

PRESS RELEASE

KUDF REACHES JEFFRIS MATCH GOAL—CONTINUES FUND-RAISING TO COMPLETE ROOF IN 2017



Keokuk Union Depot on December 2, 2016--Photo by Richard Leonard

The Keokuk Union Depot Foundation (“KUDF”) has successfully raised the \$667,000 match for the capital campaign challenge grant from the Jeffris Family Foundation. Receipt of the Jeffris grant of \$333,000 results in KUDF having raised \$1 Million toward the roof restoration project, accomplished one year ahead of schedule.

Roof restoration work has progressed as funds have been received, with notable help from \$100,000 in grants from the State of Iowa Historical Resource Development Project, the generous support of the Keokuk area community, and donations from people across the country. In 2015, the chimney was raised to its original height and restored, and the eaves, soffits, and brackets on the upriver end of the Depot were restored. In 2016 the central tower was rebuilt to its original height, with turrets and dormers, red clay tiles, and copper finials and gutters. The downriver eaves were also restored this year. The plan is to install the red clay tiles and copper gutters on the upriver and downriver ends of the roof in 2017, completing the roof project 2 years ahead of the original schedule.

The original application for the Jeffris grant in early 2014 estimated the cost of the roof project at \$1,000,000. The 2015 and 2016 deconstruction of the eaves and 2016 contracts for copper and tile

work have provided valuable information needed to project the final costs to complete the roof restoration project. KUDF now projects an additional \$250,000 needed to complete the roof restoration. KUDF has set the goal of the Depot 125 Capital Campaign at \$1,250,000, with a target date of September 30, 2017 to raise the additional \$250,000 and complete the roof in 2017.

The following information gleaned during the 2015 and 2016 phases comprise the increased cost estimate:

- Deconstruction of the eaves and soffits on the upriver end of the depot in 2015 revealed that the original design for structural support of the brackets had been insufficient to continue to support the roof properly. Structural engineers devised plans for reconstructed masonry pockets around the brackets. Furthermore, tests on paint samples proved that the brackets had not simply been painted, but a faux finish that closely resembled oak woodwork had been applied. The added cost of these improvements is about \$90,000.
- Discovery of an original clay tile from the 1891 roof enabled matching its color with a custom “Summer Rose” tile that is still available from the successor to the maker of the original tiles. These custom tiles are more expensive than the tiles priced in 2014. The upgrade will cost about \$70,000 more than originally estimated.
- Copper fabrication and installation cost about \$30,000 more than estimated.
- Other factors contributing to the increased cost estimate are the decision to move and conceal gas and electric during the roof restoration rather than later, the need for reinforcement of the base of the central tower due to rot, and additional work needed to restore the chimney after discovery of a second stack inside the visible one.

Some of these additional costs are not solely utilitarian. KUDF’s goal is to restore the Depot as nearly as possible to its original condition and appearance, as well as to ensure many more decades of use with minimal maintenance. The Jeffris and State of Iowa grants require compliance with the Secretary of the Interior’s Standards for Rehabilitation pertaining to buildings listed on the National Register of Historic Places.

Built in 1891, the Keokuk Union Depot is one of Keokuk’s finest historic buildings. Keokuk is fortunate to be among the few small communities in the Midwest that still possess a significant edifice designed by the renowned Chicago architectural firm of Burnham & Root, creators of the famed Chicago “White City” for the World’s Columbian Exposition of 1893, and the Rookery and Monadnock buildings in Chicago.