experience on old buildings does not necessarily equate to an understanding of appropriate treatments.

Preference should be given to repairing deteriorated historic fabric over replacement whenever that is feasible. Workmen should be cautioned to protect significant historic features and held responsible to provide satisfactory repair if damage occurs.

In conclusion it appears that a carefully planned and professionally guided rehabilitation project should be incorporated into the overall plan for rehabilitating this important historic resource. To that end, it seems appropriate to take immediate action to stabilize the building and to move forward with organizing and planning the rehabilitation project. A focused task such as this is an ideal scope of work for preservation grants available through the State and for inclusion in broader rehabilitation incentive programs such as the State Tax Credit program. The majority of grants and similar incentives directed towards preservation of historic resources require listing or at a minimum a determination by the State Historical Society that the building is eligible for listing on the National Register. Access to grants and other financial incentives such as these may be a good reason to implement work which does not adversely impact the building's current



listing on the National Register of Historic Places by ensuring all work conforms to the STANDARDS described in Attachment 1.

I hope this information is helpful in your effort to maintain this important building in your community. Please keep in mind this report is limited in scope and is not intended as a full assessment of the building or its structural or mechanical condition. Please do not hesitate to call if you need additional assistance, I would be pleased to help in any way that I am able. Thank you again for the opportunity to be a part of this important effort. I would welcome the opportunity for further involvement in this exciting project.

Sincerely,



Douglas J. Steinmetz, AIA  
HISTORIC PRESERVATION TECHNICAL ASSISTANCE ARCHITECT  
STATE HISTORICAL SOCIETY OF IOWA – TECHNICAL ADVISORY NETWORK

- Attachments:
1. Secretary of the Interior's Standards for Rehabilitation.
  2. National Park Service's list of available Preservation Briefs.
  3. State Historic Preservation and Cultural and Entertainment District Tax Credit Overview.

## The Secretary of the Interior's Standards for Rehabilitation

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The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.

The Standards (**36 CFR Part 67**) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

*The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.*

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## NATIONAL PARK SERVICE PRESERVATION BRIEFS

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Hard copies of the Preservation Briefs may be purchased from the Government Printing Office or viewed on line at <http://www.nps.gov/histoy/hps/tps/briefs/presbhom.htm>.

1. The Cleaning and Waterproof Coating of Masonry Buildings
2. Repointing Mortar Joints in Historic Brick Buildings
3. Conserving Energy in Historic Buildings
4. Roofing for Historic Buildings
5. Preservation of Historic Adobe Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra-Cotta
8. Aluminum and Vinyl Siding on Historic Woodwork
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
12. The Preservation of Historic Pigmented Structural Glass
13. The Repair and Thermal Upgrading of Historic Steel Windows
14. New Exterior Additions to Historic Buildings: Preservation Concerns
15. Preservation of Historic Concrete: Problems and General Approaches
16. The Use of Substitute Materials on Historic Building Exteriors
17. Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
18. Rehabilitating Interiors in Historic Buildings: Identifying Character-Defining Elements
19. The Repair and Replacement of Historic Wooden Shingle Roofs
20. The Preservation of Historic Barns
21. Repairing Historic Flat Plaster – Walls and Ceilings
22. The Preservation and Repair of Historic Stucco
23. Preserving Historic Ornamental Plaster
24. Heating, Ventilating, & Cooling Historic Buildings: Problems & Recommended Approaches
25. The Preservation of Historic Signs
26. The Preservation and Repair of Historic Log Buildings
27. The Maintenance & Repair of Architectural Cast Iron
28. Painting Historic Interiors
29. The Repair, Replacement, and Maintenance of Historic Slate Roofs
30. The Preservation and Repair of Historic Clay Tile Roofs
31. Mothballing Historic Buildings
32. Making Historic Properties Accessible
33. The Preservation and Repair of Historic Stained and Leaded Glass
34. Applied Decoration for Historic Interiors: Preserving Composition Ornament
35. Understanding Old Buildings
36. Protecting Cultural Landscapes
37. Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry
39. Holding the Line: Controlling Unwanted Moisture in Historic Buildings
40. Preserving Historic Ceramic Tile Floors
41. The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
42. The Maintenance, Repair and Replacement of Historic Cast Stone
43. The Preparation and Use of Historic Structures Reports
44. The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
45. Preserving Historic Wooden Porches
46. The Preservation and Reuse of Historic Gas Stations
47. Maintaining the Exterior of Small and Medium Size Historic Buildings

## STATE TAX CREDIT REHABILITATION INCENTIVE PROGRAM – GENERAL INFORMATION

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The State Historic Preservation and Cultural and Entertainment District Tax Credit Program (aka State Tax Credit or STC) provides a state income tax credit equal to 25 percent of qualified rehabilitation costs for historic buildings. Rehabilitation work must meet the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

The State Historical Society of Iowa, a Division within the Department of Cultural Affairs is charged with administering the STC program. Following is contact information for State Historic Preservation Office (SHPO) staff available to answer questions about this program:

Jack Porter (515) 242-6152: SHPO Staff Preservation Consultant. Jack reviews the tax credit applications and could provide an excellent overview of the program as pertains to your specific circumstances.

Jerome Thompson (515) 281-4221: Deputy State Historic Preservation Officer Jerome will be familiar with the program and those utilizing it but may be less versed in the details of individual applications compared to Jack.

Jim McNulty (515) 281-6183: Iowa Department of Revenue: Jim is a good first contact regarding tax implications of the program and will provide additional contacts within IDR if specific questions are beyond his expertise.

Various published reports for the program are available at: <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/reports-surveys-and-research.html>. At that website you will find discussion of the use and impact this successful program has on Iowa's economy and its historic resources.

The State Tax Credit Report, 2007-2008-2009—Preservation Tax Incentives in Iowa found at the website informs the reader of program developments and responds to the reporting questions established under Iowa Code. This document serves as the report to the Iowa general assembly for state fiscal years 2007, 2008, and 2009.

The reports listed at this website are the most recent published reports showing program participation and results. Appendix A of the STC Report 2007-2009 shows the status of projects moving through the program showing the number and value of projects with reserved and awarded (having completed all program requirements) tax credits.

Participation by governing bodies through sponsorship organizations is relatively new to the program so examples of completed projects are not abundant. However, there are multiple examples of city and county governments following this pattern and working their way through the STC process. I encourage you to seek out those entities and fully investigate the process to your satisfaction prior to participation. A few examples are:

Jasper County    Muscatine County    Davis County    City of Cedar Rapids

For more information on the state tax credit program see: <http://www.iowahistory.org/historic-preservation/index.html> under the "Tax Incentives for Rehabilitation" link or contact Elizabeth (Beth) Foster Hill, Tax Incentive Programs Manager/National Register Coordinator, at (515) 281-4137 or [Beth.Foster@iowa.gov](mailto:Beth.Foster@iowa.gov).

I hope you will find this background information useful as you continue your efforts to gather information about the STC program for use in your evaluation of the program and its potential to benefit your community's efforts in rehabilitating and maintaining its historic resources. I recommend that you speak with SHPO staff, your legal advisor and a tax advisor familiar with rehabilitation tax credits regarding this program so you have the necessary information to make an informed decision regarding use of the STC program consistent with your circumstances as such guidance is beyond my expertise.

Primary message from the public forum for consideration VERY FIRST DRAFT:

Message from: attendees of the forum, JC Food Policy Council and other stakeholders in our community food system:

We commend the JC BOS for their interest in using county-owned property, in this case the County Poor Farm, for food production. We encourage the BOS to continue support for food production at the County Poor Farm. In addition, to develop the land to support the following endeavors:

- Promote a development that preserves and improves soil and water quality, supports food production and that allows for a live and work farm incubator;
- Provide water source, water access, sewer and other required utilities that enable food production, housing and public gatherings at the County Poor Farm;
- Provide electricity from renewable energy sources;
- Commission an inventory on native plants on-site; increase native plants on-site;
- Ensure the site is accessible to the public, with clear signage, entrances & exits;
- In addition, it is recommended that this space should be used to provide 2-10 acre plots to new growers;
- As well as educational workshops, classes & demonstrations on sustainable food production and nitrate reduction;
- Food production on-site should include farm plots, utilities, and the ability to add structures such as greenhouses, root cellars, processing kitchens, coolers and storage and allows for the incorporation of poultry and livestock;
- Structures on-site should be restored and used for food production and/or public gatherings

Johnson County Food Policy Council  
 February 7, 2015, Public Forum  
 Prioritized Participant Feedback

Category	Idea
<b>Structures/Facilities</b>	power, water, sewer tie in, alternative energy
	Greenhouse/packing storage, root cellars, coolers, processing kitchen, fencing
Structures	Live & work farm incubator
	Site Accessibility
	Classroom space
<b>Local Food Potential</b>	Preserve and improve soil and water quality
Site preparation	Provide (rental) land in 2-10 acre plots to new growers
Local Food Potential	Incorporate livestock; cooperative model w. educational programs
	Food source: Expand community garden area/pick your own/seed-saving
<b>Conservation and Education</b>	Interpretive signage
Educational Opportunities	Center for sustainability techniques
Educational Opportunities	Native plant inventory, introduction & preservation
Conservation	Classes
Educational Opportunities	Demonstration plots
Conservation	Nutrient reduction demonstration

## 2015 County Poor Farm Visioning Session

Category	Idea	Votes
<b>Community/People</b>	<b>Accessibilty (cost, transportation; feeling like you are included, healthy food is a birthright not a privilege</b>	<b>9</b>
Community/People	Education (what is healthy and how do you prepare it; childhood and adults; cooking with local produce; how to's; composting, planting, harvesting)	3
Community/People	Involvement of Everyone (all sectors of the community...educators, doctors, public officials (city council members), students, immigrants; active participation)	3
Community/People	Health (obesity, diabetes, mental health/autism; recreational component (yoga, biking; pollution associated with factory farms; Nature Deficit Disorder)	2
Community/People	Holistic/Wholesome (connectivity..growing/nature helps you feel connected to others, you feel more connected; adundance and community	0
<b>Conservation</b>	<b>Education, interpretive signage - why conservation?</b>	<b>10</b>
Conservation	Prairie planting	9
Conservation	Native inventory, introduction & preservation	9
Conservation	Nutrient reduction deomonstration	5
Conservation	Community/watershed partnerships	1
<b>Educational Opportunitie</b>	<b>Money/fundraising</b>	<b>9</b>
Educational Opportunities	Center for sustainability techniques	9
Educational Opportunities	Classes	8
Educational Opportunities	Demp plots	7
Educational Opportunities	Community outreach/awareness/buy-in	5
Educational Opportunities	Interns/Volunteers/labor patnerships	4
Educational Opportunities	Connect gardening to literacy under theme of "learning to grow" - Library Garden	3.5
Educational Opportunities	Outdoor classroom and relate to core curriculum	3.5
Educational Opportunities	Energy learning center	1
Educational Opportunities	Museum & education center	1
<b>Local Food Potential</b>	<b>Preserve and improve soil and water quality</b>	<b>13.5</b>
<b>Local Food Potential</b>	<b>Incorporate livestock; cooperative model w. educational programs</b>	<b>10</b>
<b>Local Food Potential</b>	<b>Food source: Expand community garden area/pick your own/seed-saving</b>	<b>9</b>
Local Food Potential	Preserve land in food and ag production	8.5
Local Food Potential	Provide (rental) land in 2-10 acre plots to new growers	6
Local Food Potential	Nutritionly dense cash crops & labeled crops 'proof farm' as income source	6
Local Food Potential	Address food security in our community	4
Local Food Potential	Programs for local food insecurity - food shelf, low cost CSA, farm stand	4
Local Food Potential	Focus on making Grow Johnson County plot a success	2.5
Local Food Potential	Methane from landfill for greenhouses - season extension	2
<b>Structures</b>	<b>Power, water, sewer tie in, alternative energy</b>	<b>16</b>
<b>Structures</b>	<b>Greenhouse/packing storage, root cellars, coolers, processing kitchen, fencing</b>	<b>10.5</b>
<b>Structures</b>	<b>Live &amp; work farm incubator</b>	<b>10</b>
Structures	Parking, trail, bus access	4
Structures	Barn restoration, preservation, lead paint	1.5
Structures	Education/Center Event	1