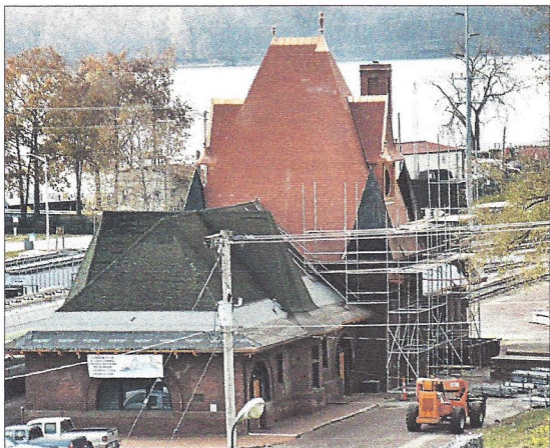


# DAILY Gate City



COURTESY

The Keokuk Union Depot apex has been restored to the building on the Mississippi riverfront. Tiles made by the original manufacturer and finials are installed. The next roof work will include the upriver and downriver wings of the building.

## Depot fund raises \$1M, but project needs more

BY CINDY IUTZI  
diutzi@dailygate.com

The Keokuk Union Depot Foundation has raised \$1 million for the depot roof restoration a year ahead of schedule.

The group reached its \$667,000 match for the \$333,000 capital campaign challenge grant from the Jeffris Family Foundation, with \$100,000 in grants from the State of Iowa Historical Resource Development Project, and the support of the Keokuk area community and people across the country.

As funds came in, carpentry, masonry and other restoration activity progressed at the depot.

However, even as construction milestones were reached, it became apparent that cost estimates developed in 2014 had to increase due to unplanned expenses and mounting prices.

KUDF must raise an additional \$250,000 to complete the roof restoration.

"A lot of it is restoring it in the correct fashion," said Janet Smith, president of the foundation. "This summer, we discovered the need to



COURTESY

Authentic copper finials top the Keokuk Union Depot apex. The depot is on the National Register of Historic Places.

reinforce the roof supports to accommodate the weight of the apex."

The foundation has set the goal of the Depot 125 Capital Campaign at \$1,250,000, with a target date of Sept. 30, 2017, to raise the additional funds needed to complete the roof in 2017.

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.

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 also were restored.

■ When the eaves and soffits were taken apart in the process, builders found the original design for struc-

# DEPOT: Several surprises during renovation contributed to increase in costs

FROM PAGE 1

tural support of the brackets was insufficient to continue to support the roof properly, according to Smith. 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," she said. "The added cost of these improvements is about \$90,000."

The central tower was rebuilt to its original height with turrets and dormers, red clay tiles and copper finials and gutters. The downriver eaves also were 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 two years ahead of the original schedule, Smith said.

Also contributing to the increased cost estimate are the following:

- 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 contributing

factors 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.

After the building is restored, KUDF has a wish list of improvements that will make the depot a better event facility, according to Smith. Among the updates are

a kitchen and improved restroom facilities.

"We will continue to apply for grants, we will call donors and be looking for other potential donors," Smith said. "Work on the depot will continue. The central tower is virtually finished."

Built in 1891, the Keokuk Union Depot "is one of Keokuk's finest historic buildings," according to Smith. "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."