

1995 Project Abstract

For the Period Ending June 30, 1997

This project was supported by the Minnesota Future Resources Fund (MS 1995, Ch. 220, Sec 19, Subd. 12(C)).

TITLE: Joseph R. Brown Interpretive Center Restoration

PROJECT MANAGER: Earl Renneke

ORGANIZATION: Sibley County Historical Society

ADDRESS: 600 Main Street, P.O. Box 433, Henderson, Minnesota, 56044

WED SITE/EMAIL ADDRESS: cithend@ic.le-sueur.mn.us

LEGAL CITATION: ML 1995, Ch. 220, Sec. 19, Subd. 12(c)

APPROPRIATION AMOUNT: \$75,000

Statement of Objectives:

The objective of this project was to restore the 1879 Sibley County Courthouse so that it can be used as the Joseph R. Brown Interpretive (*Minnesota River*) Center (Center). The Building was designated by 1992 Minnesota Law to be used for this purpose and is on the National Register of Historic Places. Activities undertaken to achieve this goal were stabilizing the basement, foundation, roof trusses and columns to increase the building load and occupancy level which was objective A and replacement/repair/restoration of the roof, gutters, downspouts, eaves, and corbels to make the building weather-tight which was objective B.

Overall Project Results:

The building was stabilized by making repairs to the basement, foundation, columns and roof trusses so that the second floor can be used and opened to the public as the Joseph R. Brown Interpretive (*Minnesota River*) Center by January 1, 1999 per plans prepared by the supervising architect, Richard Engan and Associates and in accordance with the Secretary of Interior's Standards on Historic Preservation.

The building was made weather-tight by replacing, repairing or restoring the roof and related features including gutters, downspouts, eaves and corbels also under the supervision of Architect Engan and the Historic Architect for the State of Minnesota.

Project Results Use and Dissemination:

With the completion of the restoration activities planning and fundraising is able to continue so that the goal of opening the Center by January 1, 1999 can be achieved. To date an additional \$281,000 has been put into the building to complete exterior restoration and interior stabilization activities as well as undertaking some life safety and handicapped accessibility upgrading (elevator and stairway installations, emergency lighting, electric and other code items, etc.,) by the State of Minnesota through a bonding appropriation(\$250,000), the City of Henderson (\$21,000) and the Joseph R. Brown Heritage Society (\$10,000). An additional approximate \$500,000 needs to be raised to finish interior work, make improvements to the second floor (includes electrical, mechanical, etc.), do landscaping, install a lower level entrance and restrooms and plan, design and build the exhibits.

Based on inspections by the area building inspector, local architect and Historic Architect the structural repairs and weatherproofing met all applicable state and local codes and the Secretary of the Interior's Standards on Historic Preservation and completion of this stage of the work is deemed to be successful. A summary of this work has been provided to the Minnesota Historical Society and is available upon request to other historical societies and communities who envision similar projects.

LCMR Final Work Program Update Report

I. Project Title and Project Number: Title: Joseph R. Brown Interpretive Center Restoration Project

Number: C-20

Program Manager: Earl Renneke - Special Projects Director
Agency Affiliation: Sibley County Historical Society
Mail Address: RR 2 P.O. Box 45, LeSueur, Minnesota 56058
Phone: (507) 237-2613 (507) 248-3234 (City of Henderson)
Fax: (507) 248-3235 EMAIL: cithend@ic.le-sueur.mn.us

A. Legal Citation: ML 1995, Chp.220, Sec 19, Subd. 12c
Total biennial budget LCMR appropriation: \$75,000
Balance: \$0

Appropriation Language: Funding for this project was approved by the Minnesota Legislature, ML 1995, Chapter 220, Sec 19, Subd 12c, as recommended by the Legislative Commission on Minnesota Resources from the Minnesota Future Resources Fund to the Minnesota Historical Society for building restoration and renovations on the 1879 Sibley County Courthouse to be used as the Joseph R. Brown Interpretive Center. This appropriation must be matched by at least \$5000.00 of non state money.

B. Status of Match Requirement:
Match Required: \$5000
Amount Committed to Date: \$5000 (City of Henderson)
Match Spent to Date: \$5000

II. Project Summary: The first phase of the Joseph R. Brown Interpretive (Minnesota River) Center project will involve several key restoration activities on the 1879 Sibley County Courthouse which is designated by 1992 Minnesota Law as the location for the Joseph R. Brown Interpretive (Minnesota River) Center. The Courthouse is also listed on the National Register of Historic Places. Restoration activities included stabilizing the basement, foundation and columns and the roof trusses and replacing the roofing, gutters, downspouts, eaves and corbels. The need for this work was identified in a 1994 structural engineering report by KLM & Associates and within a Historic Structures Report prepared by Architect Richard Engan. All work was performed in accordance with the Secretary of Interior's Standards for Historic Preservation as overseen by the State Historic Preservation Architect of the Minnesota Historical Society and met applicable local and state building code requirements. Restoration activities took place from January 6 to June 3 of 1997. Northfield Construction of North Minnesota was selected as the prime contractor. The project in accordance with the public bidding and procurement procedures of the City of Henderson, the owner

of the Courthouse. Northfield Construction under their contract was also selected to do Phase I and parts of Phases II and III activities per the previously submitted Master Plan. This work was funded through state bond appropriated money as well as through local contributions. Additional phases of the restoration activities and development and construction of exhibits and programs for the Joseph R. Brown Minnesota River (Interpretive) Center will follow in accordance with the availability of future resources. A copy of information submitted to the Minnesota Historical Society which provides an additional summary of the project was attached to previous submittals.

III. Six Month Work Program Update and Project Close-out Summary:

On January 6, 1997 Northfield Construction started work on the project. Base bid was \$242,000. Five change orders in the amount of approximately \$63,000 were authorized. The project was funded by a combination of LCMR, Bonding, City of Henderson and Joseph R. Brown Heritage Society funds as shown on the attachment. Items not eligible for funding through LCMR or Bonding funds were paid for through City or Heritage Society contributions. The City \$5000.00 LCMR match was used to offset architectural fees. Of the overall bid renovation/restoration expenses \$75,000 were LCMR eligible for the objectives stated below. An attachment showing line item expenses has been included. Items shown under the original project and change orders 1, 2 and 4 were eligible LCMR activities.

IV. Statement of Objectives:

Objective A. Stabilization of Courthouse Structure

Objective B. Replacement of Roof, Gutters, Downspouts, Eaves and Corbels on Courthouse.

Timeline for Completion of Objectives:	1/97	2/97	3/97	4/97	5/97
Objective A: Stabilization of Courthouse	XXXXXXXXXXXXXXXXXXXX				
Objective B: Replacement of Roof, Gutters, Downspouts, Eaves and Corbels				XXXXXXXXXX	

V. Objectives/Outcomes:

A. Stabilization of Courthouse Structure

A.1.: Repair lower and upper levels of building's structure including basement, foundation, columns and roof trusses. All work which effects the structural stability of the building has been completed.

A.1.a.: This repair work is one component of the first phase restoration and is needed before additional activity can take place on the second floor of the courthouse, the intended location for the Joseph R. Brown Minnesota River Center.

A.1.b.: Structural repairs to the basement foundation and columns and roof trusses were performed by qualified contractors in accordance with plans and specifications prepared by a supervising architect and in accordance with the Secretary of Interior's Standards on Historic Preservation.

A.1.c.: Stone, concrete, wood and metal products were used by contractors in the performance of their work. No equipment was purchased for this project.

A.1.d.: Budget (See MHS File For Details)

Total LCMR Budget:	\$17,000
LCMR Balance:	\$ 0
Match:	\$ 5,000
Match Balance:	\$ 0

A.1.e.: Timeline: 1/97 3/97 5/97
Completed Stabilization Repairs: XXXXXXXXXXXX

A.1.f.: Work program Update: Timelines were revised to reflect actual accomplishments as of June 18, 1997.

B. Replacement of Roof, Gutters, Downspouts, Eaves and Corbels

B.1.: This repair work is one component of the first phase restoration work on the courthouse which is designed to achieve a weather tight structure.

B.1.a.: The replacement of the roof and related features were performed by qualified contractors (M.G. McGrath Inc. and Bleseners Quality Exteriors (subcontractors of Northfield Construction) in accordance with plans and specifications developed by a supervising architect and in accordance with the Secretary of the Interior Standards for Historic Preservation.

B.1.b.: Wood, metal and roofing materials were used by contractors in the performance of this work. No equipment was purchased

B.1.c.: Budget (See MHS File For Details)

Total LCMR Biennial budget:	\$58,000
LCMR Balance:	\$ 0
Match (requirement met above):	\$ 0
Match Balance (" " "):	\$ 0

B.1.d.: Timeline: 1/97 2/97 3/97 4/97 5/97
Replacement Roof Completed: XXXXXXXXXXXX

B.1.e.: Work program Update: The roofing subcontractors completed their work by mid April of 1997. Gutters, downspouts, eaves and corbels were installed during the same timeline as the roof installation. Local workmen built the corbels with the project manager providing supervision on the building and installation of these corbels. The corbels were partially paid for through Heritage Society funds. The main part of the painting was done prior to installation with final touch-up done after installation in May of 1997.

VI. Evaluation: The first phase of the Joseph R. Brown Minnesota River (Interpretive) Center Restoration Project will be deemed successful if the structural repairs improve the stability and weatherproofing of the building and are accomplished in conformance with all applicable state and local building codes and the Secretary of the Interior's Standards on Historic Preservation as determined through inspection by area building inspectors and the Historic Architect of the Minnesota Historical Society. Based on inspections by these professionals completion of this phase is determined to be successful. The Historic Architect of the Minnesota Historical Society and the City employed architect, structural engineer and building inspector all have indicated the work has been completed satisfactorily.

VII. Context within field: The restoration of the Sibley County Courthouse of 1879 is proceeding under guidance of a thorough analysis of the requirements for continued and expanded use of the building especially within the next 100 year period. The first phase restoration activities have been designed to forestall any further deterioration of the building and prepare the structure to accept future improvements to expand the public use of the building, especially for the Joseph R. Brown Minnesota River Center. The Secretary of the Interior's Standards are being followed in building restoration planning and will be strictly observed during the construction phases. The restoration is similar to that performed on other historic structures with the possible exception of having an expanded planning focus which will permit the restoration to proceed in a phased, but highly coordinated manner.

VIII. Budget Context:

a.) Project Expenditures from July 1, 1993 to June 30, 1995

1.) \$16,667 LCMR recommended appropriation through the Minnesota Historical Society for restoration planning activities funded from the Minnesota Future Resources Fund (National Register Grants Program: M.L. 1993, Chapter 172, Sect. 14, Subdiv. 10(v)) for the purpose of assisting in the preservation of outstanding historical properties.

2.) \$2000.00 by the City of Henderson for planning associated activities.

b.) Project Expenditures from July 1, 1995 to June 30, 1997

\$5,000 from City of Henderson (match)

\$75,000 LCMR appropriation from Legislature

Bonding (\$250,000), City (\$16,000) and Heritage Society (\$10,000) funds were used for an additional \$276,000 (see attachment) worth of work done under this contract. An additional \$500,000 fund raising campaign has been kicked off to finish building and exhibits planning and construction.

IX. Dissemination: A summary of the restoration work on the 1879 Sibley County Courthouse will be provided to the Minnesota Historical Society and to other historical societies and communities which envision similar projects upon request.

X. Time: The first phase restoration project did not exceed the two year period. Complete courthouse restoration with planning, construction and installation of exhibits for the Joseph R. Brown Minnesota River Center will be a multi-year project. The Center is expected to be fully operational by January 1, 1999.

XI. Cooperation: The project is a joint effort of the Sibley County Historical Society, the Joseph R. Brown Heritage Society and the City of Henderson. The Project Manager and the City Administrator of Henderson spent about three percent of their time during the period of the project activity on the project with their time equally divided between objectives A and B.

XII. Reporting Requirements: Semiannual six month work program update reports were submitted not later than January 1, 1996; July 1, 1996; January 1, 1997 and July 1, 1997. This July 1, 1997 submittal is the final six month work program update and final report.

XIII. Required Attachments:

1. *Qualifications:* Resume for Project Manager Earl Renneke (See Page 6)

2. *Staffing Summary Sheet* See Attachment To January 1, 1996 Work Program

Resume For Earl Renneke:

EARL W. RENNEKE

RR 2, Box 45

LeSueur, Minnesota 56058

612-665-2930 or 612-237-2613

Education:

College - University of Minnesota 1946-47

High School - Gaylord, MN 1946

Employment/Experience:

January 1994: Chairperson,

"Project Management Task Force" Joseph R. Brown Interpretive Center Planning Project

January 1994: Chairperson

"Minnesota River Agricultural Team" Minnesota Department of Agriculture Relating to the Minnesota River Assessment Project

April 1969 - January 1993

Member of the Minnesota Senate.

Committees:

Agriculture and Rural Development, Finance, Governmental Operations, Rules and Administration, Veterans: and General Legislation

Commissions:

Pensions and Retirement

Legislative Commission on Minnesota Resources

1949-1969

Farming, Sibley County.

References:

Available upon request