

Review - (458) External Review Stage (Default)		
Review		
Acceptance Due Date		
Due Date		
Visible From		
Visible To		
Request		
Staff	0	
Type	General	
Requested Amount	\$35,000.00	
Recommended Amount	\$0.00	
Docket Number		
Project Title	Dunn Block Purchase	
Program Area		
Payment Schedule		
Feedback		
Letter Grade		
Response Notes		
Review Long Notes		

Competitive Grant Application

Before You Begin

For comprehensive instructions, please visit our application webpage [HERE](#).
For instructions on how to use your "My Account" page please click [HERE](#).
Get started:

- Log into your application account page [HERE](#) to access saved and submitted applications.
- Add mail@grantapplication.com to your safe senders list to ensure you receive all system communications.
- Be patient waiting for the pages to load.
- Contact SHF Outreach Staff at 303-866-2887 **as early as possible** for assistance if you have ANY questions about the application process or need assistance with completing the Competitive Grant Application form.

Write Your Narrative Sections:

- Limit your use of bullets and other formatting.
- Copy and paste your text from Word documents into the narrative sections.

Download Required Forms:

- Signature Page:

You will be required to submit an attachment (see Agreement section) with signatures from the grant recipient contact, property owner, and state or federal agency representative as applicable. Please remember to save time to complete the signature page attachment.

- Scope of Work and Budget:

Applicants **MUST** use the appropriate SHF Scope of Work and Budget Form.

Upload Attachments:

NEW: ALL ATTACHMENTS MUST BE IN PDF FORMAT.

Please see the Attachments section for a full list of required attachments.

Share Your Draft:

- From your account page, use the "envelope" icon at the far end of the right-hand column to send a draft of your application to SHF staff or your peers.
- For more instructions on how to share, view and change application managers, please see the account page instructions [HERE](#).

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Organization

Applicant Organization

Please provide all requested contact information for the eligible applicant organization, which must be either a:

- Non-Profit Organization (any organization certified by the Internal Revenue Service as tax exempt under Internal Revenue Code Section 501 (c), (d), (e), (f), (k), or Section 521 (a)); or a
- Public Entity (as defined in Colorado law, includes "...the state, county, city and county, incorporated city or town, school district, special improvement district, agency, instrumentality, or political subdivision of the state organized pursuant to law...")

Individuals and businesses are not eligible to apply for SHF grants directly. If you do not know your Federal Tax ID#, visit www.melissadata.com/Lookups/np.asp or visit the website of the Secretary of State. Do not forget, you must include your COLORADO SUBSTITUTE W-9 as an attachment for tax ID verification. If you are uncertain of your IRS tax status, you can call the IRS toll free at 1-877-829-5500 and ask for an affirmation letter.

Applicant Organization Name

Town of Saguache

Contact First Name

Therese

Contact Last Name

Garcia

Title

Town Clerk

Organization Mailing Address

504 San Juan Avenue

City

Saguache

State

CO

Zip Code

81149

Telephone

7196552232

Federal Tax ID Number

84-6010609

Please remember to sign the signature page in the AGREEMENTS section, this is required.

Contact Info

Grant Recipient Contact

Please provide all requested contact information for the GRC. This person should be the primary point of contact for the project if awarded and should be someone that is easily accessible. All correspondence will be sent to this person. Only one person can be the contact. If the property is owned by an individual or business, the owner cannot be the GRC.

Prefix

Ms.

Contact First Name

May

Contact Last Name

Engquist

Title

Trustee

Primary Phone

7196552232

E-mail Address

mengquist@townofsaguache.org

Grant Recipient Contact Organization

Town of Saguache

Grant Recipient Contact Address

P O Box 417

City

Saguache

State

CO

Zip Code

81149

Project Info

Grant Type

Indicate if the amount of your grant request is \$35,000 or less (Mini grant), or more than \$35,000 (General grant).

Grant Type

-Mini

Is this a repeat application?

No

Project Information

Choose the project type that reflects the majority of the proposed project. For instance, if you have a combination of an education and survey project, choose the project type that corresponds to the majority of the budget. Contact SHF Outreach staff if you need assistance in determining your project type: shf@state.co.us or 303-866-2887.

Project Type

- **Acquisition & Development:** Those projects that involve excavation, stabilization, restoration, rehabilitation, reconstruction, or acquisition of a designated property or site.
- **Archaeology:** Those projects that involve the identification, recordation, preservation and interpretation of archaeological resources. This includes ancient and historic sites as well as artifact collections.
- **Survey & Planning:** Those projects that involve identification, recording, evaluation, designation and planning for the protection of significant historic buildings, structures, sites and districts.
- **Education:** Those projects that provide historic preservation information or information about historic sites to the public.

Acquisition and Development

Project Title

Dunn Block Purchase

Brief Summary of Project

The Town of Saguache seeks to purchase the building owned by the Saguache Beneficial Society /aka Olive Branch #32 A.F. and A.M., the organization is commonly called the Masons. Historically the building has been called the Dunn Block. The building is a centerpiece of the Saguache Downtown Historic District and will add greatly to the preservation of past commercial and cultural history in Saguache. The Town will pursue historic restoration of the building and open it to public use and return it to a scene of activity and economic benefit.

Grant Request Amount

35000

Cash Match Amount

15000

Please check the box if you will have cash match in the bank at the time you sign your SHF contract (1-2 months after the award date).

Yes

Indicate if you are requesting a waiver for the Cash Match requirement.

No

If Yes, What is your justification for Waiver Request?

Property Info

Geographic Information

County and City where project is located

Saguache-Saguache

If you are unsure of the corresponding district numbers for the State and US representatives, you may look them up [HERE](#).

Colorado State Senate District

Total Budget
\$50,000
Cash match
30.00%
CR

S-35

Colorado State House District

R-62

US Representative District

US-03

Property Information

Property Historic Name

Dunn Block

Historic Designation

State Register of Historic Properties

Designation Area

Historic District

Property Historic District

Saguache Downtown Historic District

Property Street Address

317-325 Fourth Street

Property City

Saguache

State

CO

Zip Code

81149

Property Site Number

55H.4597

Property Legal Description

PNNM T44N R8E S7

Quarter Sections NW NW NE NW

Zone 13 UTM Easting 400323

Northing 4215852

Property Period of Significance

1876-1950

County Assessor's Contact Information (for verification purposes)

<http://www.saguachecounty.net/index.php/assessor-h>

Property Owner Information

This section is only applicable to projects that will be carrying out physical work including archeological work.

Is your property owned by the applicant organization?

No

Legal Owner

Saguache Beneficial Society/Wilbur Lewis

County in which property/project is located

Saguache

Owner Street Address

305 6th Street

City

Saguache

State

CO

Zip Code

81149

Telephone

7196552566

SIGNATURE PAGE REMINDER: The owner **IS REQUIRED** to sign the signature page in the Attachments section if the property is not owned by the applicant.

A government representative **IS REQUIRED** to sign the signature page in the Attachments section if this property is privately owned.

Section 106 Compliance

Complete this section only if your project involves State or Federal funds as a source of cash match to the SHF grant request, and/or requires State or Federal permitting. More information about Section 106 compliance can be found online at: <http://www.historycolorado.org/oahp/section-106-compliance>

If applying to fund a mitigation activity, consultation and a signed Memorandum of Agreement between the parties is required prior to application.

Will your project require Section 106 Compliance?

No

If you answered "Yes," this information is required:

Federal Agency Involved in Your Project

Contact Name

Telephone Number

Nature of Collaboration with Federal Agency

SIGNATURE PAGE REMINDER: A State or Federal Agency **IS REQUIRED** to sign the signature page in the Attachments section if this section is completed.

A

A. Applicant Capacity

Write a brief history of the applicant organization in 1000 words or less. (0-10 points)

Find comprehensive narrative question instructions for ACQUISITION AND DEVELOPMENT, SURVEY AND PLANNING and EDUCATION [HERE](#).

Find comprehensive narrative question instructions for ARCHAEOLOGY [HERE](#).

Saguache is located on U.S. Highway 285, 45 miles south of Salida, in the northern end of the San Luis Valley. The town is a statutory municipality and the town trustees have full management and budgetary authority. The town budget is audited annually, The town clerk routinely manages grants from local, state and federal sources.

In 2009, Saguache's downtown was named one of Colorado's Most Endangered Places by Colorado Preservation, Inc. In response, the town launched a downtown revitalization effort that included establishment of a Historic Preservation Commission and passage of a comprehensive preservation ordinance; the town became a Certified Local Government in 2010. Saguache received a \$500,000 Community Development Block Grant (CDBG) for revitalization of the downtown commercial area and the town got to work. The downtown/4th Street area includes more than 20 buildings with historic significance, including a number of adobe structures, as well as the brick Saguache Hotel and the Dunn Block, which date from the town's boom days of the 1870's - early 1900's. The project funded by the CDBG grant involved complete replacement of the public infrastructure on two blocks of 4th Street and required town staff and trustees to oversee the work of a number of professionals, including a planner, engineering firm and construction crews. After the infrastructure work was finished a group of locals spent a weekend working together painting storefronts. When the work was done a barbecue was shared in the street while surveying the work done.

Other grant projects include the Town Hall Historic Structure Assessment (HSA) grant (Project Number 2011-HA-026), and the recently completed Saguache Town Hall and Firehouse Development grant (SHF Project Number 2014-M2-011). The town has also received grants from GOCO for purchase and planning for Vista Grande Park on 220 acres of land at the northeast corner of town. That project is ongoing. And in 2014 the town applied to the National Park Service for designation of its downtown, roughly including the 300 and 400 blocks of 4th Street, as a National Historic District. That designation (55 H.4597) was granted in May 2014. The Dunn Block is included in the Downtown Historic District as a contributing structure. See under Maps in the attachments, a map of the Downtown Historic District and the location of the Dunn Block is on the northwest corner of San Juan Avenue and 4th Street. The dotted line is the northern boundary of the building.

Belinda Zink, preservation architect, is presently preparing a HSA for the Community Building in Saguache, and has been responsible for the HSA and Planning for the Town Hall and Firehouse, as well as an advisor to the Historic Preservation Commission and the Town Board on its research of the sustainability and future possibilities of ownership of the Dunn Block. We value her advice and see a possibility to work further with her on other preservation projects in Saguache. We also see the input of the Masons and long-time residents, the history buffs at the Saguache County Museum, the Hazard House Museum, and historians at History Colorado being important to making this building return as a hub of our community.

If the town is awarded funding for the purchase of the Dunn Block, we feel capable of working to rehabilitate the Dunn Block with the same enthusiasm it took to complete the above-mentioned projects. The Masons were responsible

for management of the Dunn Block for the many years they have owned it, but feel unable to rehabilitate the building as their members are aging. They have asked the Town of Saguache to take on the project because of our past success with rehabilitation. The Town has received a Department of Local Affairs (DOLA) grant to fund the hiring of a Town Administrator to our staff. We are developing, with the help of DOLA, a format for this new position to begin in June 2016. One of the duties of the person hired will be management of grants. One of the first tasks of this person will be to devise a detailed funding and completion strategy to include all projects - not just the historic preservation project described, but the Town Hall Development Grant mentioned above, and also infrastructure projects. We expect this strategy to include funding goals and sources, as well as a detailed timeline for project funding and completion.

If this acquisition grant is awarded, the Town will form a visioning group to guide the community discussion of how the Dunn Block should be used. We also look forward to guidance from History Colorado and other funders. In our discussions with the Mason's, they have made it clear that they expect a portion of the space to be used for commercial purposes. The Town of Saguache Trustees agree; because of the location of the building in our commercial area, and because that has been a historic use for the Dunn Block. Sales tax and lease revenues will generate income to offset costs involved with the operation of the building. Commercial uses can also generate jobs for citizens of the town.

B

B. Property or Project History

Write a brief history of the property or project and its relationship to historic preservation in 1000 words or less. (0-10 points)

Find comprehensive narrative question instructions for ACQUISITION AND DEVELOPMENT, SURVEY AND PLANNING and EDUCATION [HERE](#)."

Find comprehensive narrative question instructions for ARCHAEOLOGY [HERE](#).

One of the oldest buildings in Saguache, the Dunn Block (listed in the State Register in 2006 55H.1901) is a substantial two-story, flat roof, painted brick building. In 1910 an addition was built on the north bringing the Dunn Block to its present state. Included with this application in the attachment section is a Site Plan showing the two sections of the Dunn Block.

The 1874 structure's architectural style is Italianate, a 19th century commercial design that emphasizes vertical proportions and rich detailing. Key elements of this style are bracketed cornices, molded window surrounds, arched windows and entrances with hood molds and keystones, ornate detailing and corner quoins, all of which appears in the original 1874 building.

The 1874 facade (facing 4th Street), measures 50 feet long, has three entrances; a central entrance leading to stairs to the second floor, and one to the south of center which is flanked by two round arched windows and the entrance to the north of center also is flanked by two round arched windows. The upper story has a central pointed arch window flanked by two round arched windows on

each side. The windows are tall and narrow. A Masonic symbol (the square and compass) is positioned near the top of the two northern windows.

The south wall has two entrances. The east entrance has a very tall paneled door with an arched transom above. The west entrance has a smaller glazed and paneled door and a small transom surmounted by a smaller transom. There is a large rectangular window and a smaller window adjacent to the west door. The upper story contains four round arched windows.

The west side (rear) of the building has an entrance with a window on the side and an addition, which was a boiler room and a room that served as a safe. The upper story has four windows and a bricked-up opening which appears to have been a door.

The circa-1910 addition matches the older building in its height and wall material. It's 36-foot-wide facade reads as an early 20th century commercial building with storefront that has a recessed entry flanked by large glass display windows above narrow paneled kick plates. It is presently obscured by the application of horizontal siding. The addition not only shares a common wall, its brick exterior walls were also painted and its foundation covered with concrete. The second story of this building features four evenly spaced flat arched windows framed by three pilasters and a lintel course of soldier brick. The addition's most striking feature, a highly elaborate cornice, is still visible through the layers of paint.

The lower story of the 1910 addition adjoins the building to the north. The upper story has four large rectangular windows (presently boarded up). The rear of the addition has three tall, narrow, double hung sash windows with three shorter versions below. Some of these windows are boarded up also. There is an offset segmentally arched opening with a wooden double-leaf entry at grade. There is evidence of a recently removed shed-roofed addition. A 2000 survey photograph shows an elongated, one-story shed roof extension at the northwest corner, no longer there.

Floor Plans of both stories of the building accompany this application and Photos are included as well.

The building was built with the purpose of providing the community of Saguache with a space for commerce and community social life. It served those purposes for many years and is remembered by "old timers" from throughout the San Luis Valley as the place they spent Saturday nights dancing. We have heard those stories from persons from as far away as Antonito in the southern end of the valley, seventy miles south of Saguache. The town served as a supply center for prospectors and teamsters heading for the San Juan mining country. Much of what they needed was supplied to them in the Dunn Block. This significantly contributed to Saguache being selected as the county seat. Saguache remained a prosperous commercial center before World War I, when it is believed the 1910 addition was added to the Dunn Block. Activity continued until 1961 when the Minnehaha Building Company purchased the building. The Masons operated under the Minnehaha name until October 1992, at which time the name was changed to the Saguache Beneficial Society.

Presently the building is used for meetings of the Masons and Eastern Star. They use the first floor of the north building, which contains their large lodge

room, connected to a large dining room with a small kitchen, which the Eastern Star use for frequent dinners and receptions. A small space in the dining room, to the left of the entrance, is proportioned off for storage of the American Legion's possessions. The Masons store some furniture in the large ballroom-like space on the second floor of the addition. Some windows and window frames, that were removed for protection, are stored on the second floor. Many contain the original glass but the frames are either in need of repair or replacement.

If awarded the funds for the purchase of the Dunn Block, the Town will begin with the options that have been presented for the future uses of the building: office space, retail sales space, community hall, recreation room for youth activities, space for some of the Town Hall needs, etc. There will be community meetings to gather ideas and then a visioning group will be formed to review the ideas of the community and present a plan for approval by the citizens. We will keep the Masons wishes in mind and include space for fraternal organizations and a memorabilia room to remember the past occupants who contributed to the culture and history of the Dunn Block.

C

C. Project Description

Provide a detailed description of the project in 1500 words or less. This section indicates your knowledge of historic preservation approaches and techniques as applied to your project. (0-20 points)

Find comprehensive narrative question instructions for ACQUISITION AND DEVELOPMENT, SURVEY AND PLANNING and EDUCATION [HERE](#)."

Find comprehensive narrative question instructions for ARCHAEOLOGY [HERE](#).

The Saguache Beneficial Society, known as the Masons, came to the Saguache Town Trustees and asked if the Town would be willing to purchase their building at the northwest corner of 4th Street and San Juan Avenue. The Trustees were interested as this building is in our Downtown National Historic District and is the most prominent structure in the district. The building is historically known as the Dunn Block and consists of an Italianate two-story corner building with a two-story addition for the north that also adds to the historic quality of downtown. The Masons approached the town because they want the Dunn Block to be historically preserved and returned to its original appearance and purpose as commercial and community space. If purchased by the Town, the Trustees are committed to following that wish. The Town recognizes that the Dunn Block is valuable not only because of its location in the historic district, but because it was the hub of commerce and activity and serves as a cornerstone of the history and culture of Saguache. Its uses were many: Hammond Mercantile, Johnson-Means Mercantile, First National Bank, a telephone office, a Post Office, Means & Ashley Mercantile. Michou & Piquet General Hardware & Agricultural Implements, Denver Beer & Billiard Hall, Smokey's Lunch, Minnehaha Building Co., Odd Fellows, Masons, Woodmen of the World and other fraternal organizations, a harness shop, a drug store. a stationery store, a meat market, attorney offices, a brothel and more.

In March 2016 the Town and the Masons signed an option agreement, allowing the Town two years to raise the Dunn Block's purchase price of \$50,000. The option agreement is included as Attachment E. The price has been substantiated by an appraisal included as

The option gives the Town until January 2018 or earlier to exercise the agreement, and the Masons, Eastern Star and the American Legion have use of the space they currently occupy in the addition for a period of ten years for the purpose of meetings, with the stipulation that they may be moved to an agreeable alternate space when interior restoration begins. The Masons will continue to be responsible for all utilities they use, including electricity and heat until such time as they notify the Town that they want to vacate the space. Construction began on the building in 1874, the same year the town was founded. The Dunn Block was built by D. Herbert Dunn and was designed to house businesses on the first floor; a variety of commercial establishments occupied the building during its period of significance. The building's history typifies the pattern of commercial activity experienced in the first 50 years of Saguache.

The building was used for important political meetings and other social gatherings. As early as 1879 the local newspaper, the Saguache Crescent, reported that the county's democratic convention met in Dunn's Block to nominate town officers. The upper floor of the building contained a large meeting room that was used by several of the town's fraternal organizations. From 1877 through 1884, the local newspaper ran announcements regarding the meetings of the Odd Fellows and the Masons. The I.O.O.F Centennial Lodge No 23 met every Tuesday, while the Olive Branch Lodge No 32 A.F & A.M (Masons), held regular meetings on the second and fourth Saturdays of every month. Both organizations continued to use the building in to the next century. It is not known when the Odd Fellows ceased meeting in the building, but the Masons continue to this day.

As one of the earliest, most substantial buildings in town, it is significantly eligible under Criterion A, for its association with the early history of commerce and for the town's early social history. It also qualifies under Criterion C for its architecture. The 1874 portion is representative of the Italianate style, reflected in the brick walls with quoins, the projecting metal cornice

A Historic Structure Assessment (HSA) for the Dunn Block (which includes the original 1874 building and the 1910 addition), was funded by the State Historical Fund , completed in 2008 (2006-HA-041), and conducted by Ron McClure, local architect. From that document, we know that the foundation is stable with little settlement over the years and that the floor and roof framing systems appear to be performing well their intended tasks of supporting the dead and live loads imposed on them down through the years. The exterior brick masonry walls have been painted and appear to be stable and in good condition with no apparent major structural cracks. The roof was completely re-roofed in the 1990's and no need for work on the roof has been identified. Most of the window openings have had the original windows removed and have been boarded up. Many of the original windows have been stored in the upper story of the building and will need to be replaced or repaired. It is remarkable that most of the arched top window trim, still existing on the second floor, is

relatively free of scratches, dents and mars. Original doors are extremely weathered or nonexistent.

A freight elevator at one time existed at the rear of the building: its shaft still exists and could be used for installation of a new elevator. This would satisfy ADA accessibility needs and make movement of large equipment to the second floor possible. We recognize the need to establish ADA accessibility to both levels which will include redesigning the present stairway and design of first and second floor entrances.. We want to have a display of the history of users and their stories which tell the vast history of the past activities included in the building.

Once the purchase is assured, the Town will begin a process to plan for the rehabilitation and restoration of the Dunn Block. We will seek a planning grant for this effort by seeking funds from the Saguache County Sales Tax Grant Program, History Colorado, Colorado Department of Local Affairs, USDA , and private foundations. A community-wide visioning effort will begin for identifying possible uses. This grant funding is being applied for so that the Town of Saguache can purchase this important building and begin it's return to usefulness. Our goal is to have the building in a useable state by the year 2024 when the building and the town reach their 150 year anniversary. Excerpts from the HSA are included in the attachments.

Throughout the process of rehabilitation of the Dunn Block, we intend to promote preservation awareness in the community. Since the building is visible to all who live and visit our town, it will be in the spotlight and we intend to continue with newspaper articles, radio interviews, information boards telling the story and showing the plans for development.

It is the intention of the Town of Saguache and its Historic Preservation Commission to strictly adhere to the Secretary of the Interior's Standard for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in undertaking this rehabilitation of the Dunn Block.

D

D. Urgency

In 1000 words or less, explain why it is urgent to complete the work in your application now. (0-15 points)

Find comprehensive narrative question instructions for ACQUISITION AND DEVELOPMENT, SURVEY AND PLANNING and EDUCATION [HERE](#)."

Find comprehensive narrative question instructions for ARCHAEOLOGY [HERE](#).

The building is in stable condition and has served the Masons use for many years. But the aging population of the organization members has become a concern for them. They realize they may need to abandon the building if their membership continues to decline. With alternate ownership it cannot be confirmed that historic preservation of the building will continue. Therefore they have approached the Town asking for our assistance in preserving the building and seeing that it is used as is was originally planned in 1874 by the then owners. We have an option agreement with the Saguache Beneficial Society to purchase the building if awarded a grant from History Colorado for that purpose. The option will expire January 2018. If awarded this grant, and

as an HSA was finished at the request of the Saguache Beneficial Society in 2008, the Town will move forward with a Development Plan. The Historic Preservation Commission will approach other funders for assistance in this project. The Town plans to form a visioning group consisting of stakeholders to seek optional plans which include honoring the wishes of the Masons and establishing goals and tasks for development and meeting the needs of the community. Meetings with the community and an information board outside Town Hall and the Dunn Block will inform the public and engage them in the rehabilitation process of this building. Since the building has so much significant history, with telling stories of former residents we have a great resource to preserve. And we would like to meet our goal of rehabilitation prior to the 150 year anniversary of the building, as well as the birthday of the town. A copy of the appraisal and the option agreement are included in the attachments as Bids or Estimates.

E

E. Timeline

Create a list with key project milestones and corresponding month/year showing how your project will be carried out in 600 words or less. This category shows you have adequately considered how to complete your project within the 24-month contract period, including outside factors that may affect the project. (0-5 points)

Find comprehensive narrative question instructions for ACQUISITION AND DEVELOPMENT, SURVEY AND PLANNING and EDUCATION [HERE](#)."

Find comprehensive narrative question instructions for ARCHAEOLOGY [HERE](#).

Complete Option Agreement with the Masons March 2016

Apply for Purchase April 2016

Award Notification June 2016

Contract with SHF August/September 2016

Contract with Masons October/November 2016

Public Meetings to Announce Purchase/

Gather Feedback from Community November 2016

F

F. Public Benefit

Tell us how/why the community supports and benefits from this project in 1000 words or less, addressing the following topics, where applicable. (0-15 points)

Find comprehensive narrative question instructions for ACQUISITION AND DEVELOPMENT, SURVEY AND PLANNING and EDUCATION [HERE](#)."

Find comprehensive narrative question instructions for ARCHAEOLOGY [HERE](#).

The rehabilitation of the Dunn Block promises economic and tourist benefits to the Town of Saguache. The increased benefits of retail services and increased tax revenue will not only benefit local residents but the county as well. The tourism board will be able to promote interest in visiting and staying in the community which will contribute to the economic benefits and awareness of

historic and cultural treasures that exist in the area.. We see the opportunity for increased jobs. Having a living example of the past history of Saguache will be available to the school complex for a local history program. The school complex is two blocks away from the rehabilitation and restoration project, at the end of 4th Street Preserving our history will bring increased pride to our citizens and knowledge of the past they have inherited.

There are plans from a group of San Luis Valley municipal leaders working with educators at Adams State University, to partner in developing a marketing effort to promote interest in the valley. The Mayor and one of the Trustees of Saguache are members of this group. We can use this avenue, as well as our involvement with Colorado Municipal League and SLV GO, a valley-wide group working to establish trail connections throughout the valley, to promote inclusion of historic preservation as an economic benefit to the town, county and valley. We have recently been introduced to the director of a new office in the state government for the purpose of identifying economic benefits in western Colorado. We will keep him informed of the economic benefits that historic preservation can play in advertising the culture and history of the San Luis Valley.

Through Historic Preservation we can identify and promote pride in the Hispanic population of our town and valley. Their culture was instrumental in our past and the development of Saguache and remains a very important issue in Saguache and the SLV as our population is largely Hispanic.

The Saguache area also was home to the Ute Indians before any other cultures arrived. It is important that we remember and honor their contribution to our culture as well.

The Saguache Historic Preservation Commission sees this project as an excellent opportunity to spotlight one of the variety of buildings in our community which have historic significance. Because of the lack of development in Saguache, the Town has been identified as one of the few remaining intact towns whose downtown remains as an "old west scene". We have our eye on other buildings to include in our program and have plans to locally landmark our acequia (ditch) system in the next months and plan to include the two cemeteries near town which also record history of past residents.

Letters of support from Saguache County Board of Commissioners, the Saguache Museum, the Library District, neighboring property owners, and local citizens accompany this grant application.

G

G. State Preservation Plan

Describe how this project relates to one or more of the six overarching goals of the 2020 State Preservation Plan in 600 words or less. (0-5)

Find comprehensive narrative question instructions for ACQUISITION AND DEVELOPMENT, SURVEY AND PLANNING and EDUCATION [HERE](#)."

Find comprehensive narrative question instructions for ARCHAEOLOGY [HERE](#).

Several of the Goals of the State Preservation Plan will be realized with this project.

Preserving the Places that Matter

As outlined above, the Dunn Block is a significant Historic structure and is a highlight of the Downtown Historic District. It's architectural style was one of the highlights identified by Colorado Preservation, Inc when they named Saguache to it's Most Endangered Places in 2009. Preservation of the historic Dunn Block will keep one of Colorado's irreplaceable historic and cultural resources for the future to enjoy.

C. Shaping the Preservation Message.

The Dunn Block is central to our downtown and is visible to all who use commercial resources on 4th Street. It sits as an example of architectural heritage and is a beautiful building even in its present state. Highlighting the rehabilitation will be a visible example for the citizens of town and visitors of the benefits of rehabilitation.

D. Publicizing the Benefits of Preservation. And E. Weaving Preservation Throughout Education.

As a center spot in downtown Saguache, the work of rehabilitation will be before the eyes of the public. Many residents walk past the building daily on their way to the Post Office, Bank or shops. They can watch the rehabilitation and there will surely be many conversations stimulated by the work. The Historic Preservation Commission will publish information about the process as the work progresses. The work-in-progress will serve as a learning tool for the school at the south end of 4th Street and provide an opportunity to promote historic education.

F. Advancing Preservation Practices

The process of rehabilitating this building will serve as a valuable learning experience for the members of the Saguache Historic Preservation Commission and interested public as the work to rehabilitate and restore the building proceeds. By publicizing the work, we all will learn what goes into rehabilitation.

H

H. Combined Scope of Work and Budget

Applicants MUST complete and upload the relevant Scope of Work and Budget PDF fillable form found below.

Find comprehensive instructions on how to fill out your Scope of Work and Budget Form [HERE](#).

Find a sample Acquisition and Development Scope of Work and Budget form [HERE](#).

Find a sample Survey and Planning Scope of Work and Budget form [HERE](#).

Upload your Scope of Work and Budget below if your project is Acquisition and Development.

Use the following naming convention to name your files: Applicant
Organization_Upload Title.pdf

For example: Denver Botanic Gardens_Scope of Work and Budget.pdf

FINAL SHF-OnlineApplicationBudget DUNN BLOCK_VER_1.PDF

Upload your Scope of Work and Budget below if your project is Survey & Planning OR Education OR Archaeology.

Use the following naming convention to name your files: Applicant

Organization_Upload Title.pdf

For example: Denver Botanic Gardens_Scope of Work and Budget.pdf

Agreement

Acknowledgement of Award Conditions

REQUIRED: Verification Signatures

Download the signature PDF fillable form. After collecting your signatures please upload the form and submit it as an attachment here.

You are required to collect a signature from your applicant organization, and may be required to collect signatures from your property owner and/or a government official depending on your answers in the property information section.

Please check the box below to indicate that you understand and agree with the following conditions.

Please attach your signature page.

Please download, complete and attach your Signature Page.

Use the following naming convention to name your files: Applicant

Organization_Upload Title.pdf

For example: Denver Botanic Gardens_Signature Page.pdf

dunn signature.pdf

I understand and agree with the following conditions associated with State Historical Fund grants:

- I understand my organization will enter into a contract with the State Historical Fund (SHF). My organization will be responsible for meeting the terms of the contract. My organization cannot "pass through" fiscal or project responsibility to another organization. (See Grant Manual pg 7)
- I understand that SHF contracts contain non-negotiable terms, and it is my responsibility to review the SHF grant templates (found online at <http://www.historycolorado.org/grants/state-historical-fund-grants>) prior to going under contract to assure that my organization is willing to go under contract with those terms.
- I understand that once under contract, I will work in partnership with the State Historical Fund to meet the Secretary of the Interior's Standards. I will comply with review expectations and refrain from carrying out work until I have the approval of SHF historic preservation specialist to proceed. (See Grant Manual pg 18)
- I understand the proposed cash match must be available before my organization signs the SHF contract. (See Grant Manual pg 10)
- I understand SHF funds will only pay for work taking place within the SHF contract period. (See Grant Manual pg 14)
- I understand SHF will require documentation of grant administration expenditures, including time sheets and rates. (See Grant Manual pg 40)

- I understand the reported expenses must be associated with one of the task items in the SHF Contract Exhibit B: Project Budget. I am not allowed to collapse task items under one category. (See Grant Manual pg 26)
- I understand project cost savings will be shared with SHF. (See Grant Manual pg 38)
- I understand my organization cannot use funds in a manner that may result in an actual or perceived conflict of interest. (See Grant Manual pg 49)
- I understand property restrictions, if applicable, mentioned in my award letter. For architectural survey projects, I will adhere to the current Colorado Cultural Resource Manual. (See Grant Manual pg 30 & pg 6)
- I understand that my performance as a state contractor will be evaluated and made available to the public. (See Grant Manual pg 42)
- I understand that indirect costs need to be justified at the time of request for reimbursement. I am encouraged to use the SHF Indirect Cost Worksheet (found online at <http://www.historycolorado.org/grants/application-forms>) for planning purposes. (See Grant Manual pg 39)
- I understand that state regulations requires me to certify that my organization carries Worker's Compensation, Employer's Liability, General Liability, and Automobile Insurance, if applicable. (See Grant Manual pg 11)
- I understand that I must provide proof that my organization is not employing or contracting any illegal aliens. (See Grant Manual pg 51)
- I understand that my organization is solely responsible for determining if my cash match resources are eligible for use with SHF grant programs.

By checking the box you are indicating that you understand and agree with the above conditions associated with State Historical Fund grants, if awarded.

Yes

Attachments

Application Checklist

NEW: ALL ATTACHMENTS MUST BE IN PDF FORMAT.

You may be required to combine multiple documents into one file before uploading. Please prepared one digital file for each required section. For comprehensive instructions on attachments, click [HERE](#).

There is a 25MB size limit per APPLICATION.

Please contact SHF Outreach Staff at 303-866-2887 as early as possible for assistance if you have ANY questions about the application process or need assistance with completing the Competitive Grant Application form.

Use the following naming convention to name your files: Applicant
Organization_Upload Title.pdf
For example: Denver Botanic Gardens_Images.pdf

Overall Image

DUNN BLOCK MAIN IMAGE .jpg

Images

PDF FINAL IMAGES DUNN BLOCK .pdf

OPTIONAL: Historic Images

Untitled-8 (1).pdf

OPTIONAL: Media images, newspaper clippings, etc.

Letters of Support

dunn block five letters.pdf

Letter of Support 2

Letter of Support 3

Letter of Support 4

Letter of Support 5

OPTIONAL: Letter of Support 6

dunn block six letter.pdf

OPTIONAL: Letter of Support 7

dunn block letter seven.pdf

OPTIONAL: Letter of Support 8

Proof of Local Designation

Colorado Substitute W-9 for Grant Applicant

Blank form available online at: <http://www.historycolorado.org/grants/application-forms>.

W9 signed form.pdf

Contractor and/or Project Participant Resumes

Resume 2

Resume 3

Resume 4

Resume 5

Resume 6

Resume 7

Resume 8

OPTIONAL: Detailed Scope of Work and Budget

Bids or Estimates

dunn block appraisal.pdf

Estimate 2

option agreement dunn (2).pdf

Estimate 3

Estimate 4

Estimate 5

Estimate 6

Estimate 7

Estimate 8

Maps, Site Plans, or Enlightening Drawings

Additional Drawings

floor plans dunn block (1).pdf

Map(s)

historic map dunn block.pdf

Site Plan

site plan dunn block.pdf

Historic Structure Assessment Excerpts

db historic assessment.pdf

Research Design

Miscellaneous Attachment

Miscellaneous Attachment 2

Miscellaneous Attachment 3

History Colorado State Historical Fund Budget Page Acquisition & Development

Please fill out the sections that are applicable to your project.

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

A. Architectural & Engineering Fees

\$ 50,000.00

Acquisition

B.

\$

C.

\$

D.

\$

E.

\$

F.

\$

G.

\$

H.

\$

I.

\$

J.

\$

Construction Subtotal

\$ 0.00

General Conditions

\$ 0.00

Permits

\$ 0.00

Bonding

\$ 0.00

Overhead and Profit

\$ 0.00

Grant Administration

\$ 0.00

Grant Administration costs must not exceed 15% of the project total

Subtotal

\$ 0.00

Contingency

\$ 0.00

Total

\$ 0.00

Cash Match

\$ 15,000.00

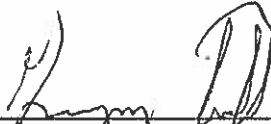
Grant Request

\$ 35,000.00

The values for Cash Match and Award Amount must exactly match the values in your grant application under Project Information. Please double check that they do.

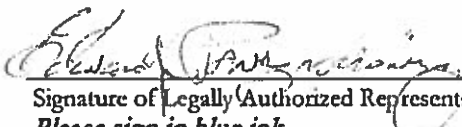
History Colorado State Historical Fund Application Signature Page

Applicant Organization


Signature of Legally Authorized Representative
Please sign in blue ink

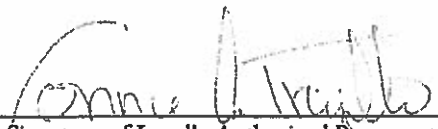
Greg Terrell
Mayor, Sappache
Name / Title
3/28/16
Date

Property Owner if different than Applicant Organization


Signature of Legally Authorized Representative
Please sign in blue ink

Edward Pauszinski
MASTER Chief Building
Name / Title
3-27-16
Date

Government Official (see application for applicability)


Signature of Legally Authorized Representative
Please sign in blue ink

Connie A. Trujillo
Name / Title
3-30-16
Date

Attachment D
DUNN BLOCK PHOTOS



Dunn Block East Facade





Rear Facade



Exterior Southwest Corner



Exterior South East Corner



East Facade 1910 Addition



South Facade



South Entrance



Interior of South Entrance Door



Upper Floor Interior Hall (1)



Upper Floor Interior Hall (2)



First Floor South Room Interior looking east



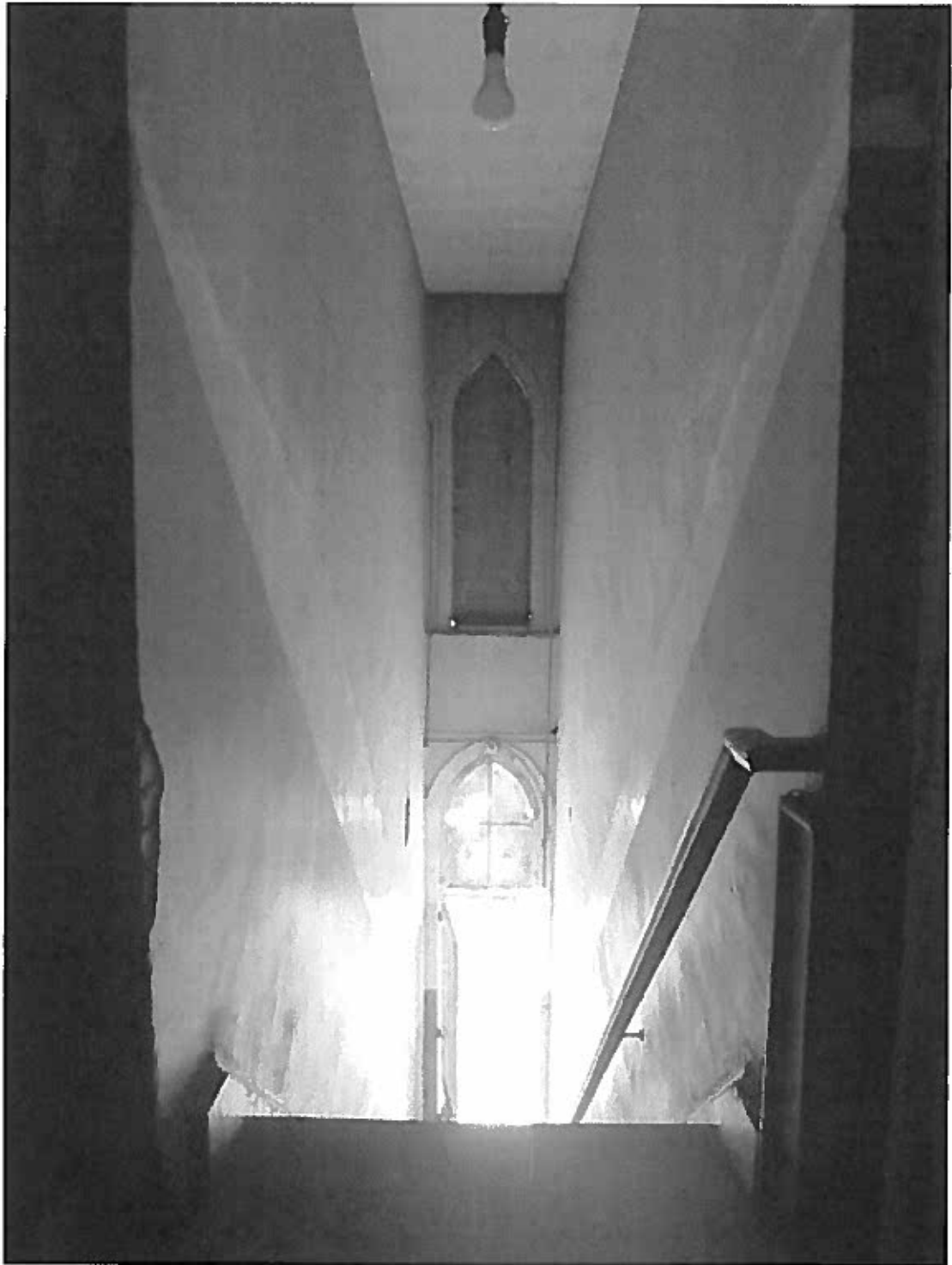
First Floor South Room Interior looking west



First Floor South Room Interior looking west



First Floor South Room Interior south side



Second Floor look down towards entrance



Second Floor Hallway

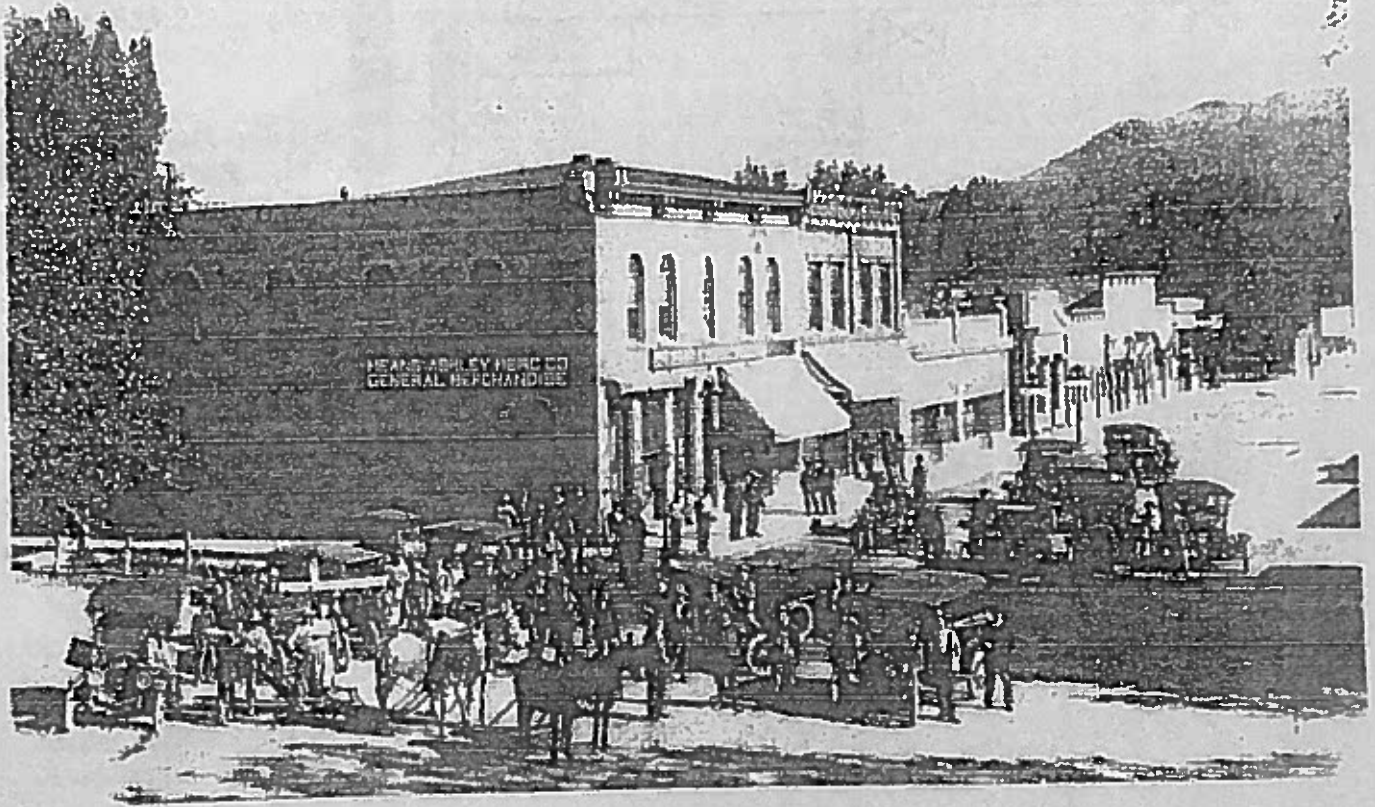
Scenes from Second Floor



4/5/2016



Project No. – 2006 HA-041
Project Title – Historic Structure Assessment
Grant Recipient – Saguache Beneficial Society



June 15, 1915

PHOTO 1



PHOTO 2

Note that both the Odd Fellows and Masons were using the building in this 1882 photograph)



PHOTO 3

The image to the right is from the county assessor's office and is believed to be from the early 1960s.



SAGUACHE COUNTY

501 Fourth Street • P. O. Box 100
Saguache, Colorado 81149

Phone: (719) 655-2231 • Fax: (719) 655-2635

March 7, 2016

History Colorado
1200 Broadway
Denver, CO 80203

Re: Town of Saguache, Colorado Historical Building Grant

To Whom It May Concern;

The Saguache County Board of County Commissioners would like to express their support for the Town of Saguache's grant proposal to purchase the Mason's (aka Olive Branch) #32 AF building.

The Town of Saguache is working very hard to restore the town's historic character and structures and the purchase of this building will help keep that preservation moving forward.

Receiving the grant will help return the building to the original purposes for which it was constructed: to provide retail space for small businesses and to host a place for the community to meet and socialize. This restored building can also offer economic strength and jobs that are so very needed within our county.

Sincerely,

Jason Anderson *Ken Anderson* *Tim Lovato*

Jason Anderson
Chairman

Ken Anderson
Commissioner

Tim Lovato
Commissioner

History Colorado
1200 Broadway
Denver, Co 80203

March 25, 2016

History Colorado,

The members and officers of the Saguache Beneficial Society and Olive Branch Lodge no.32 AF + AM are please to sell our old Historic Dunn Block building to the Town of Saguache for restoration. The citizens of the country and town of Saguache as well as the state of Colorado will once again have a beautiful and serviceable building.

The Masons have met in this building since 1876 using the 100F (000 Fellows Hall) and became Olive Branch Lodge no.32 on October 3rd, 1877. We hope to extend our residency to at least 150 years or more if we can maintain enough members to constitute a lodge of Masons. What a pleasure it would be to hold lodge in a building that is as beautiful after 150 years as the evening the founding members walked into in 1876.

Sincerely,

Walbur H. Lewis
Secretary

Saguache Beneficial Society 321-325 4th Street
Saguache Colorado, 81149

Patricia B. Miller
PO Box 27
Saguache, CO 81149

March 24, 2016

Dear Representative of History Colorado,

I am writing in support of the project of the Town of Saguache to purchase the Dunn Block.

Being one of the few remaining intact rural western towns, Saguache has a wealth of historical buildings that if restored and developed to their best use would significantly add to tourism traffic. With the purchase and future restoration of this building it would become an important element of the overall historical attractiveness of the town of Saguache. Additionally, this building could provide highly desired retail and office space, adding businesses and thereby foot traffic to downtown Saguache.

Our small, rural town is dependent on tourism to support a small number of restaurants, retail shops, and galleries that make up its economic base. A number of years ago the town had the courage and foresight to undertake a project to improve the downtown, 4th Street, area. This project included replacing sidewalks, resurfacing the road, adding streetlights, benches, and trees. This major undertaking has resulted in a revitalization of the area directly, but also has the potential to spread throughout the town. The Dunn Block, being located on 4th Street, directly benefits from this past improvement project.

The purchase and future restoration of this historically significant building is essential to the Town of Saguache becoming a destination for the historical and cultural tourist as well as to provide space for additional local businesses.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. B. Miller', written over a horizontal line.

P. B. Miller



March 7, 2016

History Colorado
1200 Broadway
Denver CO, 80203

To whom it may concern;

As the board secretary and director of the Saguache County Museum, I would like to express my support for the designated downtown restoration project.

Saguache has worked so hard and made great strides in restoring and renovating their historic downtown area. This building in question is a large building and the cornerstone of the block. I'm sure that it will be used in a manner profitable to the area and be a great addition to the Saguache Downtown Historic District.

Thank you for considering this request in the effort to ensure that Saguache continues to be a viable, growing, community, endeavoring to preserve their history.

Dorraine Gasseling

A handwritten signature in cursive script, reading "Dorraine Gasseling", is positioned below the printed name.

Secretary and Director



NORTHERN SAGUACHE COUNTY LIBRARY DISTRICT
PO Box 448, SAGUACHE, CO 81149

SAGUACHE LIBRARY:

702 PITKIN, SAGUACHE, CO, 719-655-2551

CRESTONE-BACA LIBRARY:

67487 COUNTY ROAD T, CRESTONE CO, 719-256-4100

February 25, 2016

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

To Whom It May Concern:

It is my pleasure to write a letter in support of the fund application for purchase of the Dunn Block, which is being submitted to the History Colorado Center by the Town of Saguache.

The proposed use of the Dunn Block to house small businesses and a meeting space for the community is an excellent and much-needed concept. Having a downtown location would be a benefit to many small businesses, and would bring even more tourists and citizens to our 4th Street. This project would be a capstone to what was begun 5 years ago with Saguache's Downtown Revitalization Project.

The Dunn Block is a highly visible, unique building in the downtown area of Saguache, and would be an important addition to the Downtown Historic District. It really is the last remaining building in the downtown area to be upgraded, and will add significantly to the Town's historic appearance.

The Northern Saguache County Library District fully supports the efforts of the Town of Saguache as they seek external funding to purchase and rehabilitate the Dunn Block. A program to add more small businesses and public community space to the downtown area will benefit all our citizens, and the rehabilitation of this beautiful building will preserve the Town's historic character.

Sincerely,

Sarah Koehn Frey, Director
Northern Saguache County Library District

HAUCK / PEDERSEN

March 10, 2016

To: Saguache Town Board
Re: A purchase grant from History Colorado for the Masons' building

I am writing to urge History Colorado to give a purchase grant to the town of Saguache to save our Historic Preservation District's most venerable building. One of the oldest, most magnificent and elegant in it's day, the Masons' building on Fourth Street (main street) corners east and south with rows of enormous arched windows on both floors behind which are huge open rooms. Hauck Pedersen Fine Art, attached to the Masons' building on Fourth street is also a venerable antique which I own as business, residence, showroom and studio.

By giving Saguache this purchase grant, the Masons' building would be our crown jewel for a host of cultural, art-related projects and businesses. To begin, we have a young woman from San Francisco who has connections to Saguache and toured the building wanting to bring her award-winning dance company, Palanza Dance, here for summer residencies performing dance programs and giving classes.

The block of Fourth Street which the Masons' building fronts now has four art businesses, Hauck Pedersen being the first 22 years ago. If the Masons' building sits unused any longer without being restored it's interior aesthetic appointments and architecture will be in serious jeopardy, whereas once restored it could provide income for Town, tenants and jobs, and add cultural cachet attracting travellers from all three cities in our triangular corridor: Santa Fe, Denver and Durango, giving Saguache a solid cultural reputation.

Sincerely
Kelsey Hauck

Kelsey Hauck

P.O. BOX 686 - SAGUACHE, CO 81149
313-315 FOURTH STREET - 719-655-2670

4/5/2016

History Colorado

1200 Broadway

Denver CO 80203

Dear Sirs:

This letter is to convey my very strong support for the Town of Saguache in the pursuit of purchasing the Dunn Block on the corner of 4th Street and San Juan in the heart of the Town.

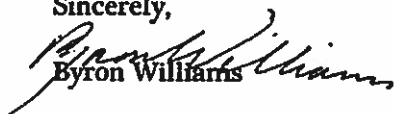
The building is one of the keys to the Down Town Historic District. The structure of the building is stable, but without attention it will deteriorate in time. The current owners would like to see the property returned to its former [commercial and community use] uses, but are not in a position to do so. They approached the Town's Historic Preservation Commission about purchasing the property. They forwarded the offer to the Town Board. Since the Town has ordinance promoting historic preservation, the offer is being pursued.

The building's construction was begun the same year as the Town of Saguache was founded [1874]. It is particularly fitting that the Town assume the ownership of this structure and restore it to its cultural and historic place in the Community.

I am the owner of a business within the Saguache National Historic District, and as such, I strongly urge you to act favorably on the request made by the Town of Saguache.

Thank you.

Sincerely,


Byron Williams

March 23, 2016

MG Mullins & Company
Real Estate Appraisers • Consultants
918 Fourth Street, Alamosa, Colorado 81101
(719) 589-3549 • FAX (719) 589-0380

September 25, 2015

Ms. May Engquist
Town of Saguache, Trustee
PO Box 417
Saguache, CO 81149

RE: Estimate of Market Value
Abbreviated Analysis/Restricted-Use Report
Saguache Beneficial Society Building (Mason's Building)
321-325 4th Street
Saguache, CO 81149

Dear Ms. Engquist:

As requested, I have made an abbreviated inspection and analysis of the above-captioned property. The purpose of this analysis has been to provide a reasonably supportable estimate of market value for the property. Property rights appraised are fee simple. Very brief physical and legal descriptions of the subject property are presented in this restricted-use report. As agreed, only a short synopsis of the market data used is presented, but none of the analysis.

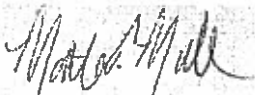
I certify that I have assembled all of the data in support of this value estimate, and that I have no present nor contemplated future interest in this property beyond this estimate of value. I also certify that this appraisal has been made in conformity with the recommended and professional standards of the Appraisal Foundation. It is the intention of this report to be in compliance with federal regulations.

Attached to this restricted report is a summary of the data analyzed for the value estimate. Predicated upon this data and its analysis, it is my opinion that the value of the subject property as of September 21, 2015 is:

Seventy Five Thousand Dollars
(\$75,000)

* * *

Respectfully submitted,



Monte G. Mullins, SRA
Certified General Appraiser No. CGO1313792

OPTION AGREEMENT

Date: January 19, 2016

Grantor: Saguache Beneficial Society, a Colorado Non-Profit Corporation

Address: 321 4th Street, Saguache, CO 81149

Grantee: The Town of Saguache

Address: P.O. Box 417, Saguache, CO 81149

Grantor warrants to Grantee that it is the fee owner of the property described in this option, free and clear of all liens and encumbrances.

In consideration of the sum of \$1,000.00 paid to the Grantor, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby gives and grants to Grantee the exclusive option to purchase the following described property:

Block 16, Lots 11 and 12, Assessor's Parcel No. 448707221006

Also Known as: Masonic and Eastern Star Building
321 Fourth Street
Saguache, CO 81149

together with all improvements, if any, located thereon, situated in Town of Saguache, County of Saguache, State of Colorado.

If Grantee decides to purchase the property, Grantee must notify Grantor on or before January 1, 2018, which notice must be in writing and sent by registered or certified mail or delivered personally. The total purchase price shall be \$50,000 (provided that said property appraises for at least said amount. If said property appraisal is lower then, at a price synonymous with such lower appraisal) which shall be paid as follows:

\$1,000 purchase option money (i.e. remaining balance of \$49,000 or the balance of the appraisal above mentioned) paid no later than closing upon the property. The parties understand that Grantee is applying for History Colorado historical funding for acquisition/development of the property in this option.

If the option is not exercised on or before the above date, the option money paid hereunder will not be refunded to Grantee.

In the event the option is exercised, the property will be transferred and the closing will take place upon the following terms and conditions:

1. Before this option is exercised, the Grantee and the Grantor will execute a ten- (10-) year lease allowing the Grantor to continue non-exclusive use

of space within the building for that term. It will contain language addressing the following:

- A. Grantor will pay for utilities exclusive of water and sewer. The Grantee will forgive water and sewer payments for the term of the lease. If utility use increases due to construction authorized by Grantee, costs will be pro rated.
 - B. A kitchen for use of the Grantor, Eastern Star and American Legion will be maintained. If renovations require that the dining room space be modified, Grantee will ensure that appropriate and comparable space is provided as a dining room for the term of the lease.
 - C. Grantor and Grantee will agree upon an appropriate display of memorabilia belonging to the Masons, Eastern Star and American Legion, and this display will be part of the renovation of the building.
 - D. Term of the lease may be extended upon written agreement of both parties.
2. Grantor will pay the premium on a title insurance policy to the Grantee connected with closing.
 3. The time and place of closing shall be designated by the Grantor, who shall convey merchantable title by a good and sufficient general warranty deed, at such time free and clear of all liens, taxes and encumbrances.
 4. If title is not merchantable, the Grantee may demand and receive the return of the option money paid hereunder.
 5. Taxes, as determined by the current levy and assessment, shall be apportioned to the date of closing when the deed and possession of the property shall be delivered to Grantee.
 6. In the event of a default hereunder by the Grantee, Grantor shall be entitled to keep the option money without accounting to Grantee therefore. In the event Grantor defaults under the terms and conditions hereof, the Grantee may demand and receive the return of the option money paid hereunder, or shall have the right to an action for specific performance of this contract. In the event a civil action is filed regarding the terms of this contract, the prevailing party shall be entitled to recover all costs and expenses, including reasonable attorney's fees.
 7. This option may be recorded by either of the parties to this agreement.

Grantee:

Town of Saguache

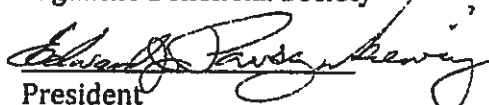
By: 

Greg Terrell, Mayor

Date: 3-28-16

Grantor:

Saguache Beneficial Society


President

Date: 3-23-2016

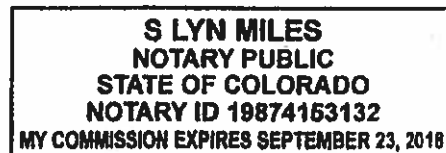
STATE OF COLORADO)
) ss.
COUNTY OF SAGUACHE)

The foregoing instrument was acknowledged before me this 23rd day of March, 2016, by Ed Powszabiewicz dkm, President, Saguache Beneficial Society, Grantors.

Witness my hand and official seal.

9/23/18
My commission expires

S. Lyn Miles
Notary Public



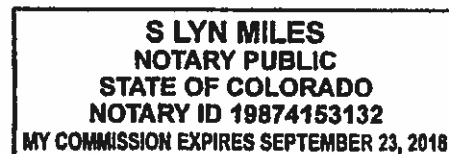
STATE OF COLORADO)
) ss.
COUNTY OF SAGUACHE)

The foregoing instrument was acknowledged before me this 28th day of March, 2016, by Greg Terrell, Mayor, Town of Saguache, Colorado, Grantees.

Witness my hand and official seal.

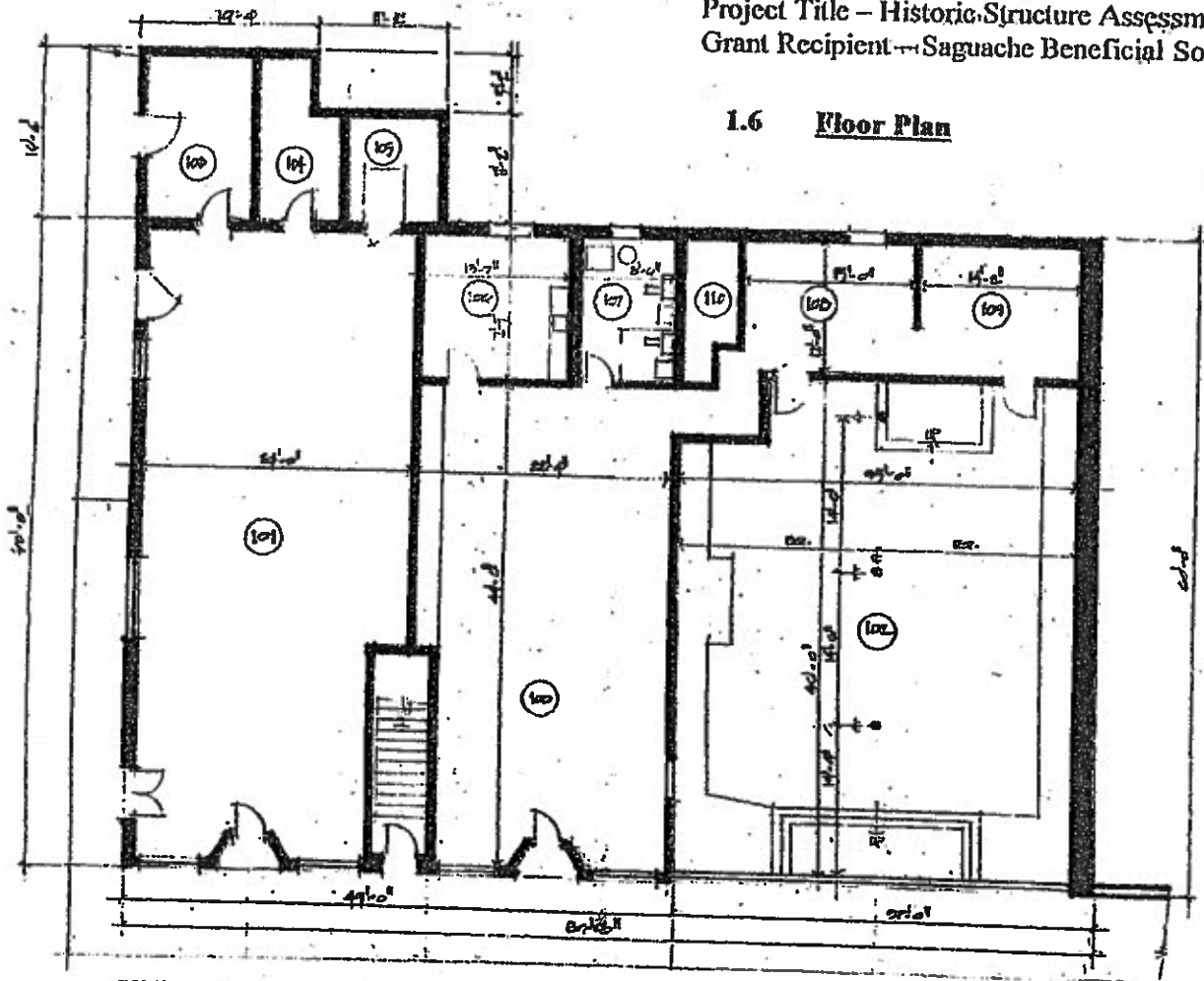
9/23/18
My commission expires

S. Lyn Miles
Notary Public



Project No. - 2006 HA-041
 Project Title - Historic Structure Assessment
 Grant Recipient - Saguache Beneficial Society

1.6 Floor Plan



FIRST FLOOR PLAN

5547 SF

TOTAL SF: 1ST FLOOR 5547 SF
 2ND FLOOR 5160 SF
 10707 SF

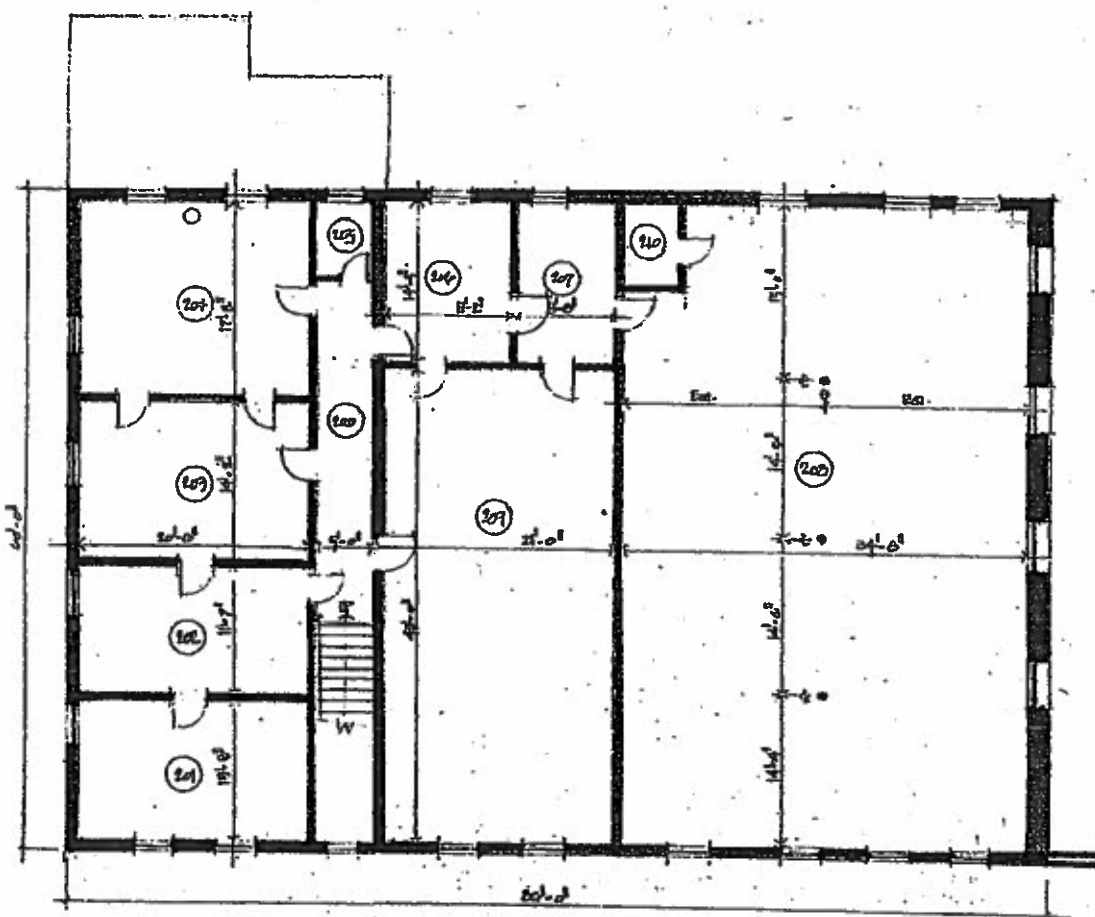


Room Legends

- | | |
|---|---------------------------|
| 100 Existing Mason dining room, former drug store (1882), and meat market (1910) | 103 Boiler room |
| 101 Former hardware store (1882) (1910), post office, bank, etc. through mid 20 th century | 104 Storage |
| 102 Existing Mason's Lodge room/ former general store | 105 Safe |
| | 106 Kitchen |
| | 107 Restroom |
| | 108 Storage/entrance room |
| | 109 Preparation room |
| | 110 Former elevator space |

Exhibit 3

Project No. – 2006 HA-041
 Project Title – Historic Structure Assessment
 Grant Recipient – Saguache Beneficial Society



SECOND FLOOR PLAN
 5160 SF

Room Legends

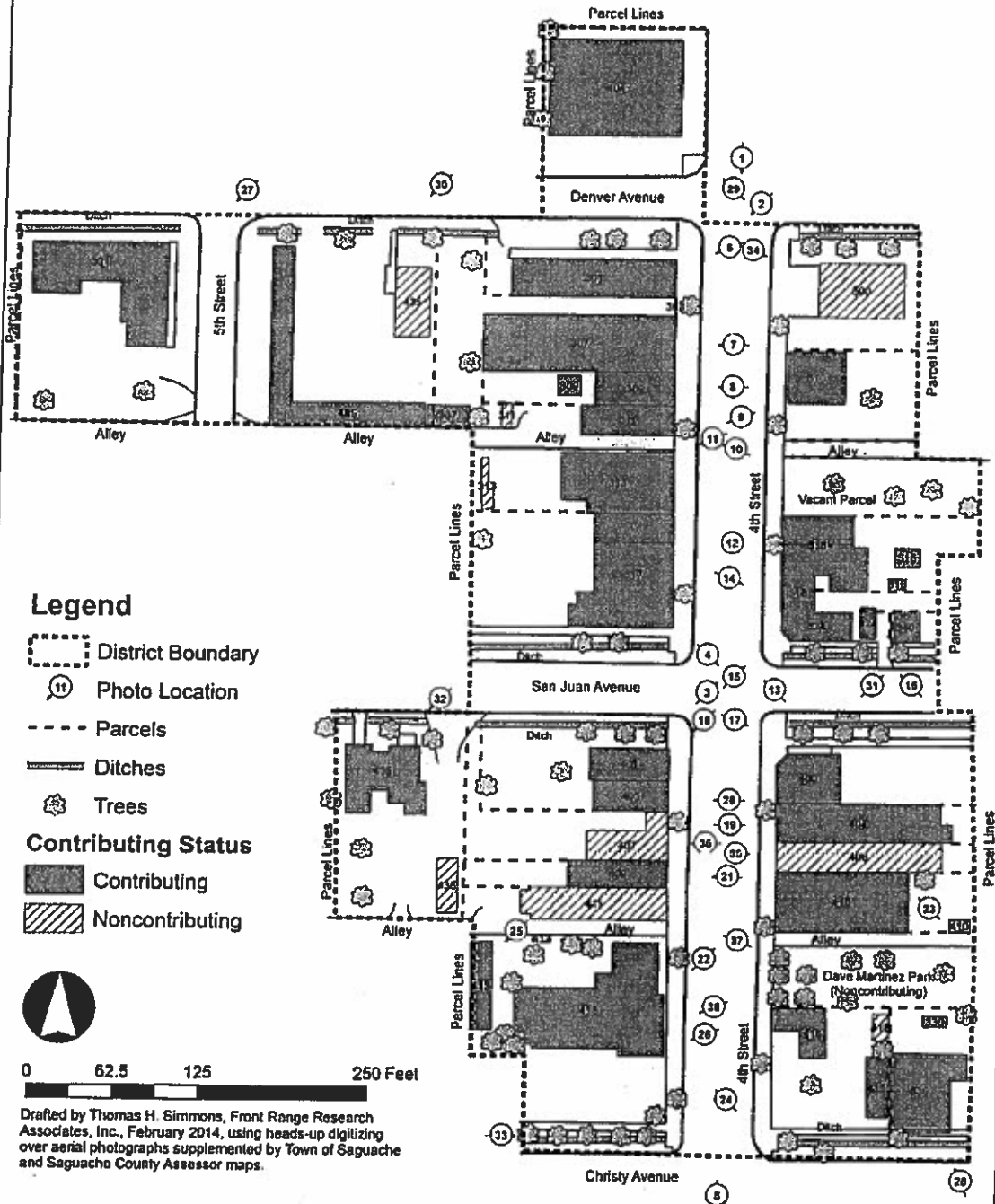
- | | | | |
|---------|---|-----|--|
| 200 | Existing hall and stair | 207 | Passage room |
| 201-204 | Former attorney's offices,
brothel and living quarters | 208 | Large meeting room |
| 205 | Storage/restroom | 209 | Small meeting room |
| 206 | Former offices, living quarters | 210 | Former elevator, now
storage closet |

Exhibit 4

Saguache Downtown
Name of Property

Saguache, Colorado
County and State

SAGUACHE DOWNTOWN HISTORIC DISTRICT TOWN OF SAGUACHE, SAGUACHE COUNTY, COLORADO SKETCH MAP



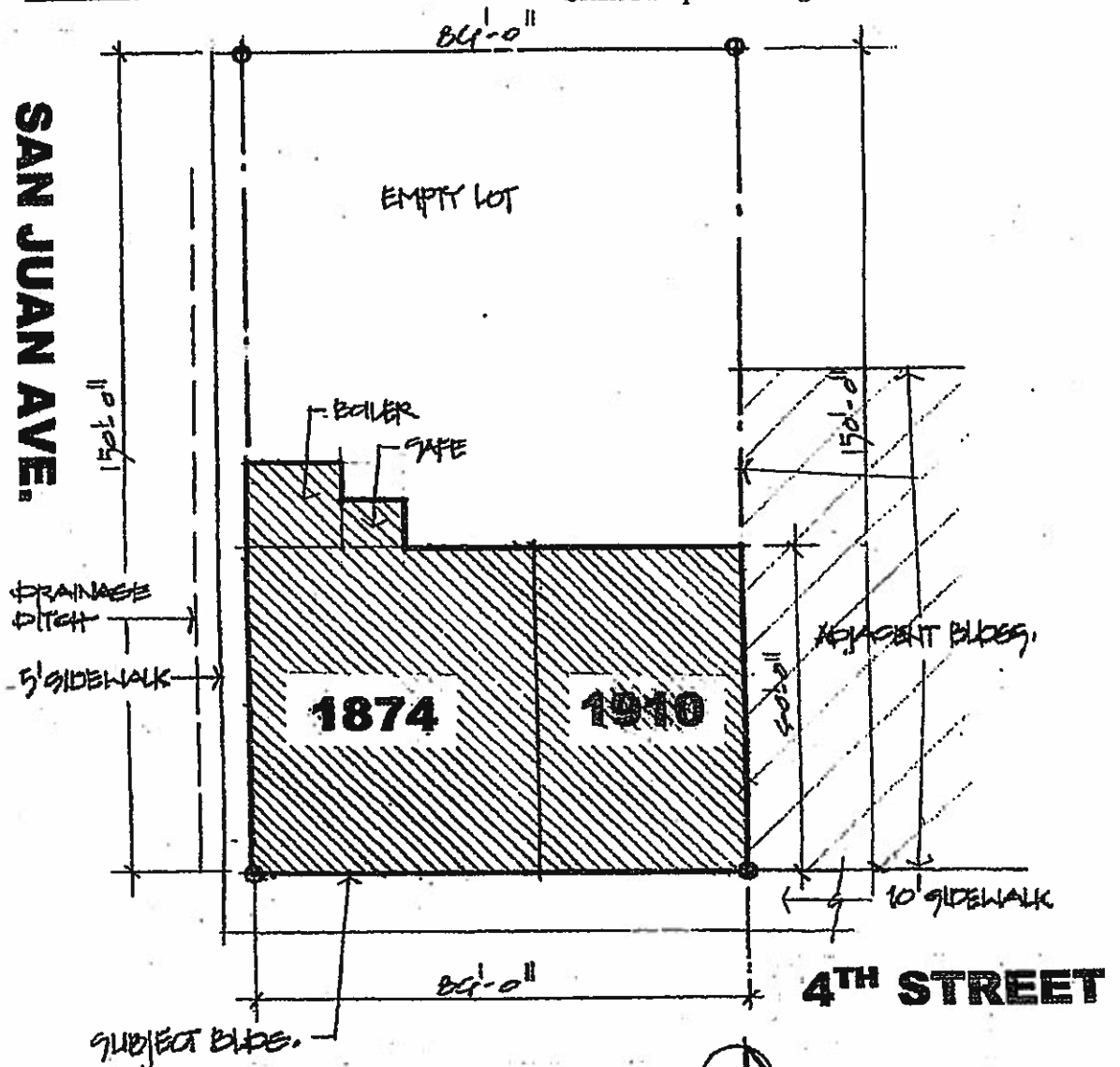
Numbers on buildings are street address numbers. Diagonal parking is present in the 300 and 400 blocks of 4th Street. The four ditch segments paralleling the east-west avenues are all contributing.



Outline: Saguache Downtown Historic District
 Shaded area: Punn Block

Project No. -- 2006 HA-041
Project Title -- Historic Structure Assessment
Grant Recipient -- Saguache Beneficial Society

1.5 Site Plan, Legal Description



SITE PLAN

SCALE: 1" = 30'

Legal Description

PNNM T44N R8E S7

Quarter Sections NW NW NE NW

Zone 13 UTM Easting 400323

Northing 4215852

Exhibit 2

3.1 Site

- A. Description: A flat urban corner site in a rural town in southwestern Colorado. The site has little visual drainage although there is a little used drainage ditch paralleling the building on the south side between the street and the sidewalk. No substantial vegetation on site. Front and side sidewalks in good condition. There is adequate parallel and angled parking available on streets adjacent to site. There is no disturbance apparent or projected for site re: archeological exploration.
- B. Condition Assessment: Good condition. (See Photo No. 13, page 24)
- C. Recommendations: Regrade western area of site to ensure positive drainage away from building. Slope to west and south.

3.2 Foundation

- A. Description: Although the actual foundation is obscured and concealed from view, it is, from local interviews, a red granite stone foundation, common to construction in the area at that time. It was mined east of Rattlesnake Hill, known to locals as the granite stone quarry and source for decades of stone for foundations for buildings in the area. A massive concrete curb on the south and east elevations has been poured against the original exterior face of the masonry. This curb was installed as a result of the flooding that occurred in the early 1970's from the irrigation ditch to the south. Although there are expansion cracks in the curb it appears to be in good condition. The later additions of boiler room and safe were put on concrete foundations and they appear to be in good condition. The red granite stone foundation, from inspections by the Owner in the crawl space, appears to extend to at least 3-4' below grade. The crawl space, under the first floor, has a minimum of 24-30" clearance under the joists for piping.
- B. Condition Assessment: (See Photos No. 14 and No. 15, page 24)
The foundation appears to be in good condition and stable. There appears to be little settlement, if any, over the years, even though there is a southern side irrigation ditch that is occasionally running. Although the foundation condition is good, there is a peculiar loading condition of the soil that needs analysis. The soil in and around and under the building seems to be stable and firm despite running water nearby. So evidently the soil drains well in the area, and this is remarkable due to the heavy dead loads of the masonry load being distributed to the soil. The word distribution is the key word here. It seems, conservatively, that the average estimated soil capacity, without engineered fill, is 1500 to 2000 lbs/SF. But under the load from this building, the soil is being loaded to 4380 lbs/SF. Follow the load path diagram below:

This analysis shows us that the soil is carrying nearly two times the allowable load/SF that the average soil in the area allows. Therefore, either the original soil is of greater quality than estimated or the original soil was replaced by engineered fill prior to construction.

During the period 1820-1940, many changes in technology occurred, materials invented or developed and transport methods, via the railroad, developed throughout the country. However, during all this progress, small towns and rural areas did not pick up the new technologies and materials as rapidly as the urban areas. Therefore, empirical or trusted ways of doing work from experience, rather than from calculated design equations from engineers, were heavily used in the design of buildings. This seems to be the case here. The constructors knew from experience what worked, and they put it to good use, even though it is possible, that since Denver was a few hundred miles to the north, and one of the centers of progressive movement in construction and style, maybe the owners called upon the expertise of an architect or engineer to assist them in the design and construction of this building. The result, whatever the case or technique used, is good, 134 years later, the structure stands as a testament to the contractors capabilities.

Recommendations: None.

3.3 Structural System

- A. Description: Load bearing exterior and interior masonry brick walls of different widths from top floor to first floor with cast iron column supports in Room 102, Lodge Room downstairs, and Room 208, meeting room upstairs.

Floor and ceiling systems are wood joists bearing on masonry walls. Roof framing systems are wood joists bearing on masonry walls. See following copy of "Chronology of the Availability of Materials and Technology in America" and the corresponding dates of start of usage in urban areas.

Project No. - 2006 HA-041
Project Title - Historic Structure Assessment
Grant Recipient - Saguache Beneficial Society

- B. Condition Assessment: The overall assessment for the structural system is that the building is in good, stable condition, except for the floor joists on the first floor on the southeast corner that need to be replaced.

The floor framing and roof framing systems, after spot visual inspections, and careful observations, appear to be performing well their intended tasks of supporting the dead and live loads superimposed on them down through the years. By using a transit and running spot corner and center of room elevation floor checks there seems to be some minor deflection or fatigue settlement in the floor structural system.

Ceiling evaluation checks on the second floor for the roof seem to substantiate the same results, no sagging or major deflection of the roof members appears.

The following plans with evaluation grades in selected rooms illustrate the results:

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All Sites Site Detail

Site ID: 5SH.1901

Name: DUNN'S BLOCK, MEANS & ASHLEY MERCANTILE COMPANY

*** Street Address(s) ***

Number	Dir.	Street	City
321		4TH ST SAGUACHE	
325		4TH ST SAGUACHE	

County: Saguache,

Resource Type: Historic

Assessment		Recorder	
Date	Description	Date	Description
08/31/2006	LISTED - STATE REGISTER	05/24/2006	No organization given on form
08/11/2006	Review Board Recommendation for Listing	11/2000	Front Range Research Associates
11/2000	ELIGIBLE - FIELD		
07/25/2014	WITHIN EXISTING DISTRICT - CONTRIBUTING		

Condition		Images	
Date	Description	Notice of Additional Information	
05/24/2006	Good/Light Disturbance	<input type="button" value="View"/>	001 Notice
		Site Info/Nomination/Images	
		<input type="button" value="View"/>	001 Photograph
		<input type="button" value="View"/>	002 Photograph
		<input type="button" value="View"/>	003 Photograph
		<input type="button" value="View More Images..."/>	

Absolute Date		Related Sites	
Method	Comments	<input type="button" value="View"/>	
			5SH.4597

*** Document(s) ***

ID: SH.SHF.R10

Title: HISTORIC STRUCTURE ASSESSMENT, DUNN'S BLOCK/MEANS AND ASHLEY MERCANTILE CO. BLDG., SAGUACHE (SHF 2006-HA-041)

Author: UNSPECIFIED

Date: 01/2008

Contractor: RON MCCLURE ARCHITECT FOR THE SAGUACHE BENEFICIAL SOCIETY

ID: SH.SHF.R3

Title: TOWN OF SAGUACHE AND COCHETOPA CORRIDOR HISTORIC RESOURCES SURVEY, 2000 (SHF 00-M1-045)

Author: SIMMONS, THOMAS H. AND R. LAURIE

Date: 03/19/2001

Contractor: FRONT RANGE RESEARCH ASSOCIATES FOR SAGUACHE COUNTY

ID: SH.PA.R9

Title: TOWN OF SAGUACHE, COLORADO: BUILDING SURVEY-HISTORICALLY CONTRIBUTING/NON-CONTRIBUTING

Author: WALTON, TYLER

Date: 2012

Contractor: COLORADO PRESERVATION INC. FOR COLORADO PRESERVATION INC.

*** ARCHITECTURE ***

Original Use: DEPARTMENT STORE, AUDITORIUM, COMMERCE/TRADE, MEETING HALL

Present Use: MEETING HALL

Early Date: 1874

Late Date: 1910

Architect: UNKNOWN ARCHITECT

Feature: RECTANGULAR PLAN, FLAT ROOF, 2 STORIES, BRICK, BRACKETED CORNICE, DECORATIVE CORNICE, ARCHED WINDOWS, ARCHED ENTRYWAYS, QUOINS, CHIMNEY, SEGMENTAL ARCH WINDOWS, DENTILS, KEYSTONE, INSET ENTRIES, ARCHED TRANSOM, ADDITION

Style: LATE VICTORIAN, ITALIANATE

*** ARCHAEOLOGICAL DATA ***

Site Type		Culture	
Feature(s)		Artifact(s)	
Cnt	Description	Cnt	Description

*** RADIO CARBON DATA ***

*** LOCATION INFORMATION ***

Map	Principal Meridian	Township	Range	Section	Quarters	UTM	
						Zone: Easting	Northing
SAGUACHE	NM	44N	8E	7	NW NW NE NW	13 4 00 279mE	42 16 060mN

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All Sites Site Detail

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List

Site ID: 5SH 4597

Map

Name: SAGUACHE DOWNTOWN HISTORIC DISTRICT

*** Street Address(s) ***

Number Dir.	Street	City
	300 BLOCK OF 4TH ST	SAGUACHE
	400 BLOCK OF 4TH ST	SAGUACHE
	300 BLOCK 5TH ST	SAGUACHE
	400 BLOCK DENVER AVE	SAGUACHE
330	CHRISTY AVE	SAGUACHE
340	SAN JUAN AVE	SAGUACHE
435	SAN JUAN AVE	SAGUACHE

County: Saguache,

Resource Type: Historic District

Assessment		Recorder	
Date	Description	Date	Description
07/25/2014	LISTED - NATIONAL REGISTER	03/04/2014	Front Range Research Associates
09/2012	ELIGIBLE - OFFICIALLY		
Condition		Images	
Date	Description	Site Info/Nomination/Images	
		View Site Form	
Absolute Date		Nomination	
Method	Comments	View Nomination	
		Miscellaneous Images	
		View Site Form and Nomination	
Related Sites			
View	5SH.4598		
View	5SH.3841		
View	5SH.4581		
View More Related Sites...			

*** Document(s) ***

*** ARCHITECTURE ***

*** ARCHAEOLOGICAL DATA ***

Site Type		Culture	
Feature(s)		Artifact(s)	
Cnt	Description	Cnt	Description

*** RADIO CARBON DATA ***

*** LOCATION INFORMATION ***

Map	Principal Meridian	Township	Range	Section	Quarters	UTM	
						Zone: Easting	Northing
SAGUACHE	NM	44N	8E	7	C N NW	13 4 00 141mE	42 16 139mN
	NM	44N	8E	6	SW SW	13 4 00 302mE	42 16 182mN
					SE SW	13 4 00 368mE	42 16 087mN
						13 4 00 365mE	42 15 930mN
						13 4 00 259mE	42 15 929mN