Appendix D: Focus Group Questions

Focus Group Session—Facilitated Questions

1. Related to your focus area, what about the Poor Farm should be recognized? What has taken place on the site? What might current staff or supervisors be unaware of?

2. How has your focus area intersected with the other focus areas in the past? How might they intersect in the future? (Such as: Local Food, Conservation, Historic Preservation, Housing/Mental Health)

3. What are your priorities (please identify 3-5) for the site in the future?

4. What other considerations would you recommend be made during this planning process for the Poor Farm?

5. Where would you suggest interpretive signage and with what content? Please mark your preferences on the map provided.

6. What are your thoughts on changing or modifying the name of the site?

Appendix E: Focus Group Invitees

Focus Group Session Schedule

Focus Group Session Invitee List

Focus Group Sessions

Local Food	**Tuesday, February 14th**	**Johnson County Health and Human Services Building**
Conservation/Rec	**Tuesday, February 14th**	**Johnson County Health and Human Services Building**
Housing	**Wednesday, February 15th**	**Johnson County Health and Human Services Building**
Adjacent Neighborhood	**Wednesday, February 15th**	**Weber Elementary Library**
Historic Preservation	**Friday, February 17th**	**Johnson County Health and Human Services Building**

Historic Preservation Focus Group Session Invitees

Johnson County Historical Society	Alexandra Drehman
Johnson County Historic Preservation Commission	Jennifer Price
Iowa City Historic Preservation Commission	Robert Miklo
Friends of Historic Preservation	Alicia Trimble
Tallgrass Archaeology LLC	Leah Rogers
University of Iowa - College of Liberal Arts & Sciences	Glenn Storey
(Former Historic Preservation Commissioner)	Laura Hoover
(Recorder Office, Familiar with Poor Farm Records)	Kim Painter
State Historical Society of Iowa, Iowa City Location	Mary Bennet
Former Johnson County Historical Society Curator	Leigh Ann Randak
Johnson County Facilities	Eldon Slaughter
The Office of the State Archaeologist	Marlin R. Ingalls
The Office of the State Archaeologist	Richard J. Carlson
The Office of the State Archaeologist	Lara Noldner
The Office of the State Archaeologist	John Doershuk
The Office of the State Archaeologist	Jennifer Mack
Former Director of Johnson County Historical Society	Lauren Robinson Tiffany

* Note: Dr. Thomas H. Charlton (local archaeologist and University of Iowa professor) completed early work/ excavation at the Poor Farm. He passed away in 2010.

Housing Focus Group Session Invitees

Housing Trust Fund of Johnson County	Tracey Achenbach
Housing Fellowship	Maryanne Dennis
Johnson County Affordable Homes	Sally Scott
Iowa Valley Habitat for Humanity	Mark Patton
Iowa City Housing Authority	Steven Rackis
Developer (Affordable Homes)	Steve Gordon
City of Iowa City	John Yapp
City of Iowa City	Tracy Hightshoe
Abbe Community Mental Health Center	Stephen Trefz

Mayors Youth Empowerment Program	Megan Gerber
Reach for Your Potential	Diana Jones
Southgate Development	Jerry Waddilove

Conservation/Recreation Focus Group Session Invitees

Iowa City Parks & Rec	Juli Seydell Johnson
Johnson County Conservation Board	Larry Gullet
Johnson County Friends / Iowa River Friends	Bob Sessions
Johnson County Secondary Roads	Chris Henze
Johnson County Planning & Zoning, Johnson County SWCD	Kate Giannini
NRCS – Johnson County	Wendell Jones
Earthview Environment	Judith Joyce
Friends of Johnson County Conservation	Rick Hollis
Kirkwood Community College	Jerry Reisinger
Kirkwood Community College	Ken Carroll
University of Iowa – Raptor Project	Shawn Hawks
University of Iowa – Wildlife Camps	Meredith Caskey
University of Iowa – Outdoor Rec & Education	Dave Conrads
University of Iowa IIHR & Iowa Flood Center	Dan Ceynar
Iowa DNR – Lake McBride State Park	Ron Puettman
Iowa DNR – Wildlife Management	Tim Thompson
Iowa DNR – District 12 - Forestry	Mark Vitosh
Johnson County Farm Bureau	De Swartzendruber
Johnson County Farm Bureau	Mark Ogden
Harvest Preserve	Julie Decker
SILT Land Trust	Suzan Erem
City of Coralville, Stormwater	Amy Foster
Office of the State Archaeologist	Elizabeth Reetz
Backyard Abundance	Fred Meyer
Backyard Abundance	Jen Kardos
Friends of Hickory Hill Park	Casey Kohrt
Friends of Hickory Hill Park	Peter Kollasch
Transition Ecology	Liz Maas
Iowa Master Naturalist	Sue Travis
Pheasants Forever – North Region Director	Tom Fuller
Bur Oak Land Trust	Tammy Wright
City of Iowa City	Carol Sweeting

Iowa Sierra Club	Jim Trepka
Current Farm Tenant – Annual Lease w/ Johnson County	Jim Sladek
Area Farm Manager (Farmers National Company)	John Yeomans
Edible Outdoors	Rachel Vanderwerff
Iowa City Resident (Former Iowa City Forester/Former Park Superintendent)	Terry Robinson
Iowa Wildlife Federation	Joe Wilkinson

Local Food Focus Group Session Invitees

Table to Table	Ann Donahue
The Crisis Center of Johnson County	Becci Reedus
New Pioneer Food Coop	Matt Hartz
Field to Family, Johnson County Food Policy Council, ICCSD Farm to School Coordinator	Michelle Kenyon
Johnson County Planning & Zoning	Shanti Sellz
University of Iowa College of Public Health	Brandi Jannsen
Geyer's Oven Bread & Pizza	Anna Geyer
Iowa Valley RC&D	Jason Grimm
Iowa Valley Global Food Project	Ayman Sharif
Iowa Valley Global Food Project	Mahmood Eltyeb
Johnson County Farm Bureau	Mark Ogden
Obermann Center for Advanced Studies	Jennifer New
Johnson County Iowa State Extension	Gene Mohling
Johnson County Hunger Free Task Force	Lynette Jacoby
Iowa City Area Development (Blue Zones)	Tom Banta
Iowa City Downtown District	Nate Kaeding
North Liberty Food Pantry	Kaila Rome
Beginning Farmer	Jake Kundert
Neighborhood Centers	Peter Flynn
Grow: Johnson County	John Boller

Aggregated Comments

Comment

my brother and nephews have talked about a man that grows citrus year round in Nebraska with a fairly simple and system which takes very little energy. THis might be a good idea for the farm. Here is a video about it:
https://www.dropbox.com/s/klwh9drb711ac07/Can%20the%20Midwest%20Grow%20Citrus.mp4?dl=0
More info about citrus in the snow:
https://www.dropbox.com/s/nvdnjxt2flgf8gy/Citrus%20In%20The%20Snow%201.pdf?dl=0
I support growing vegetables etc --healthy food to assist those that are food insecure.

I do not support raising livestock nor any slaughter on the property.
Let's raise healthy food and promote non violence. re: chickens and eggs: almost all, if not all, chicks come from huge hatcheries where they are treated horribly. The male chicks are thrown in trash bags and left to suffocate or thrown into a grinder. The female chicks are debeaked. Therefore, even if the chicks/chickens are treated well after you purchase them, you are supporting terrible cruelty in this industry. My nephew is doing his residency in ER medicine and when he starts working he eventually plans to build one of these greenhouses. He lives in Kansas. He is a very smart kid, so if he thinks it's a good idea, it probably is. He already bought the plans from Russ Finch so he could study them. My other nephew is interested in it, too.
If my Dad were younger and still lived in the country, I bet he would be doing it (he is 90yo now).
Thanks for reading and considering the information.

I think this would be a great way to encourage urban agriculture, microfarms; and green space for walking, biking, community gardening. Use this to create more health - by increasing access to growing our own food locally, being more physically active.

The Johnson County Poor Farm has a rich history that has been demonstrated through work carried out there. The story of how we related to people with mental illness and financial indigence could be told through interpretive signs and occasional, scheduled tours, led by the Johnson County Historical Society. Certainly the asylum and farm buildings need to be preserved and maintained. Beyond this, community gardens could be carried out or a prairie restoration with recreational potential is possible. Development is also a feasible alternative and if development is to occur, I think annexation to Iowa City makes the most sense and amicable financial agreements with a developer certainly should be possible to ensure a return on investment for the county. Such a sale might fund a trust to maintain and preserve the buildings that would be retained as, say, a county park.

I support green space and gardens for the Poor Farm. There also is an opportunity to develop walking or mtn biking trails in the bottom lands near the creeks. The cemetery should also be made into memorial park for the poor souls who died at the Poor Farm.

This land would be a great opportunity to install another disc golf course in our area. For more information about disc golf: http://www.pdga.com/files/BenefitsOfDiscGolf-Siniscalchi_1.pdf Iowa is a leader of number of disc golf courses per capita: https://imgur.com/a/hX38u#SjAkNMC

Iowa is also one of the highest states in terms of straight numbers of disc golf courses. Per same link as posted above
We are lucky in our Iowa City area to have a group of core players who enjoy helping with course design, initial building/construction, and general course maintenance.

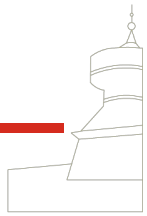
Thank you for considering this as an option for the land.

I've heard that some counties may be able to use their "county home" facilities to stimulate local food economies. Is that a possibility with the Johnson County facilities? If so, I'd very much be in favor of that, but I do understand if the facilities are too out-of-date to feasibly serve that purpose, and/or if they're too valuable to historic preservation to convert to that purpose.

An excellent choice of low-impact land use for some of the Poor Farm land would be as a disc golf course. Disc golf is a year-round family-friendly activity (I take my own kids out for an occasional round), and good for all ages. The number of disc golfers in the area is rapidly growing, and the parks serving this need are few and far between; the need has also increased because of the recent closure of the Turkey Creek disc golf course (Army Corps of Engineers). The Poor Farm land area currently identified as untillable (trees and creeks) would likely be suitable terrain for a disc golf course, in combination with some of the land at the margins of tillable areas. Disc golf has a low environmental impact on the land, while also helping to keep a modest level of traffic in undeveloped areas. This helps prevent vandalism and other illegal activities that could be detrimental to the nearby neighborhoods. hours to help with design, installation, and maintenance of disc golf courses. Here is a resource with a number of documents about development of disc golf courses, including studies of their impact on the community:http://www.pdga.com/course-development Thank you for considering this option for a portion of the Poor Farm land.

Hello. I believe I heard that one consideration for the Poor Farm was to have farm animals living there. If this will be done as a sanctuary--and not for using animals as meat, dairy, and egg products--I am all for this. However, no matter what the intent for the animals is, I am concerned about the cost for properly caring for the animals. From personal experience caring full-time for farm animals, I know this involves dedicated staff, much water and food, proper sheltering, veterinary care, and so forth. I have never been under the impression that the County has funds in excess on a reliable, ongoing basis. So, my recommendation is to leave animals out of the equation. What the public needs most, from a farm-related public health perspective, is access to dark leafy greens--many of which can be grown and harvested throughout the winter, provided to not only outfits like the Crisis Center (through the food bank) but other agencies, as well. Make this a priority at the Poor Farm if it is to have a farm theme--and leave the matter of animal care to the Iowa Farm Sanctuary: https://www.iowafarmsanctuary.org/

Appendix G: Architectural Treatment Alternatives & Selection



Treatment Approaches

West Barn

Dairy Barn

The Asylum

Standards for Rehabilitation

WEST BARN - DAIRY BARN – THE ASYLUM **JOHNSON COUNTY POOR FARM**

ARCHITECTURAL TREATMENT ALTERNATIVES & SELECTION

AVAILABLE TREATMENT APPROACHES

Each property has distinct character-defining features which must be properly treated to protect the historic integrity and durability of the historic resource. Architectural treatment, whether classified as interim stabilization[1] or one of the four treatments described below must be appropriate to the individual property to accomplish this. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Standards*) set forth appropriate treatments for historic properties. As a general guideline for treatment, the *Standards* limit treatment in order to retain original historic fabric, character-defining features, and integrity.

"The *Standards"* are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the *Standards* provide philosophical consistency to the work.

The four treatment approaches are **Preservation**, **Rehabilitation**, **Restoration**, and **Reconstruction**. Each level of treatment has its unique set of St*andards*. The levels of treatment are outlined below in hierarchical order:

Preservation:	places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.
Rehabilitation:	**emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)**

1 Stabilization*:* Control deterioration in order to retain historic configurations and materials. Stabilization may involve using temporary, intrusive, non-historic means that are reversible.

***Restoration**:* focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

***Reconstruction**:* establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

Choosing the most appropriate treatment from the *Standards* requires careful decision-making about a building's historical significance, as well as taking into account a number of other considerations:

Relative importance in history: Is the building a nationally significant resource--a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo Rehabilitation for a compatible new use.

Physical condition: What is the existing condition--or degree of material integrity--of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history? Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then Rehabilitation is probably the most appropriate treatment. These key questions play major roles in determining what treatment is selected.

Proposed use: An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously damaging their historic character; special-use properties such as grain silos, forts, ice houses, or windmills may be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.

Mandated code requirements: Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, a series of code-required actions may jeopardize a building's materials as well as its historic character. Thus, if a building needs to be seismically upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction needed to meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building." [2]

2 Excerpt from the National Park Service's Introduction and Historical Overview of "The Secretary of the Interior's Standards for the Treatment of Historic Properties".

TREATMENT SELECTION AND GENERAL PROJECT GUIDANCE

The "Secretary *of the Interior's Standards for the Treatment of Historic Properties*" provides pertinent direction to the overall approach to the project. Features of a building display unique historical characteristics such as being prominently positioned or having a higher degree of integrity or visibility than other features making it possible to assign differing treatment strategies to features of the building based on an assessment of those characteristics. This level of analysis establishes appropriate treatments for individual materials and details found within the building while still adhering to the guidance found in the "Secretary *of the Interior's Standards for the Treatment of Historic Properties*".

Selection of the appropriate level of treatment is based on the treatment descriptions provided above and observations of existing conditions.

WEST BARN

(Monitor-Roof Stock Barn - Iowa Site Inventory Form No. 52-04416)

With the exception of the existing metal roofing, virtually all components and materials at the West Barn, including exterior walls, interior partitions, windows, doors, miscellaneous hardware, and other constructs within the building (cattle stalls, hay mow etc.) are original to the building, have acquired historic significance through time, or represent what appear to be historically appropriate stabilization, repair, or replacement. As a proposed change of use for the West Barn (if any) has yet to be determined, the most appropriate level of architectural treatment cannot be assigned. Considering the West Barn's importance in history, its physical condition, and its contribution to the existing Historic District, the suggested level of architectural treatment per the "*Secretary of the Interior's Standards"* is that of ***Rehabilitation***. When the planned use of the building is defined, the level of treatment most appropriate to the West Barn should be finally determined, and all additions, modifications, alterations, repairs, or other change to the building and its immediate grounds should be planned and executed in a manner consistent with that set of *Standards* specific to the relevant level of treatment.

DAIRY BARN

(Gambrel-Roof Dairy Barn - Iowa Site Inventory Form No. 52-04417)

The corrugated metal roofing is not original to the building. The other components and materials at the Dairy Barn, including its exterior walls, interior partitions, windows, doors, and the equipment and apparatus within the building (see the milking stanchions in attached images) are either original to the building, have acquired historic significance through time, or represent what appear to be historically appropriate stabilization, repair, or replacement. If the use of the Dairy Barn is to change, final determination of the most appropriate level of architectural treatment should be made at that time. Recognizing the building's importance in history, its physical condition, and its contribution to the Poor Farm Historic District, at this time, the suggested level of architectural treatment per the *"Secretary of the Interior's Standards"* is ***Rehabilitation***. Any expansion, alteration, repair or change to the building and its immediate grounds must adhere to the *Standards*.

THE ASYLUM
(Asylum Building - Iowa Site Inventory Form No. 52-00135)

In 1978, the Asylum Building at the Johnson County Poor Farm was placed individually in the National Register of Historic Places. While the footings and foundations, floors, windows, existing asphalt-fiberglass shingles, gutter system, and repair siding and sheathing are not original to the building, these elements appear to be appropriately 'differentiated from the old', avoid creating a 'false sense of historical development' and seem to be in compliance with the *Standards*. The concrete entry ramp and rail are in place to provide access to the Asylum, and are as simple and understated as practical. The building is currently in use as a cold air museum intended to illustrate the living conditions afforded to Johnson County's mentally ill during the latter part of the 19th Century. It is successful in this mission.

A proposed use has not been determined for the Asylum Building. If its current use should change, final determination of the most appropriate level of architectural treatment should be made at that time. At this time the suggested level of architectural treatment is ***Rehabilitation*** reflecting extensive repairs previously made to reverse alterations made to accommodate intervening uses. It is difficult to imagine an addition or expansion to the building that would comply with the Secretary's *Standards*. It is equally difficult to imagine a method of climate control that would not detrimentally alter the historic character and fabric of this building. When the level of architectural treatment is determined the *Standards* specific to that level of treatment should inform and guide any repair or change to the Asylum and its immediate grounds.

Based on the above discussion, the guidelines for Rehabilitating Historic Buildings found within the Standards are suggested as a basis for future work at the buildings referenced in this Report. Guidelines for Rehabilitation: the Secretary of the Interior's Standards for the Treatment of Historic Properties follow:

Guidelines for Rehabilitation: the Secretary of the Interior's Standards for the Treatment of Historic Properties3

Rehabilitation*:* emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)

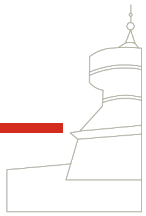
3 "Standards for Rehabilitation", National Park Service website, Accessed March 29, 2017, https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm

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

ADDITIONAL GUIDANCE

The National Park Service publishes a series of Preservation Briefs that provide detailed discussion of appropriate treatments for historic buildings and materials. Recommendations of the Preservation Briefs are used as a basis for formulating strategies and approaches to implementing remedial work. Additional guidance may also be found in "*Interpreting the Standards Bulletins*" (http://www.nps.gov/tps/standards/applying-rehabilitation/standards-bulletins.htm) which are case-specific references to decisions made by the National Park Service in its administration of the federal Historic Preservation Tax Incentives program. In spite of the unique facts and circumstances that surround these examples they still provide insight into best practices for rehabilitation projects.

Appendix H: Level of Use Estimates



Structural Assessments:

The Asylum

West Barn

Dairy Barn

Level-of-Use Analysis

PROPERTY CONDITION ASSESSMENT AND 'LEVEL-OF-USE' REPORT

January 25th, 2017

PREPARED FOR:

Johnson County Board of Supervisors

Johnson County Poor Farm - Johnson County, IA

Completed by: HBK Engineering - 509 South Gilbert Street, Iowa City, IA, 52240

UTILITY INFRASTRUCTURE SOLUTIONS

hbk ENGINEERING

INDEX

HBK Staff performed inspections on December 27th, 2016

REPORT DETAILS

Assignment

This report is a baseline analysis of the structural issues for each Poor Farm building in order to provide the Johnson County Board of Supervisors with a range of cost estimates for potential levels of use. This information is intended to facilitate Phase One of the Poor Farm Master Plan.

To achieve this goal, this report is presented in two sections. The first section provides a detailed analysis of the structural integrity for each building. HBK staff documented existing conditions and a walkthrough was completed that included photo and tactile analyses. Walkthrough documentation and findings were combined with historical documentation and input from Doug Steinmetz.

The second section takes the building assessments one step further and uses a "Level-of-Use" framework to justify a range of cost estimates for three potential levels of use:

- Mothballing—Structural Stability as it is defined by Department of Interior standards
- Open Air Public Use — Farmer's Market, Auction, Flea Market, etc.
- Climate Controlled Public Use — Performance Venue, Multi-Purpose Public Facility

This information is intended to assist the planning process for Phase One of the Poor Farm Master Plan by providing general cost estimates for decision-makers to consider when determining potential uses of the entire Poor Farm site.

No detailed structural analysis or calculations were completed in the scope of this report. Material testing was not included in the scope of this project.

Background

Tom Kalman performed the structural review on December 27th, 2016. Observations were made of the entire property, supplementary visits were made by Vanessa Fixmer-Oraiz, Rob Decker and Michael Thomas. The Asylum, Dairy barn and West barn were all inspected, areas included the main floors, lofts (if applicable) and the exterior of each building. All information herein was gathered from the Johnson County Assessor's website and on-site investigations.

HBK Team

Vanessa Fixmer-Oraiz

Vanessa has a Master's Degree in Urban & Regional Planning from the University of Iowa and began serving as a project coordinator for HBK in 2015.

ROB DECKER, CPG,CPII

Rob has 21 years of experience in construction management and structural design and inspection. Rob also manages the Iowa City office of HBK Engineering.

MICHAEL THOMAS, AIA

Michael has extensive experience in a wide variety of planning, design and construction projects. He serves as project manager on projects that require careful coordination within multi-discipline teams.

TOM KALMAN, EIT

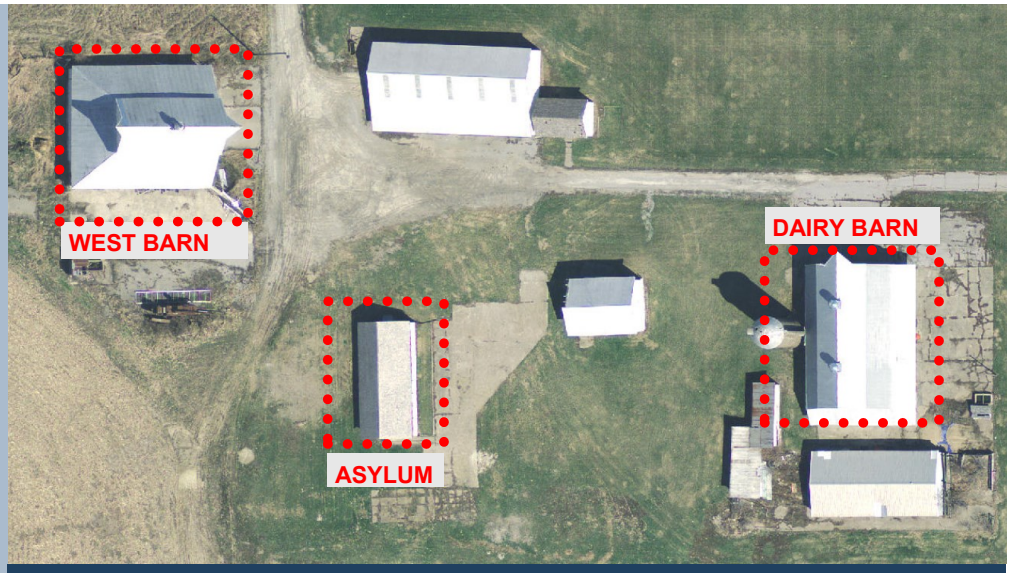
Tom joined HBK in 2016. Since joining the structural design staff he has completed a variety of structural designs, inspections, and property condition assessments.

ASSESSOR'S INFORMATION

PARCEL: 1113151006
DEED HOLDER: Johnson County Iowa
TAX DISTRICT: Iowa City AG.
LEGAL DESCRIPTION: IOWA CITY SECTION:13 RANGE:7 NE 1/4 EXC HWY 218 & EXC THAT LAND DESC AS AUDITOR'S PARCEL #2005005 IN SURVEY BK 50 PG 58 & EXC LEASE AGREEMENTS AS DESC IN BK 4353 PG 629 (JECC) & BK 4813 PG 120 (CHATHAM OAKS) & EXC ROW DESCR IN REC BK 5336 PG 928
PROPERTY AREA: 160 acres

Property location map near intersection of Highway 218 and Melrose Ave.

SITE LAYOUT



Close up aerial of Poor Farm property.

ASYLUM

INFRASTRUCTURE DETAILS

FOUNDATION WALL FOOTINGS: Assumed to be Limestone (size and depth unknown)
INTERIOR WALLS: dimensional lumber (2" x 4" assumed)
SUBFLOORING: wood planking
ROOF FRAMING: Dimensional rafters (assumed 2x4)
ROOF SHEATHING: Plywood (Recently replaced.)
ROOF MATERIAL: Asphalt shingles (Recently replaced)

Asylum during the inspection on December, 27th 2016

SYNOPSIS of FINDINGS

**If an item has an associated picture it will be indicated. Pictures are located on the following page.*

- Interior flooring structure appears well maintained and in good condition. (Photo 5,6 & 7)
- Water damage marks on ceiling throughout. Not wet at time of inspection, water damaged appears to have occurred before current roof was installed.
- Hole in ceiling from apparent fire (Date unknown), hasn't been repaired likely for historical reasons. (Photo 4)
- Inadequate drainage away from the foundation. (Photo 8 & 9)
- Siding in serviceable condition but in need of repairs in some areas. (Photo 1 & 2)
- Windows appear to be recently replaced and are in good condition. (Photo 3)

PHOTO JOURNAL - ASYLUM

Photo - 1

Siding showing signs of distress in multiple areas, needs to be repaired or replaced.

Photo - 2

Siding showing signs of distress in multiple areas, needs to be repaired or replaced.

Photo - 3

Windows of the asylum appear to have been replaced recently, in good condition.

Photo - 4

Hole in ceiling caused by fire.

Photo - 5

Overall layout of the asylum, looking in from front door.

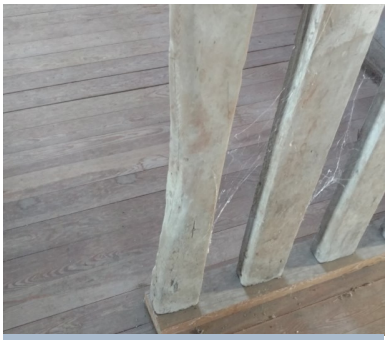


Photo - 6

Floor boards all in good condition throughout asylum.

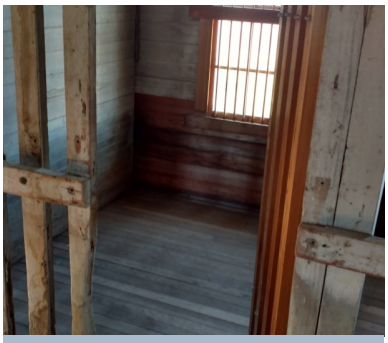


Photo - 7

Floor boards all in good condition throughout asylum.

Photo - 8

Inadequate drainage away from the foundation.

Photo - 9

Inadequate drainage away from the foundation.

DAIRY BARN

INFRASTRUCTURE DETAILS

COLUMN BEARING: Limestone footings assumed (unknown size).
WALL BEARING: Various, trench footings (unknown size).
WALLS: Dimensional lumber and other likely recycled from other projects at the time.
ROOF FRAMING: approx. 2x4 rafters with dimensional lumber spanning between and cedar shingles
FLOOR: Concrete along main level, wood joists for Hay Loft.
FRAMING: Main level is framed with wood columns and beams throughout that support second level loft.

Dairy Barn during the inspection on December 27th, 2016.

SYNOPSIS of FINDINGS

**If an item has an associated picture it will be indicated. Pictures are located on the following page.*

- Siding is in serviceable condition and in several spots have recently been repaired or replaced.
- Drainage of water away from building and foundation is not adequate. (Photo 1)
- Shed roof/overhang is in serviceable condition and appears that repairs were recently made to the Southwest corner. Appears that certain members were replaced and others had new members sistered to them. (Photos 4 & 7)
- Barn should be tested for lead paint and asbestos (Photo 3)
- Wood member, near connection along the east side of the hayloft showing signs of water damage, water damage is believed to be from a leak that has been previously fixed. (Photo 5)

PHOTO JOURNAL - DAIRY BARN

Photo - 1

Gutter not adequate to handle total capacity of water in a rain event, need better drainage away from structure.

Photo - 2

Walkway on first floor. Walls, columns and ceiling all appear to be in serviceable condition.

Photo - 3

Paint peeling off ceiling, assumed to be lead paint, will need to be removed.

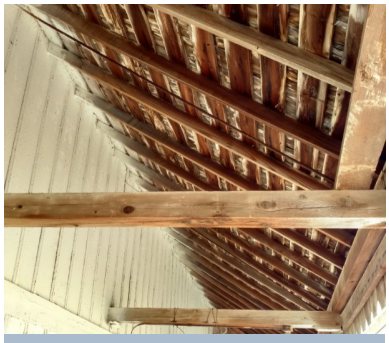


Photo - 4

Shed roof/ Overhang in serviceable condition, some water damage.

Photo - 5

Water damage to members in the hay loft. Leak that caused damage seems to have been repaired but should be monitored.

Photo - 6

Structural repair made to member (Member added approx. 6”x4” attached with carriage bolts) on the south wall near stairs.

Photo - 7

Structural wood beam (4”x4”) on the Southwest corner of shed roof/ overhang has recently been replaced, rafter above has member sistered to it.

Photo - 8

Siding appears to have been recently replaced in some areas.

Photo - 9

Hay loft floor In serviceable condition throughout, no spongy spots or damage noted.

WEST BARN

INFRASTRUCTURE DETAILS

COLUMN BEARING: Limestone footings (depth unknown)
WALL BEARING: Trench footings (unknown size& depth)
WALLS: Dimensional lumber and other likely recycled from other projects at the time.
ROOF FRAMING: approx. 2x4 rafters with dimensional lumber spanning between.
ROOFING MATERIAL: Cedar shingles have been covered by a standing seam metal roof.
FLOOR: Dirt in some areas concrete slabs in others.

West Barn during the inspection on December 27th, 2016

SYNOPSIS of FINDINGS

**If an item has an associated picture it will be indicated. Pictures are located on the following page.*

- Metal roof leaking in multiple spots allowing water infiltration into building. (Photos 4 & 5)
- Drainage of water away from building and foundation is not adequate due to lack of gutters and downspouts. (Photo 9)
- Footings supporting exterior walls have heaved, buckled and failed in multiple locations, has caused lateral shifting and racking of the structure. (Photos 2 & 3)
- Footings under the main center columns are not adequate and should be replaced. (Photos 6 & 7)
- Beam structure or possible hay loft in the center of the building has been removed compromising the structures lateral system and structural integrity.
- Siding has failed in many areas around the building and should be replaced. (Photo 1)
- Barn should be tested for lead paint and asbestos.

Johnson County Poor Farm
West Barn Floor Plans

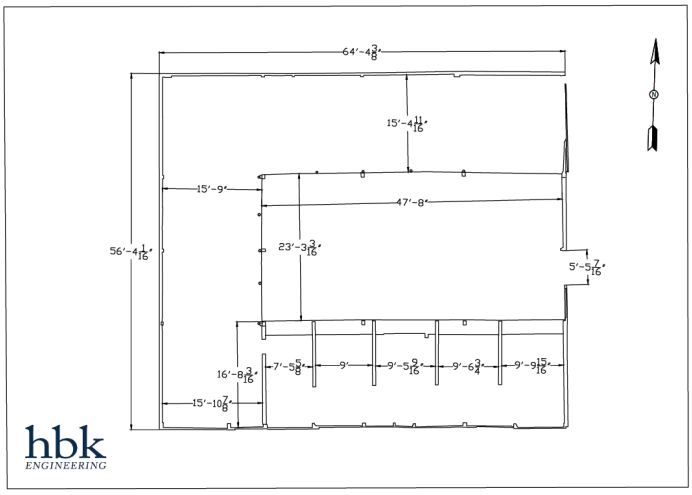


PHOTO JOURNAL - WEST BARN

Photo - 1

Siding needing replaced.

Photo - 2

Footing supporting exterior wall is cracked. Depth of footing unknown.

Photo - 3

Footing supporting the west wall has settled enough that footing is no longer in contact with load bearing column.

Photo - 4

Roof in need of repair, several spots are showing signs of leaking, some damage might pre date the metal roof, however metal roof likely leaking in spots.

Photo - 5

Roof in need of repair, several spots are showing signs section loss, some damage might pre date the metal roof, however metal roof likely leaking in spots.

Photo - 6

Main columns in the center of building resting on sill plate that bears on limestone. (Depth unknown)

Photo - 7

Main columns in the center of building resting on sill plate that bears on limestone. (Depth unknown)

Photo - 8

Typical column out of plumb due to footing/foundation settlement both under the column and of the attached exterior wall.

Photo - 9

Showing building out of straightness and the lack of adequate drainage away from the structure.

CONCLUSIONS

Analysis of the existing conditions detailed in this report indicate the Dairy Barn and the Asylum are in suitable condition for their age. Both structures have seen recent repairs that likely addressed many critical issues. The West Barn has many structural concerns. A list of the most critical items is included below. This list represents the opinions of HBK staff in regards to those items that should be addressed as soon as possible.

Non-destructive methods were used for this inspection so the analysis of the building is limited to the areas that were readily and safely accessible. This report represents an analysis of the facilities at the time, and in the condition of which, they were viewed. HBK staff are available for additional analysis of the report and questions regarding the property and our findings at no additional cost.

The team's services were performed in accordance with generally accepted practices and consistent with the ordinary standard of professional care of the industry by professional engineers and consultants providing similar services. No warranty or guarantee, express or implied, is included or intended by this evaluation with respect to the performance of professional services

CRITICAL ITEMS FOR CONSIDERATION

- Improve gutters/downspouts on ASYLUM to promote drainage away from foundation and minimize the risk of washout.
- Improve gutters/downspouts on DAIRY BARN to promote drainage away from foundation and minimize the risk of washout.
- WEST BARN
  - Foundation is inadequate and badly degraded. Significant repairs are required to stabilize. Considering the requested use of this structure, a series of underpinning & jacking will need to be completed to create a safe and usable facility.
  - Several lateral structural elements missing from facility. Has caused concerning amounts of differential settlement. Structural members should be added to restore lateral stability.
  - Several structural members are showing signs of section loss or cracking. Should be considered on a case by case basis to determine viable solutions. Sistering members possible some may need replaced.
  - Roof sheathing rotted out in multiple places resulting in roof leaking, needs to be replaced.
  - Siding around structure has failed in multiple places, needs to be replaced.

* While not structural in nature all three (3) structures should be tested for lead paint and asbestos.

“Level-of-Use” Analysis

Narrative Scope

This “Level-of-Use” analysis considers possibilities for future uses of the Johnson County Poor Farm’s West Barn, Dairy Barn, and Asylum Building. This analysis builds on the previous building assessment and uses a framework that considers three possibilities: Mothballing, Open Air Public Use, and Climate Controlled Public Use. Given the historic nature of the buildings, the US Department of the Interior standards were used as a benchmark consideration for each Level-of-Use. The following provide definitions for each:

1. Mothballing

The US Department of the Interior has specific recommendations for “Mothballing” a building (Preservation Brief 31). The intent is to stabilize a building until it can be fully restored or rehabilitated. These are the 9 recommended steps:

A. Documentation

1. Document the architectural and historical significance of the building.
2. Prepare a condition assessment of the building.

B. Stabilization

3. Structurally stabilize the building, based on a professional condition assessment.
4. Exterminate or control pests, including termites and rodents.
5. Protect the exterior from moisture penetration.

C. Mothballing

6. Secure the building and its component features to reduce vandalism or break-ins.
7. Provide adequate ventilation to the interior.
8. Secure or modify utilities and mechanical systems.
9. Develop and implement maintenance and monitoring plans for protection.

2. Open Air Public Use

The US Department of the Interior standards allow for some modifications to the building in order to make it useful for broader contemporary use. There are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. Rehabilitation efforts should be mindful of these ten principles.

3. Climate Controlled Public Use

The US Department of the Interior’s ten principles for rehabilitation require that the original features and characteristics of the building be respected, retained and preserved to the greatest extent possible. Discussions about transforming the building for uses that require climate control or would be alien to the original use would be difficult to achieve within the guidelines. Though it would jeopardize historic status, this option has been considered for the Dairy Barn and the West Barn. The Asylum already has historic status, and this would be difficult to transform.

Narratives

The following report outlines a range of cost opinions for each of the three buildings. Precision in cost opinions is difficult to achieve at this stage of development. These opinions are presented as order-of- magnitude projections of likely costs.

ASYLUM – NARRATIVE

1. **Mothballing**

Mothballing is identified by the US Department of the Interior as a means to stabilize a building until a more thorough renovation or rehabilitation can take place. The Asylum has already been restored and rehabilitated to a significant degree. As such, the mothballing concept does not apply to this building. One notable deficiency is roof storm water management. Existing gutters and downspouts are in disrepair. It is recommended that a new gutter and downspout system be installed to direct roof storm water away from the buildings foundations.

2. **Open Air Public Use**

It's conceivable that the building might support open air public use (as a museum, for example).
If the building were to be made available for public visits, measures should be taken to insure the safety of visitors. The Fire Marshal and other Building Officials should be consulted, and careful study of all applicable building codes, fire codes, life safety codes, and ADA considerations should be a part of any re-use scenarios. Additionally, it is recommended that insurance requirements be investigated and secured.
At a minimum, consideration should be given for adequate power and lighting, adequate ventilation, and safe path of travel.

3. **Climate Controlled Public Use**

Given that the building has been noted for historical significance, measures to control climate with insulation, vapor barriers, mechanical heating, cooling and ventilation, etc. ,would conflict with the goal of preserving architectural features and characteristics. This option has not been analyzed in this report, as any changes must be performed as part of an agreement with SHPO and other parties.

ASYLUM – COST OPINION

Costs associated with rehabilitation of historic structures are difficult to predict with certainty. There are a variety of unknowns that that could have an impact. The following is an attempt to compile an order-of magnitude estimate of the items described in the narrative above.

ASYLUM COST OPINION					
	Item	Unit	Quantity	$/Unit	Subtotal
1	**Mothballing**				
	Stabilization				
	Gutters & Downspout	lf	175	$8.00 - $10.00	$1,400 - $1,750
	Subtotal				**$1,400 - $1,750**
2	**Open Air Public Use**				
	Path of travel, lighting, power, ventilation, etc.	allowance			$8,000 - $12,000
	Subtotal				**$8,000 - $12,000**
3	**Climate Controlled Public Use**				
	Given that the building has been noted for historical significance, measures to control climate with insulation, vapor barriers, mechanical heating, cooling and ventilation, etc. ,would conflict with the goal of preserving architectural features and characteristics. This option has not been analyzed in this report, as any changes must be performed as part of an agreement with SHPO and other parties.				
	Subtotal				**NA**

DAIRY BARN – NARRATIVE

1. Mothballing

Considerations for mothballing the West Barn include (*Per numbered criteria listed in the Narrative Scope*):

a. Documentation

(1) and (2) A great deal of documentation is currently available. The recently completed 3D laser scan is a supplement to this collection.

b. Stabilization

(5) Most of the stabilization steps have been completed for the Dairy Barn. One notable deficiency is roof storm water management. Existing gutters and downspouts are in disrepair and are undersized. It is recommended that a new gutter and downspout system be installed to direct roof storm water away from the buildings foundations.

c. Mothballing

(7) There is no mechanical ventilation in the space, and because it is a barn, it's likely that there never has been. However, exhaust fans placed at a high elevation should be considered as a means of mitigating unwanted and harmful moisture accumulation at select times of the year.

(8) The existing electrical system is in disrepair and is not code compliant. Consideration should be given to updating the electrical service and improving the interior lighting for safety and security.

(9) A maintenance plan should be developed in order to monitor changes in the building to verify that mothballing features remain intact.

2. Open Air Public Use

It is conceivable that the building might support open air public use.

To accommodate such use, all elements of the Mothballing scope should be in place, and several should be enhanced. The Fire Marshal and other Building Officials should be consulted, and careful study of all applicable building codes, fire codes, life safety codes, and ADA considerations should be a part of any re-use scenarios. Additionally, it is recommended that insurance requirements be investigated and secured.
At a minimum, consideration should be given to additional power and lighting, additional ventilation, ADA related upgrades, resolve floor level variations or install a new floor, and provide water service and floor drains for incidental use.

There appears to be a significant amount of suspect hazardous materials. In particular, there is peeling paint that may contain lead. There is also the possibility of asbestos containing materials. Due to the unique nature of this work, thorough investigation should be performed by qualified individuals.

3. Climate Controlled Public Use

Transforming the building for uses that require climate control would be difficult to achieve within the US Department of the Interior guidelines. Such uses might include a performance venue, event space, or multi-purpose public facility. Costs associated with this change would likely be equal to or in excess of the cost of a new facility of similar size and configuration.

The hayloft is an architecturally appealing space that was previously accessed by a fixed ladder. If there is intent to allow public access to the hayloft, ADA compliant stairs and an elevator will be required.

DAIRY BARN – COST OPINION

Costs associated with rehabilitation of historic structures are difficult to predict . There are a variety of unknowns that that could have an impact. The following is an attempt to compile an order-of magnitude estimate of the items described in the narrative above.

DAIRY BARN COST OPINION

	Item	Unit	Quantity	$/Unit	Subtotal
1	**Mothballing**				
	Stabilization				
	Gutters & Downspout	lf	250	$8.00 - $10.00	$2,000 - $2,500
	Ventilation (Fans)	each	2	$350	$700
	Lightening Protection	allowance			$2,000 - $4,000
	Electric Service, Lighting, Outlets	allowance			$5,000
	Subtotal				**$9,700 - $12,200**
2	**Open Air Public Use**				
	Applicable Code Upgrades	allowance			$3,000 - $6,000
	Power & Lighting Upgrades	allowance			$3,000 - $6,000
	Ventilation Upgrades (Fans)	each	4	$350	$1,400
	Floor Leveling or Replacement	Sf	2,500	$5 - $15	$12,500 - $37,500
	Water/Drain	allowance			$5,000 - 8,000
	ADA Upgrades	allowance			$4,000 - 7,000
	Hazardous Material Abatement	Not Included in this cost opinion			$4,000 - 7,000
	Subtotal				**$34,400 - $82,400**
3	**Climate Controlled Public Use**				
	Insulating walls, insulated ceiling, Interior finishes, power, lighting, heating, ventilation, air conditioning, site improvements, structural enhancements	sf	2,500	$175 - 300	$437,500 - $750,000
	Subtotal				$435,000 - $750,000

WEST BARN – NARRATIVE

Mothballing

Considerations for mothballing the West Barn include (*Per numbered criteria listed in the Narrative Scope*):

a. Documentation

(1) and (2) A great deal of documentation is currently available. The recently completed 3D laser scan is a supplement to this collection.

b. Stabilization

The County has secured Historic Resource Development Grant ($106, 860 including the match). The itemized scope of the application appears to be targeting the Stabilization step:

- some structural underpinning
- siding repair/replacement
- new gutters, downspouts and tile
- new doors and windows
- concrete repair/replacement
- beams/materials to stabilize structure
- vermin removal

(3)This report advises that the amount of structural work that is required may be well in excess of what was originally assumed. Consideration should be given to replacing and reinforcing all perimeter foundations, as well as the foundations for the center portion. The need for additional beams and bracing should be considered in order to stabilize the building while and when foundations are repaired.

(4) The Grant will address removal of vermin and residue of their intrusion. Siding repairs will assist in discouraging ground based pests, but winged intruders are a natural part of the life of the building, and will likely continue.

(5) The exterior moisture protection is subjective, and may apply more to buildings that were never intended to be open air. The Grant calls for new cedar shingles on the roof, which would make great strides toward this protection. Consideration should be given to replacing the substrate beneath the shingles, as well as introducing a weather barrier. The cost of a fully functioning roofing system is likely to exceed the amount accounted for in the Grant application. Asphalt shingles should be considered as an alternative to cedar shake.

(5) Gutters and downspouts are probably not a part of the building's history, but should be considered now as a means of extending the life foundations.

c. Mothballing

(6) The building is currently not secured. This would be more possible once some of the doors and windows are replaced and some siding is replaced under "Stabilization". Locks should be placed on all doors to deter uninvited intruders.

(7) There is no mechanical ventilation in the space, and because it is a barn, it's likely that there never has been. However, exhaust fans placed at a high elevation should be considered as a means of

mitigating unwanted and harmful moisture accumulation at select times of the year.

(8) The existing electrical system is in disrepair and is not code compliant. Consideration should be given to updating the electrical service and improving the interior lighting for safety and security.

(9) A maintenance plan should be developed in order to monitor changes in the building to verify that mothballing features remain in tact.

Open Air Public Use

It's conceivable that the building might support open air public use, like a farmer's market, auction, flea market, or other light use gatherings.

To accommodate such use, all elements of the Mothballing scope should be in place, and several should be enhanced. The Fire Marshal and other Building Officials should be consulted, and careful study of all applicable building codes, fire codes, life safety codes, and ADA considerations should be a part of any re-use scenarios. Additionally, it is advised that insurance requirements be investigated and secured.

At a minimum, consideration should be given to additional power and lighting, additional ventilation, ADA related upgrades, resolve floor level variations or install a new floor, and provide water service and floor drains for incidental use.

Climate Controlled Public Use

Transforming the building for uses that require climate control would be difficult to achieve within the US Department of the Interior guidelines. Such uses might include a performance venue, event space, or multi-purpose public facility. Alterations to make this viable would be extensive and would jeopardize some of the historic fabric of the building. Costs associated with this change would likely be equal to or in excess of the cost of a new facility of similar size and configuration.

WEST BARN – COST OPINION

Costs associated with rehabilitation of historic structures are difficult to predict with certainty. There are a variety of unknowns that that could have an impact. The following is an attempt to compile an order-of magnitude estimate of the items described in the narrative above. This includes only scope that is above and beyond what appears to have been covered by the recent grant proposal.

WEST BARN COST OPINION

	Item	Unit	Quantity	$/Unit	Subtotal
1	**Mothballing**				
	Stabilization				
	Structural Underpinning	Cubic Yard	75-100	$1,200- $2,000	$90,000 - $200,000
	Lateral Systems	Per beam	5-10	$2,800 - $3,175	$14,00 - $31,750
	Repair/Replace damaged members	allowance			$5,000 - $10,000
	Roofing	SC (100sf)	35-40	$187 - $213	$15,000 - $20,000
	Siding	Sf		$5.70 - $8.45	$2,500 - $4,000
	Lightening Protection	Allowance		$5,000 - $7,000	$5,000 - $7,000
	Gutters and Downspouts	Lf	350	$22.85 - $28.57	$5,000 - $10,000
	Mothballing				
	Locks on doors	Each	4	$70	$280
	Ventilation (Fans)	Each	2	$350	$700
	Electric Service, Lighting, Outlets	Allowance		$5,000	$5,000
	Subtotal				**$145,480 - $288,730**
2	**Open Air Public Use**				
	Applicable Code Upgrades	allowance			$3,000 - $6,000
	Power & Lighting Upgrades	allowance			$3,000 - $6,000
	Ventilation Upgrades (Fans)	each	4	$350	$1,400
	Floor Leveling or Replacement	Sf	3635	$5 - $15	$18,000 - $54,000
	Water/Drain	allowance			$5,000 - 8,000
	ADA Upgrades	allowance			$4,000 - 7,000
	Hazardous Material Abatement	Not Included in this cost opinion			$4,000 - 7,000
	Subtotal				**$34,400 - $82,400**
3	**Climate Controlled Public Use**				
	Insulating walls, insulated ceiling, Interior finishes, power, lighting, heating, ventilation, air conditioning, site improvements, structural enhancements	sf	3635	$175 - 300	$636,125 - $1,090,500
	Subtotal				$635,000 - $1,090,500

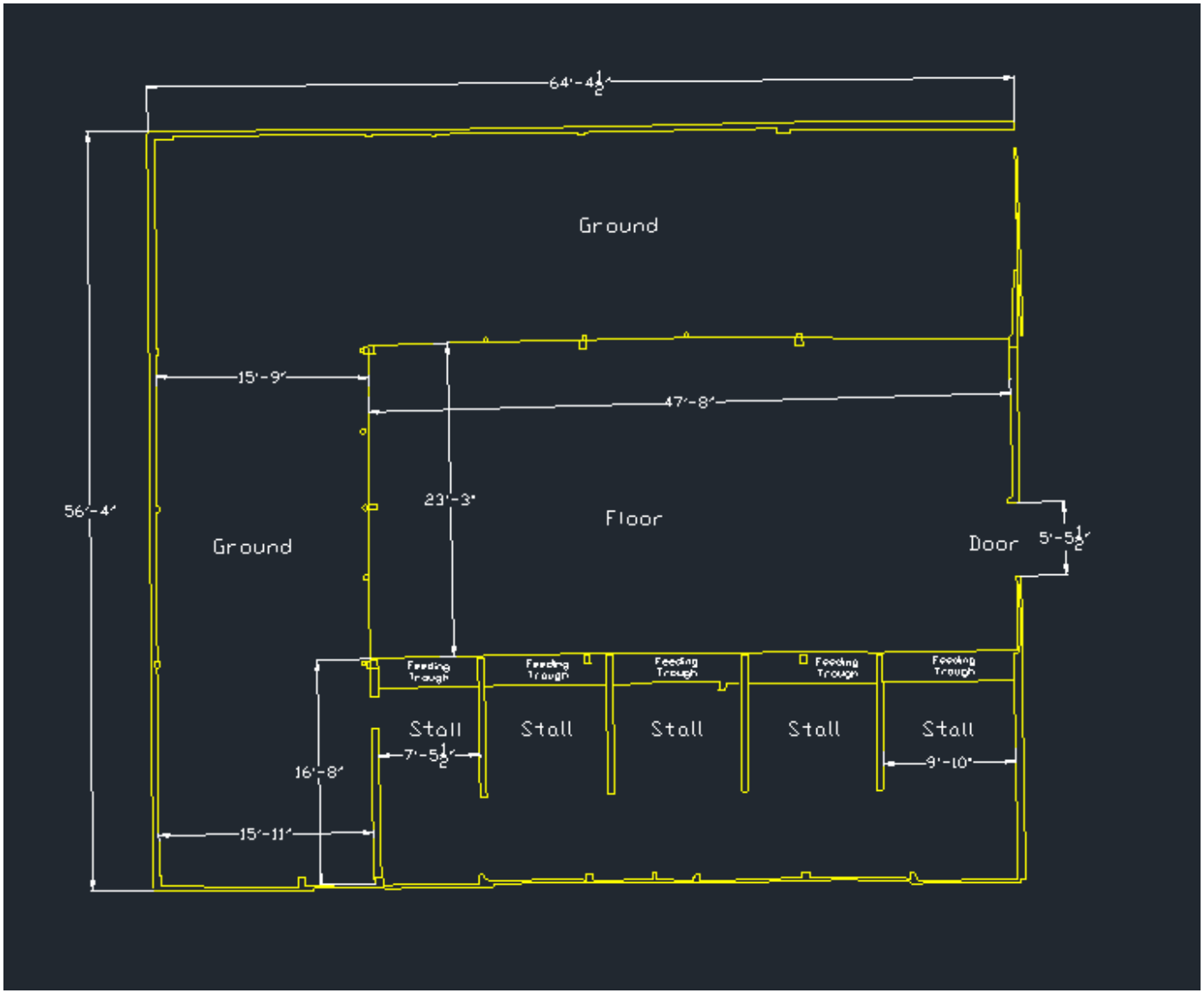
Appendix I: Floor Plans for the West Barn, Dairy Barn, and Asylum

West Barn

Dairy Barn

Asylum

West Barn


64'-4½"
Ground
15'-9"
47'-8"
56'-4"
23'-3"
Ground
Floor
Door
5'-5½"
Feeding Trough
Feeding Trough
Feeding Trough
Feeding Trough
Feeding Trough
Stall
Stall
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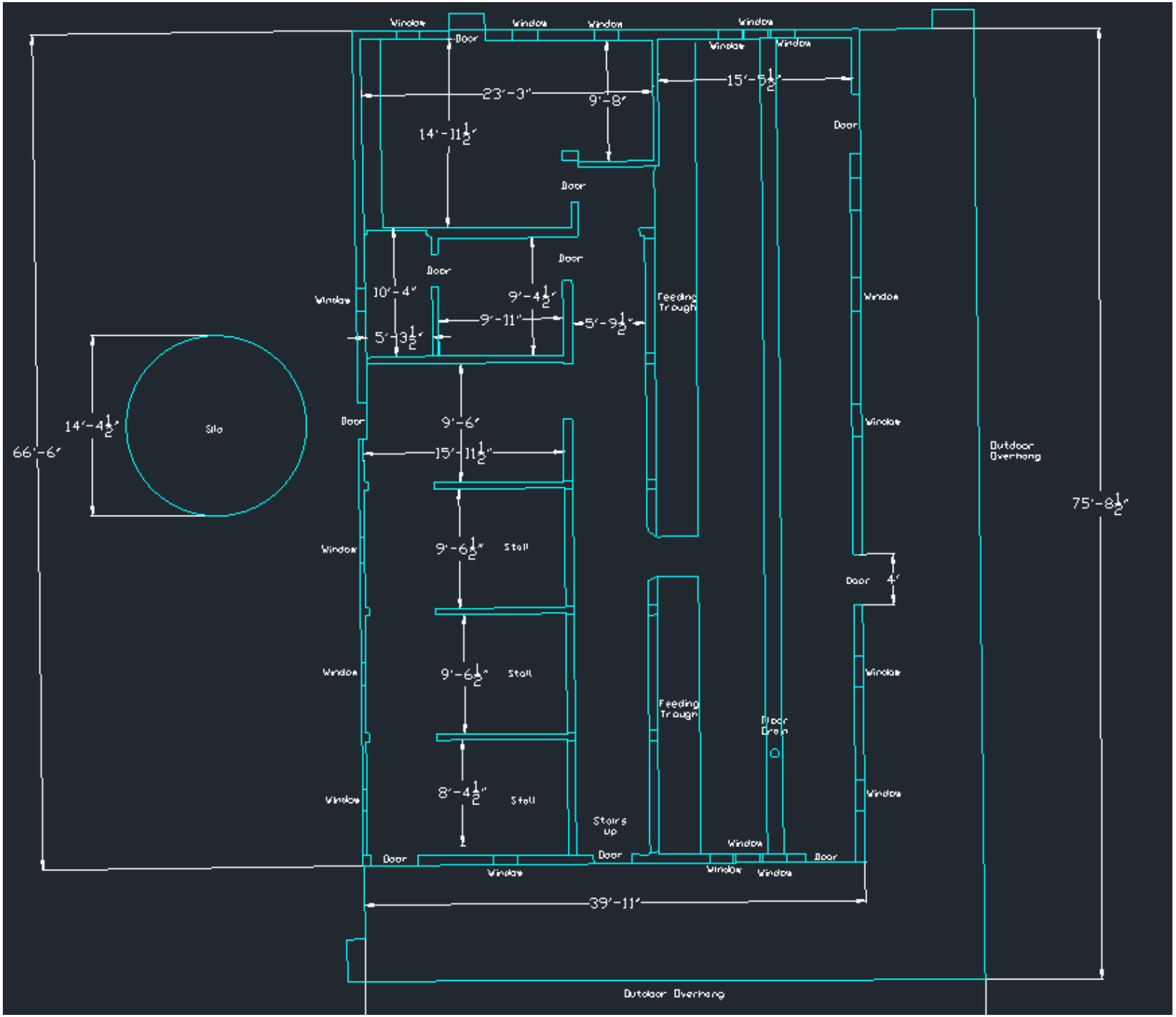
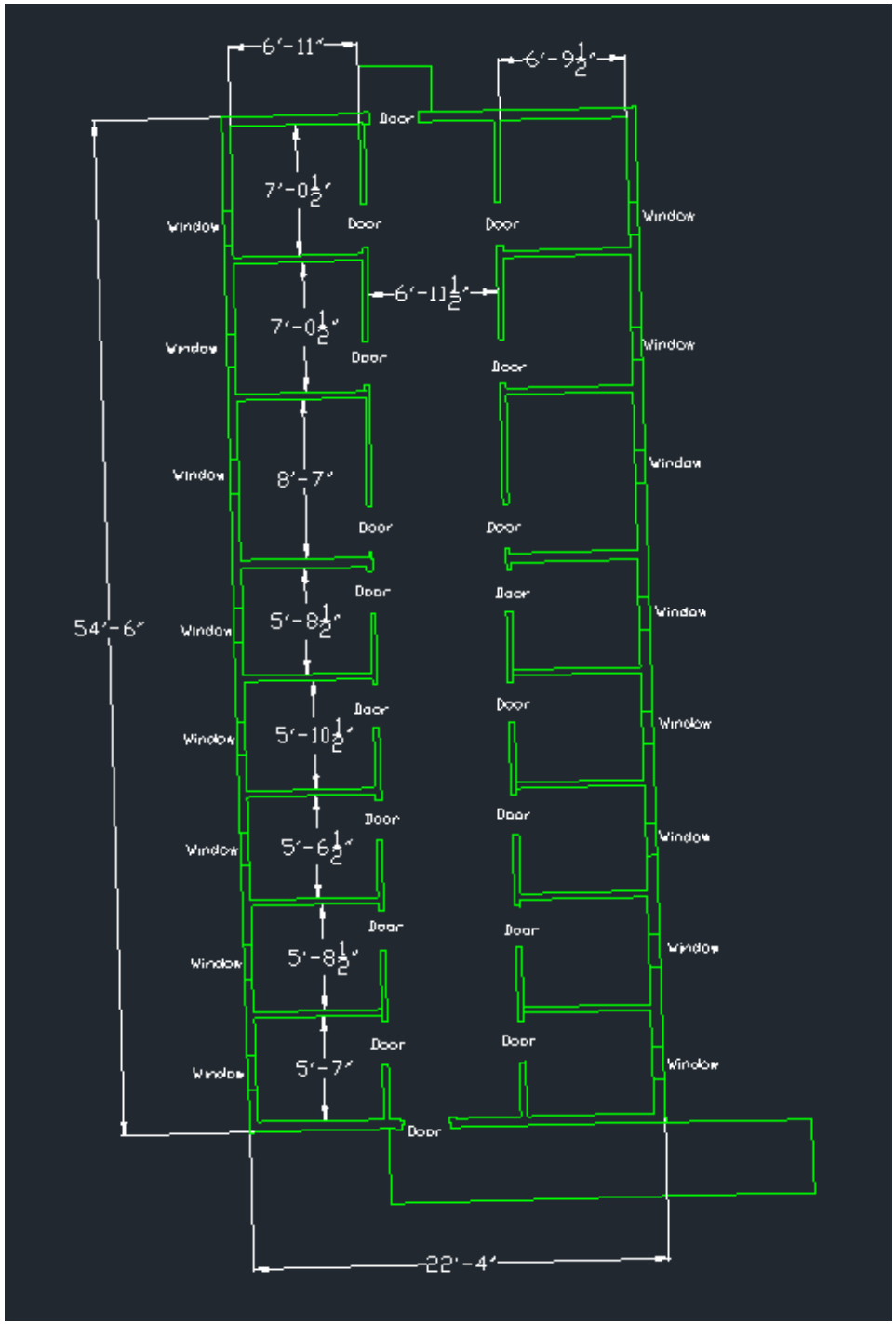
Stall
7'-5½"
9'-10"
16'-8"
15'-11"

Dairy Barn
First Floor



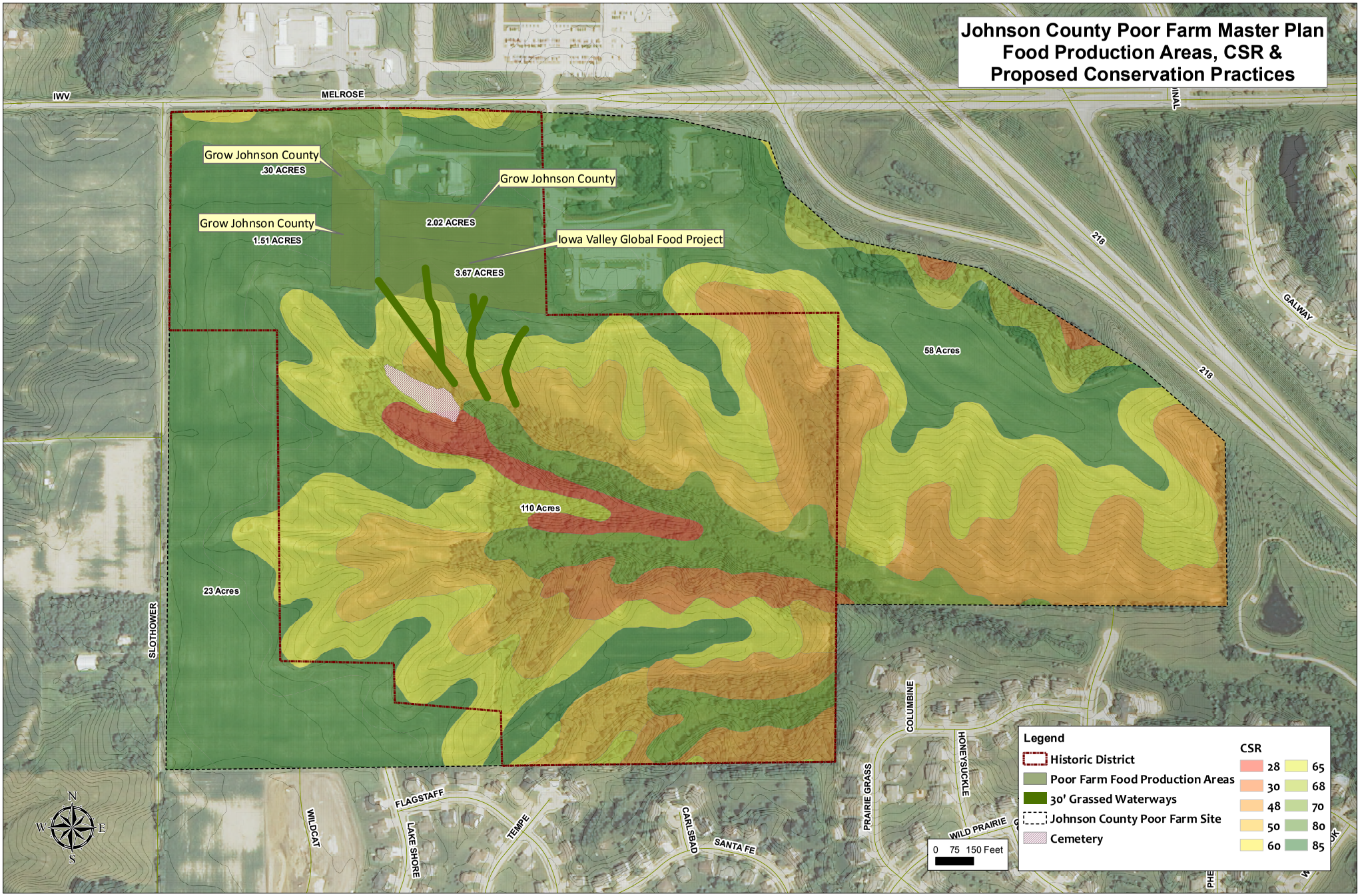
Asylum Building



Corn Suitability Rating (CSR)

Soils Map

Topography (Courtesy of the Johnson County Soil and Water Conservation District)


Johnson County Poor Farm Master Plan
Food Production Areas, CSR &
Proposed Conservation Practices
Grow Johnson County
.30 ACRES
Grow Johnson County
2.02 ACRES
Grow Johnson County
1.51 ACRES
Iowa Valley Global Food Project
3.67 ACRES
58 Acres
110 Acres
23 Acres
IWV
MELROSE
218
GALWAY
SLOTHOWER
COLUMBINE
HONEYSUCKLE
PRAIRIE GRASS
WILD PRAIRIE
FLAGSTAFF
LAKE SHORE
TEMPE
WILDCAT
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Legend
Historic District
Poor Farm Food Production Areas
30' Grassed Waterways
Johnson County Poor Farm Site
Cemetery
CSR
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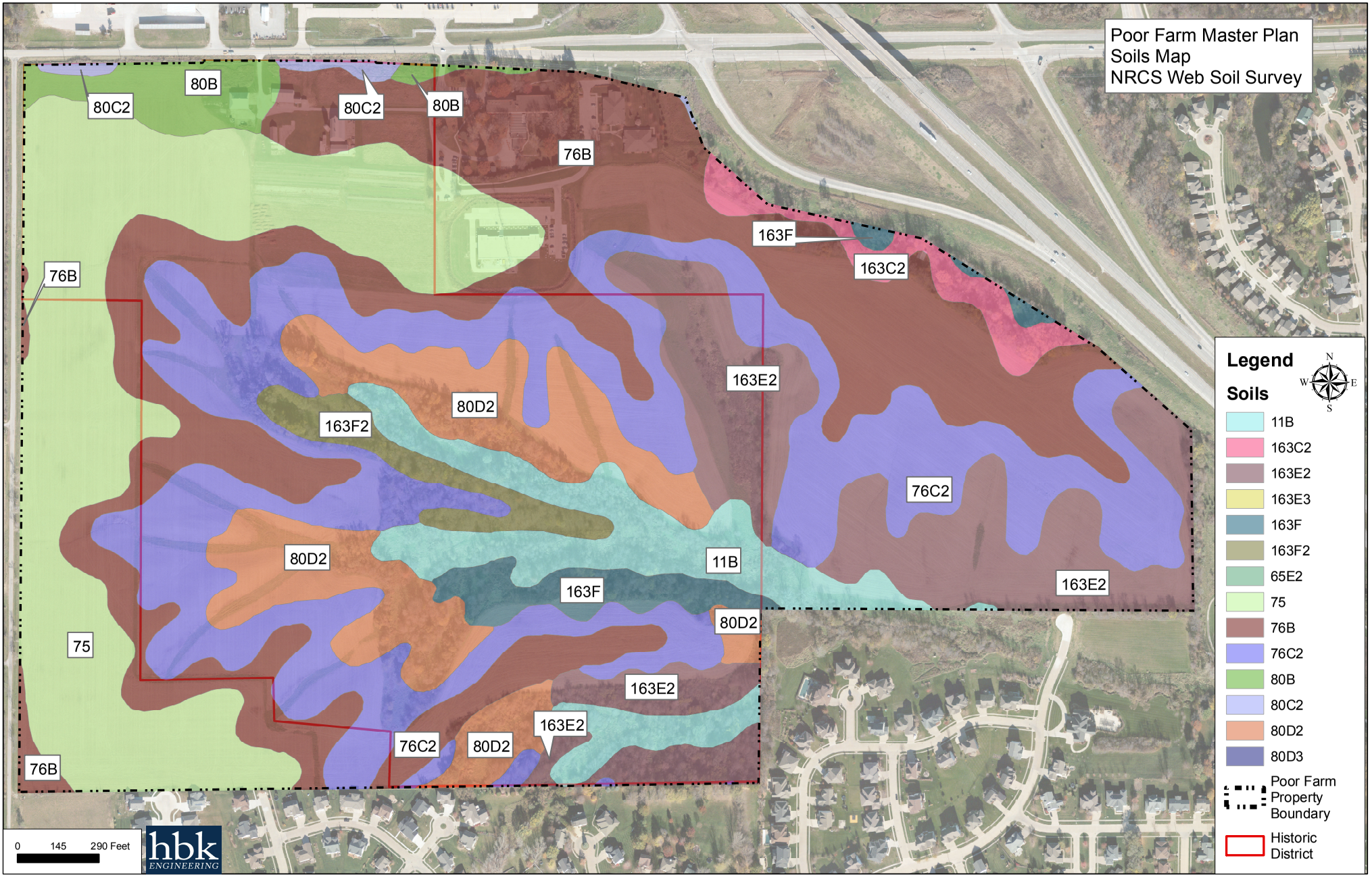
Poor Farm Master Plan
Soils Map
NRCS Web Soil Survey
80B
80C2
80C2
80B
76B
163F
163C2
76B
163E2
80D2
163F2
76C2
80D2
11B
163F
163E2
80D2
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163E2
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76C2
80D2
76B
Legend
Soils
11B
163C2
163E2
163E3
163F
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76B
76C2
80B
80C2
80D2
80D3
Poor Farm Property Boundary
Historic District
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290 Feet
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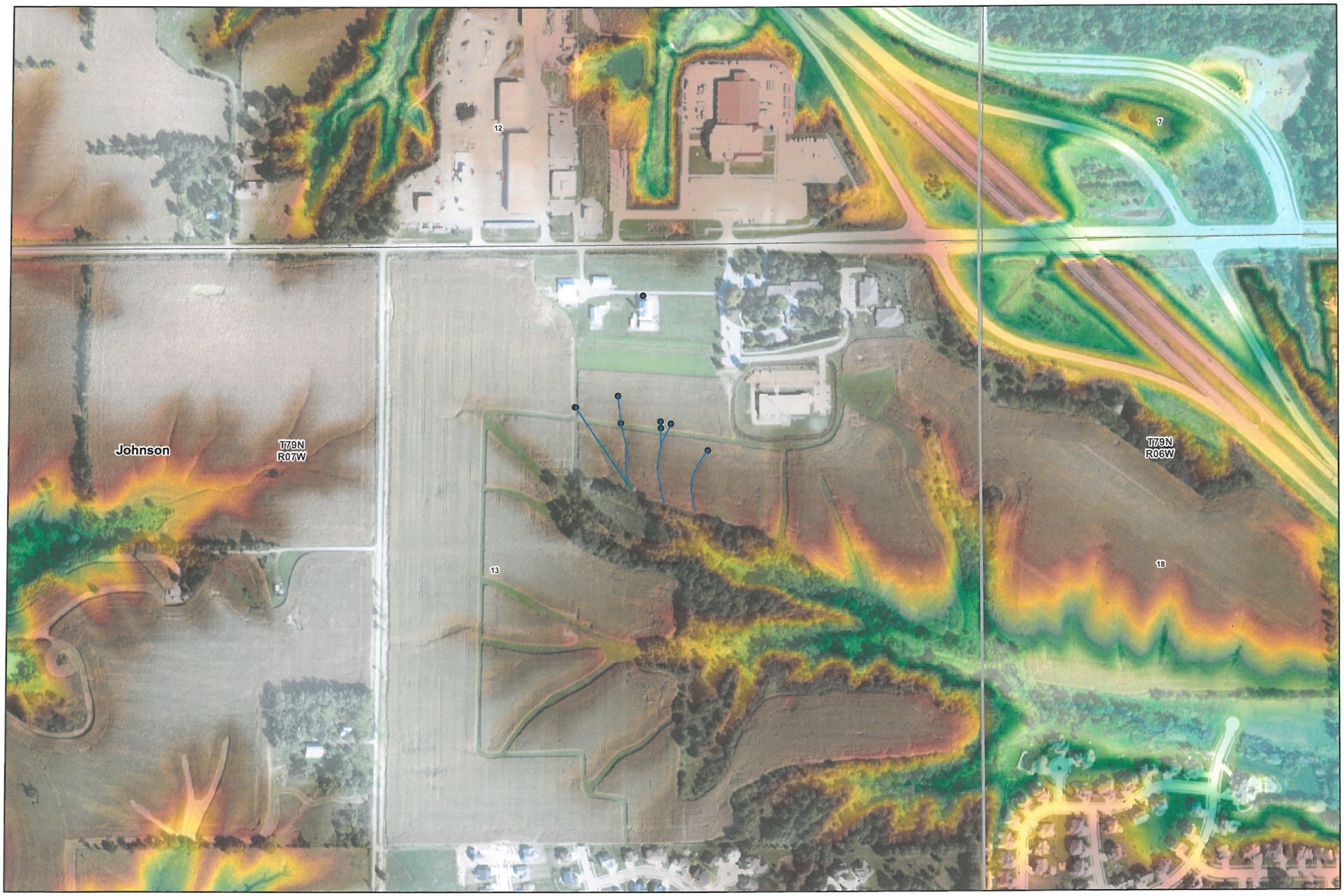
ENGINEERING

Johnson County Poor Farm



Legend

- Points
- Iowa - Counties
- Johnson Co - Townships
- Johnson Co - Section Lines

Johnson Co - 2015 Orthophoto
RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

0 0.03 0.06 0.12 0.18 0.24
Miles

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