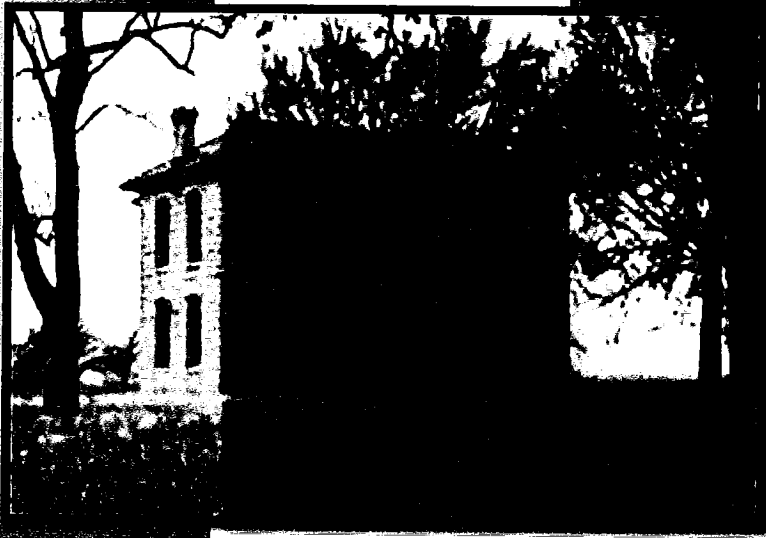
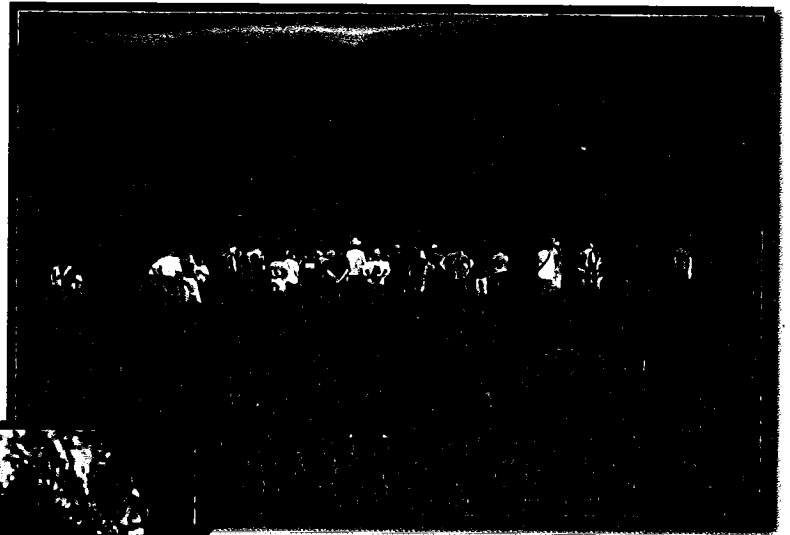


Natural & Cultural Heritage Grant Program

MAJOR Project Application

2011



The Douglas County Commission allocated \$350,000 for the 2011 County budget to assist with the development and creation of natural and cultural heritage conservation projects. As part of this process, the Douglas County Commission created the Natural & Cultural Heritage Task Force in the fall of 2011 with the objective of recommending the process for awarding the allocated money.

The grant application materials are designed to be straight forward enough to encourage grant submissions from a wide variety of interests. Individuals, organizations and businesses can apply. The amount of detail and verification required should be dependent in part on the amount of the request. At the same time, applicants should provide enough information to demonstrate their ability to carry out and accomplish the purpose for which they are requesting public funds. The grant application should convey what is expected in terms of the requirements for eligibility and the desired outcomes.

This packet is the application for a **MAJOR PROJECT**. The Natural & Cultural Heritage Task Force has defined a major project as a proposal requesting at least \$105,000. Please refer to pages 8-9 of the *Natural & Cultural Heritage Task Force's Final Report* to learn how heritage applications will be evaluated.

The Heritage Conservation Council may contact applicants for further information, and all Major Project applications will include a 5 minute oral presentation to the Heritage Conservation Council.

Grant monies will be distributed to each grant recipient under terms of a performance agreement between the recipient and Douglas County.

If you have any additional questions or concerns please contact:

Heritage Conservation Council
Douglas County Courthouse
1100 Massachusetts Street, 2nd Level
Lawrence, KS 66044
785-832-5268

To apply, please send your application to the above address by Friday, September 23, 2011 by the close of the business day. Include as much information as possible about the proposed project. You may attach additional pages and any supplemental information if necessary. Electronic applications are encouraged.

Section 1: Applicant Information

Please fill out the following

Name of Applicant or Organization:

Black Jack Battlefield Trust, P.O. Box 44, Baldwin City, KS 66006

Name of Organization's Director (if different from above)

Carol von Tersch, President

Address:

706 West 12th Street, Lawrence, KS 66044

Email:

tersch@sunflower.com

Phone # 785-842-5030

Cell Phone # 785-979-1278

Section 2: Project Information

Project Title: Robert Hall Pearson Farmhouse Rehabilitation

Address of Project (include township if applicable):

Black Jack Battlefield and Nature Park, 163 E2000 Rd, Wellsville, KS 66092

Palmyra Township, Douglas County

Names of individuals/organization that own the property:

Black Jack Battlefield Trust

Contact Information for those individuals and/or groups:

Carol von Tersch, President, Black Jack Battlefield Trust

Project Description Summary:

This project is designed to document the history, architecture, and condition of the Robert Hall Pearson House and to restore the 1890 modest National Folk style farmhouse to its original appearance, to preserve it by preventing its deterioration due to the elements and to pest and rodent infestations, and to ensure its structural stability by repairing/replacing termite-damaged structural components. The project includes commissioning preservation specialists to prepare a Historic Structures Report, and based on the prioritized recommendations included in that report, restoration will proceed. Rehabilitation work is expected to include re-pointing the foundation and the chimney, repairing/replacing termite-damaged components, installing steps to the basement, removing a 1970s addition, replacing missing windows, making windows operable, installing a heat source, replacing deteriorated flooring, and repairing/replacing damaged and missing plaster. Rehabilitation of the house will be prioritized based on the recommendations and up-to-date repair cost estimates included in the Historic Structures Report.

Also included in this project is the production of a video which will allow for compliance with ADA requirements for accessibility. The video is intended to provide visual access to the house in lieu of interior alterations which will compromise the historic character and interpretation of the house.

Number of Acres: 40

\$163,000

\$163,000 (preliminary estimate)

Amount Requested

Project Budget

Scope of project:

(Please check all that apply)

Historic Structures

Prairie; woodlands, waterways; habitat restoration/preservation

Agriculture; working farms; heritage farms

Freedom's Frontier themes (Civil War and pre-Civil War heritage; Settlement stories before and after Civil War; Enduring struggle for freedom)

Pre-settlement history

Section 3: Project Description

a) Specifically explain the proposed project, including any regulations, guidelines, or best practices that will be followed. What do you plan to do? When? How? Photos, plans, drawings, illustrations, building condition reports, or building inspections that are related to the proposed project may be included separately as support materials.

The project will begin by commissioning a team of preservation specialists to prepare a Historic Structures Report which will include:

- 1) a summary of the property's history within the historic context of the Robert Hall Pearson farm and will include a history of the Pearson family;
- 2) the history of the house based upon historical records and physical evidence. It will establish a period of significance for the house and establish justification for a National Register Nomination. It will document changes to the house over time and through the various stages of the home's evolution;
- 3) measured drawings, which will document the building's development over time, as well as make recommendations regarding the classifications of spaces based on their level of significance;
- 4) an architectural evaluation of both interior and exterior features will be included, and based on those evaluations, recommendations for repairs will be prioritized as immediate, short-term, or long-term. Cost estimates will be included; and,
- 5) a bibliography including technical materials that may inform future work on the property.

A Proposal for a Historic Structures Report for the Robert Hall Pearson House is attached.

After the Historic Structures Report is completed, competitive bids will be sought from contractors experienced in the preservation field. All work will be specified to be done within accepted practices outlined in the Department of the Interior's Preservations Briefs.

It is anticipated that the prioritized work outlined in the Historic Structures Report will include: foundation re-pointing, window replication, structural repairs, mechanical system installation, plaster repairs, and interior finishing.

b) Describe the natural and cultural heritage significance of the project, structure, and/or property.

The Robert Hall Pearson Farmstead was one of the earliest farmsteads established in Douglas County after the Civil War. Robert Hall Pearson fought under the command of John Brown in the Battle of Black Jack. He fought for the Union throughout the Civil War, and upon returning

to Kansas acquired the land on which the battle was fought. His farmstead, a very prosperous and progressive endeavor, was known in the area as the Evergreen Stock farm. The farmstead is a late 19th century example of agricultural practice and experimentation. An example of the experimentation is the large still-standing maple grove. It is the only known site in Kansas where an effort was made to produce maple syrup. In the late 1880s Robert Hall Pearson built his family home, a modest two-story house in the National Folk style, bordering the site of the battle. There were many hundreds of simple farmhouses like this one, constructed by a wave of settlers pouring into the State during the post war period; however, it is a structural form now rapidly disappearing from the rural landscape. The house is unique in that it is an unaltered reflection of rural life in Douglas County Kansas over a century ago.

The Farmstead is unique because it represents the confluence of many historic stories in one place. It was the epicenter of the abolitionist struggle to have Kansas enter the Union as a Free State. The Battle of Black Jack is believed by many to be the first battle of the American Civil War. The Santa Fe Trail crosses the site. Swales formed by thousands of wagon wheels are still visible on the land immediately north of the primary battlefield.

The house is unique in that its connectivity to the nationally significant pre-Civil War period makes it possible for this structure to remain viable as an artifact in its original location, and in its original form. Using it as an interpretive center for rural life, 19th century agricultural practices, the farmstead, the battlefield, the Santa Fe Trail, and the natural environment will ensure its preservation and its continued existence as an example of the 1880s National Folk style farmhouse.

c) Please describe how this project provides a substantial benefit for the conservation of Douglas County natural and cultural resources.

Preservation of the farmhouse provides educational opportunities to tell our nationally significant stories to visitors through exhibits and other media that will develop the themes that create the connecting links to other sites and events.

Visiting the house will be particularly engaging for school-aged children who will experience history rather than reading about it. They will experience the toil of rural life by manually pumping water from a hand dug well and carrying it into a house that has no plumbing. They will see a cook stove with a real fire. Perhaps one day there will be demonstrations of canning and other food preparation techniques in the kitchen.

Eventually the farmstead will include a vegetable garden, a "pass-along" garden, and an orchard with period specific plants and trees as well as a few restored farm outbuildings.

The Black Jack Battlefield and Nature Park is the best example of conservation of natural resources because in a relatively small site, 40 acres, there are examples of woodland, prairie, wetland and riparian landscapes. The creek that crosses the land has never been dry because of natural springs and seeps. A one-hour hike along the nature trails provides a refreshing breath of the natural world.

Every species of plant life on the site has been officially documented by the Kansas Biological Survey. Approximately 20 acres of the site are in the process of being restored to native prairie and is in close proximity to the Ivan Boyd Prairie. Perhaps more important to a scientist than to a casual observer is the fact that this is one of the few locations in the state where native and restored prairie are in close proximity.

Another benefit that this site provides to Douglas County is the potential for increased tourist visitation and the accompanying economic benefits. Furthermore, the cultural and natural resources are protected from development pressures at Black Jack because the battlefield is a National Register property and may soon be elevated to National Landmark status.

d) If applicable, please describe the condition of the property and include photos.

The house was occupied by descendents of Robert Hall Pearson until it was acquired by the Trust in 2003. It was quickly determined that the house was not safe for occupancy because the electrical outlets were sparking and the only source of heat was an antique wood burning stove in the living room. The electricity was shut off, some make-shift plumbing was removed, and the house was closed up as much as possible. The following spring restoration began at the top of the house by re-flashing the chimney and replacing the cedar shingle roof with fire retardant cedar shingles. Period-appropriate round gutters and downspouts were installed. The next project that was undertaken to restore the house to its original condition was to remove an enclosed porch on the south side. With the porch gone, the laborious process of removing the lead based paint from the siding, windows, and windows frames began. Termite damaged lap siding and sections of window frames were replaced with similar siding from another 19th century house that was scheduled for demolition. All of the broken window panes were replaced with antique glass. After stripping and priming, the house was painted in the same color scheme as was the original, documented by paint samples taken from under the window frames and by old photos. In every instance where a signature or any other identifying mark was uncovered, a photographic record was created, and the mark was then sealed or covered by a metal plate before painting.

Currently the house has frequent uninvited visitors – small animals and snakes. Much work is essential to saving the house. The rubble limestone foundation needs to be re-pointed on the interior and the exterior. Four openings in the foundation which were meant to have windows have been closed up with whatever makeshift materials have been available on-site. Replacement frames and windows need to be fabricated. The wooden steps to the basement need to be replaced as two of the treads have failed, making the stairs unusable. Examination of the house's structural support system indicates that termites have been residents for some time. The extent of the damage cannot be adequately determined until the walls and floors are opened to reveal the condition of the joists, piers, and studs. Two historic 2/2 double hung windows, one on the north and one on the west side are missing. One of the windows may have been installed in the west addition; it needs to be moved back to its original location. The other missing window needs to be replaced. Second story windows need to be restored to operable condition. Removal of the 1970s addition on the west side will allow for restoration of the west exterior façade and will re-establish the original footprint.

All of the existing plumbing and electrical wiring needs to be removed. A new electrical system, including panel box, wiring and devices need to be installed. An electrical heating system needs to be installed to prevent formation of mold and dry-out. Repair of the plaster walls and ceilings will make the house usable for exhibit and interpretive purposes.

Photos of existing condition are attached.

e) Please describe the urgency of the project.

The greatest danger to the Robert Hall Pearson Farmhouse is the threat of a deteriorating foundation and the yet-to-be-determined extent of termite damage to the structure. Basement windows need to be replaced to keep animals and snakes out. Minimal electrical service and a heating system to deter the formation of mold and related damage from temperature extremes need to be included. We believe that delaying the restoration work any longer will result in the ultimate loss of the house. Without the house the opportunity to provide a living history experience will be gone and the Robert Hall Pearson connective link to the Black Jack Battlefield and to the Freedom's Frontier National Heritage Area will be lost. Without the house there will be little reason to pursue a National Register listing for the Farmstead or even continue the current state listing.

f) Describe the expected timeline for completion of the project.

Assuming that notification of a successful application is received early in November, the Historic Structures Report should be completed in February since 90 days is the typical time required to research, document, and write the report. Bidding documents should be ready to be released in mid-March with a bid due date in April. Contracts should be negotiated and signed by mid-May with directives that work begin as soon as possible. The estimated time to complete the work is four months.

A public open house could be scheduled in October 2012 to coincide with the Maple Leaf Festival in Baldwin City.

The video would be completed after the rehabilitation work is finished.

g) How will this project connect the physical sites and interpretive stories of Douglas County?

The Black Jack Battlefield and the Robert Hall Pearson Farmhouse are inextricably linked because Pearson fought with John Brown in that battle. The fervor that led these men to strike out against slavery and to fight to ensure that Kansas enter the Union as a free state defines who they were and affects who we are today. Their stories and all of the events that occurred in eastern Kansas during the pre-Civil War period are stories to be told in a fashion that links the sites together to define the human quest for Freedom.

Robert Hall Pearson, a freedom fighter, a man of pioneering virtue and undaunting drive, helped settle Douglas County. He was a successful, innovative farmer who built a modest yet solid house for his family. Restoring his home and remnants of his farm tell the living history

story of all the early residents of Douglas County and tell the story of the development of agricultural practices around the turn of the century.

Section 4: Community Impact

a) Describe how the project contributes to maintaining or enhancing Douglas County's heritage.

The Trust has embarked on a comprehensive plan to increase awareness of our shared history by interpreting the Battle of Black Jack, the Robert Hall Pearson Farmstead, and the Nature Park. Future plans include the use of the Pearson house to help tell the stories that create the connective links to all of the Freedom's Frontier National Heritage Area sites. In 2008 the Black Jack Battlefield Trust commissioned John Milner & Assoc. in Charlottesville, Va., to produce an Interpretive Plan and Conceptual Program for the preservation and development of the battlefield site. That document is in excess of 100 pages in length, therefore a synopsis of the thematic structure is attached to give the reader a glimpse of the Preservation Plan.

Synopsis of the thematic structure of the Preservation Plan is attached.

Specific to the cultural heritage of Douglas County are the stories of the people who came to settle the Kansas Territory. Robert Hall Pearson exemplifies those settlers believing in the concept of Manifest Destiny. His life story and his farmstead are the connecting links between early statehood and our more recent memory of rural life in the 20th century. The Pearson house is unique in that it is a relatively unaltered example of the National Folk vernacular architectural style. While the structure is relatively unornamented, it is an excellent example of the type of structure that was constructed to serve the basic needs of an 1890s rural family. It is a genre rapidly disappearing from the rural landscape.

Restoration of the farmhouse as a living museum affords the opportunity to explore, to understand, and to share the foundations of the fundamental American value of freedom. This is our cultural heritage.

b) If applicable, will you allow public access to the facility/property?

Yes

No

Please explain your response above.

The Black Jack Battlefield and Nature Park is open for self-guided tours year around. The Robert Hall Pearson house is opened for visitors when a tour guide is at the Park, which is on Saturday and Sunday afternoons from April through the end of October. Tour guides are also available by appointment.

c) Please describe the public benefit derived from this project.

The park is available for public visitation at any time. There are picnic tables and a small shelter available in the Robert Hall Pearson Park. Portions of the grounds can be made available for special events such as weddings for a small fee. Guided tours are available on weekends and by appointment.

Special events that are open to the public for an entrance fee are sometimes scheduled. For example, last June the second reenactment of the battle took place; over 1000 people attended. School age groups are encouraged to come and last July a group of over 200 home schooled students were entertained by John Brown (aka Kerry Altenbernd) and his compatriots.

The Nature Park provides a myriad of educational and recreational opportunities for all ages. When the house is restored, there will many more avenues to develop the cultural heritage themes associated with the Farmstead.

d) Will the project incorporate any educational programs?

Everything that the Trust does is for the purpose of educating the public about our history, our heritage and culture, and the natural environment. One part of this project is to produce a video which tells the story of Robert Hall Pearson and the house he built. The video can be used to satisfy ADA handicapped accessibility requirements by making all of the interior spaces of the house viewable by the handicapped. The video can also be used in other facilities whose residents can't physically visit the site.

Section 5: Project Costs

a) What are the estimated costs (acquisition, rehabilitation, etc...) for this project? Please include any estimates or bids that have been completed. If the budget presented in this application is a preliminary budget arrived at without firm bids, explain how the cost estimates were determined.

| | |
|--|----------|
| Historic Structures Report | \$26,500 |
| (Proposal received from Davis Restoration) <i>Attached</i> | |

Some of the following estimates were provided by The Wilson Group, Greenwood, MO in 2009. They have been adjusted to reflect changes that have occurred in the past two years. Other figures are ballpark figures provided by various subcontractors and tradespeople who have visited the site more recently:

| | |
|---|--------|
| Foundation re-pointing, exterior and interior | 6,000 |
| Basement Structural Repairs and Floor Slab | 22,300 |
| Replace basement steps | 1,250 |
| Replace four basement windows | 1,200 |
| Restore first floor windows | 3,000 |
| Restore second floor windows | 1,000 |

| | |
|---|------------------|
| Demolition, isolation, and removal of electrical and plumbing | 1,000 |
| Demolition and removal of 1970's west side addition | 5,000 |
| Rough carpentry | 7,000 |
| New electrical | 6,500 |
| Primary stair system stabilization and refurbishment | 3,500 |
| New mechanical | 11,750 |
| Flooring systems | 15,000 |
| Patch and repair plaster system | 9,000 |
| Trim and door repair and refurbishment | 6,000 |
| Re-pointing chimney | 1,000 |
| Interior painting | 8,000 |
| Repairing and sealing cedar shingles | 2,000 |
| Termite treatment | 2,000 |
| Installation of appropriate exterior steps in three location | <u>1,500</u> |
| Subtotal construction costs | \$114,000 |
| Contingency (20% of construction costs) | 22,800 |
| Informational Video | 10,000 |
| Historic Structures Report | <u>26,500</u> |
| Total Project Cost | \$163,000 |

b) How will this project be sustained once the project is completed? For instance, how will ongoing maintenance costs be financed?

A maintenance plan for the house has been developed that lists tasks that must be performed on a monthly, quarterly, semi-annual, and annual basis. The tasks are currently performed by volunteers who are for the most part board members.

The Maintenance Plan, shown as part of the Preservation Plan, is attached.

Ongoing maintenance expenditures for the house and the grounds come out of the Trust's operating budget. The sources of income for the Trust are membership dues, individual and business contributions, special fundraising events, rental fees, honorariums, and sales of gift items.

Major maintenance costs such as future roof replacement, will be funded through foundation grants or by specific fundraising efforts. Historic Preservation Tax Credits and Partnership Historic Sites Tax Credits or similar programs will be utilized whenever available.

c) Explain if there are any other resources you intend to use in order to complete this project. This may include other sources of funding, loans, or in-kind contributions.

The Trust has applied for a grant from the Rice Foundation for another purpose and/or for rehabilitation of the house. The grantor will determine the worthiness of the application and

will specify how they want their funds applied. Awards are expected to be announced in December.

The cost of the Historic Structures Report may be negotiated or may be altered through a competitive bid process. In-kind contributions will be sought whenever reasonable and other sources of grant funding will be researched based on the list of priorities established in the Historic Structure Report.

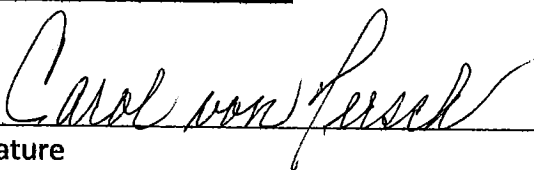
A line-of-credit has been established at Mid-America Bank in Baldwin City, KS.

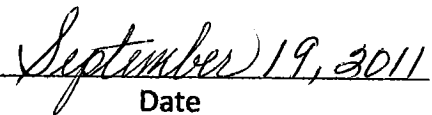
d) How is this project unique to Douglas County?

This project is unique to Douglas County because of the nationally significant events that occurred here 155 years ago. A National Landmark designation for the battlefield is pending in Washington. It is also unique because it provides an opportunity in one place to interpret several different historic themes related to Kansas and Douglas County.

The development of this site benefits the state of Kansas because it affords a unique opportunity to capture national tourist visitation through its historic importance as the first battle fought over the issue of slavery. The site appeals to multiple tourist interests: American Civil War Battlefields, travel along the Trails of Western Expansion, Bleeding Kansas territorial history buffs, late 19th century farm life, and recreation in pristine woodland and prairie environments. Heritage Tourists have been shown to be a significant economic benefit to the area because they typically stay longer and spend more money than other tourists. Because of the potential influx of dollars into the state, support for this project has come from the Kansas State Dept. of Commerce, Division of Travel and Tourism.

Section 6: Signature


Signature


Date

List of Attachments:

Historic Structures Report Proposal (separate binder)

Preservation Plan – Synopsis of Thematic Structure and
Maintenance Schedule

Board of Directors, August 2011

Letters of Support (6) Judy Billings, Freedom's Frontier National Heritage Area
Regina Nicol, Kansas Dept. of Wildlife, Parks, and Tourism
Julie Mulvihill, Kansas Humanities Council
Lynn Braddock Zollner, Historic Resources Administrator
Lawrence Douglas County Planning Office
Ken Wagner, Mayor, Baldwin City, KS
Dennis Brown, President, Lawrence Preservation Alliance

Photos showing condition of the house (separate binder)

Preservation Plan

In 2008, the Black Jack Battlefield Trust commissioned John Milner & Assocs. in Charlottesville, Va., to produce an Interpretive Plan and Conceptual Program for the preservation and development of the battlefield site. That document is in excess of 100 pages in length; therefore, the following synopsis is intended to give the reader a glimpse of the Preservation Plan.

Thematic Structure:

Primary Theme – Battle of Black Jack

Secondary Theme 1 – Bleeding Kansas: Prelude to War
The Struggle for Statehood
Free-Staters
Abolitionists
The Pro-slavery Side
John Brown

Secondary Theme 2 – Settling the Prairie
American Expansionism
The Kansas Prairie
The Santa Fe Trail
Black Jack Campground
Before the Grid

Secondary Theme 3 – The Battle
Escalating Violence
Invading Missouriians
The Home Militia
Stirring the Pot
Confrontation at Black Jack Creek
Differing Accounts
Fading Away
A Bold Ruse
Overwhelming Force
Publicity and Public Opinion
Robert Pearson

Secondary Theme 4 – Conflict and Resolution
A Settled Issue
A Landscape of Prosperous Farms
Lost Echoes

Pearson Farmstead (p. 77)

“Historic buildings and structures in the park are preserved and adapted for reuse and interpretation whenever possible, and could accommodate exhibits, classrooms, or living history events. The **Farmhouse Courtyard** area on the south side of the Pearson Farmhouse provides a location for orientation and interpretation of the farmstead area.”

“The goal of the rehabilitation of the Pearson Farmhouse is to identify, retain, and preserve the building and its landscape features that are important in defining Black Jack’s overall historic character, while thoughtfully accommodating future changes such as adaptive reuse and visitor access.”

“Site development should provide a clear separation of new active or recreational uses and interpreted historic resources to present visitors with a clear message, program, and site identity. Once a visitor passes the threshold marked by the visitor orientation area, the site’s history should be the primary focus of visitor activities and the setting should support and reinforce the qualities of the historic landscape.” (p. 71)

“The guiding principle is that any development will be light on the landscape. While natural resources and later features associated with the Pearson Farm are respected, preservation and interpretations of the features associated with the Battle of Black Jack is the primary focus of the site.” (p. 71)

Routine Maintenance: The interpretation of the Robert Hall Pearson Farmhouse is intrinsically interconnected with the battlefield. The restoration of the house is based on the period of time that Robert Hall Pearson actually lived in the house, 1890 until his death in 1906. Ongoing preservation of the house, after restoration, is based on the following routine maintenance schedule:

spring -inspect roof materials and roof flashing

clean and inspect gutters and downspouts

inspect and clean siding

inspect vents, chimney, and other protected areas for bird and insect nests

clean windows

inspect weatherstripping around doors and windows; repair as necessary

inspect caulking and re-caulk as necessary

inspect foundation for cracks, moisture, and insects

clean debris away from house, and utility equipment, and other structures

trim trees and shrubs away from house

replace smoke detector batteries; vacuum around smoke detector and its sensor

summer – inspect walls and ceilings for cracks, bows, sags, and leans

“exercise” circuit breakers

fall – inspect roof materials and roof flashings

clean and inspect gutters and downspouts

inspect siding

inspect caulking and re-caulk as necessary

inspect foundation for cracks, moisture and insects

clean debris from around house

trim trees and shrubs away from house

have heating system serviced

replace smoke detector batteries; vacuum around smoke detector and its sensor

winter – inspect roof after large snow storms

inspect gutters and downspouts during a rain storm for leaks

check for drafts along doors and windows; caulk and repair weatherstripping

monthly – clean or replace air filters

test smoke detectors

listen to heating or cooling system for unusual noises

quarterly – inspect for termite re-infestation

Black Jack Battlefield and Nature Park Board of Directors, August 2011

Carol von Tersch, President
Dr. Anthony Brown, Vice-President
Dr. Lawrence Maxey, Secretary
Kathy Quigley, Treasurer
Dr. Ramon Powers, Past President

Board Members:

| | |
|--------------------|------------------|
| Kerry Altenbernd | Jack Murphy |
| Judy Billings | Stan Roth |
| Mary Burchill | Shane Seley |
| Christi Darnell | Mary Lynn Stuart |
| Dr. Jonathan Earle | Thom Weik |
| marci francisco | Richard Wellman |
| Karl Gridley | Ryan Young |
| Chris Hamill | |

Emeriti Board Members:

Dave Hill
Wes Jackson
David Millstein
Kevin Willmott



September 12, 2011

Carol Von Tersch, President
Black Jack Trust
706 W. 12th St.
Lawrence, Kansas 66044

Dear Carol,

This letter is to support the grant application that you plan to submit on behalf of the Black Jack Trust to the Douglas County Natural and Cultural Heritage Grant Program.

The volunteer and local efforts of those who have lead the restoration project for the Black Jack site are nothing short of remarkable in their professionalism, integrity and persistence.

The Black Jack Battlefield is an important cornerstone of Freedom's Frontier National Heritage Area. The stories related to the Battle of Black Jack are pivotal to linking the stories that will be preserved and told in Freedom's Frontier. It was on this site that one of the most significant battles of the pre-Civil War period occurred thereby thrusting the issues of freedom, constitutional crisis, the Kansas-Missouri debates and the significant questions of the period onto the national stage. Robert Hall Pearson rode with John Brown at the battle and later returned to build his family farmstead overlooking the battlefield.

When completed, the Robert Hall Pearson home on the Black Jack site will offer a place for visitors including school children to learn about our rich heritage as it relates to our nation's development.

The Board of Trustees of Freedom's Frontier National Heritage Area is proud to be partners with the Black Jack preservation project and humbled by the work that these volunteers and private citizens are doing to enhance the nationally significant stature of Freedom's Frontier National Heritage Area.

Sincerely,



Judy Billings
Executive Director

Office of the Secretary
1020 S Kansas Ave., Suite 200
Topeka, KS 66612-1327



Phone: (785) 296-2281
Fax: 785-296-6953
www.kdwp.state.ks.us

Robin Jennison, Secretary

Sam Brownback, Governor

September 14, 2011

Heritage Conservation Council
Douglas County Courthouse
1100 Massachusetts 2nd Level
Lawrence KS 66044

Dear Committee Members,

Please consider this letter an endorsement for awarding a Natural & Cultural Heritage Grant to support the restoration of the 1880 farmhouse that is a part of the Black Jack Battlefield interpretive site. The site is of extreme value to both the past and present day stories of the fight for freedom and the part that Kansas played in the early years of the Civil War and those years that followed.

In 2007 the Black Jack Battlefield Trust was awarded a Department of Commerce, Travel and Tourism Division, Attraction Development Grant to assist with an interpretive plan. The restoration of the farmhouse to include an interpretive center will provide an opportunity for visitors to experience the history of the site which is part of the Freedom's Frontier National Heritage Area.

We look forward to working with the Black Jack Battlefield Trust as they restore the historical farmhouse and property, tell the story of the battlefield site, and provide quality experiences for the visitor.

Sincerely,

A handwritten signature in cursive script that reads "Regina Nicol".

Regina Nicol
Finance and Visitor Services Manager

112 SW 6th Avenue, Suite 210
Topeka KS 66603-3895
(785) 357-0359 voice
(785) 357-1723 fax
www.kansashumanities.org



September 12, 2011

Heritage Conservation Council
Douglas County Courthouse
1100 Massachusetts St, 2nd level
Lawrence KS 66044

Dear Heritage Conservation Council,

On behalf of the Kansas Humanities Council, I am writing this letter in support of the **Robert Hall Pearson Farmhouse near Baldwin City.**

The Kansas Humanities Council has worked with the members of the Black Jack Battlefield Trust with three preservation and heritage related projects - all of which were accomplished successfully. The first was a grant in support of the 150th commemoration of the Battle of Black Jack in 2006, the second was in support of an outdoor heritage sign interpreting the Battle of Black Jack site, and the third was the creation of a traveling exhibit that tells the story of the Battle and its importance in understanding the start of the United States Civil War.

Without a doubt, this is a group dedicated to preserving the history and stories of their site, including the adjacent Robert Hall Pearson farmhouse. Heritage Conservation funds will allow for much needed repairs, including work on the foundation, the installation of windows in the basement, the restoration of other windows, and the removal of a porch (which was a later addition). All of these tasks will allow for an expanded visitor experience to the historic Black Jack Battlefield Site. With a more stable Farmhouse, visitors will have a place to review written accounts of the Battle and find out more about the time period.

The Robert Hall Pearson Farmhouse is an important landmark on the Kansas landscape. It gives voice to our state's hopes and dreams, from our past and into our present. It provides insight into where we've been as a state and what we have valued over time and across generations.

Thank you for your consideration of this important project.

Cordially,

A handwritten signature in black ink that reads "Julie Mulvihill". The signature is fluid and cursive, with the first name "Julie" being larger and more prominent than the last name "Mulvihill".

Julie Mulvihill
Executive Director



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds/

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

September 12, 2011

Douglas County Heritage Conservation Council
Douglas County Courthouse
1100 Massachusetts
2nd Level
Lawrence, KS 66649

Dear Review Committee:

This letter is in support of the grant application by the Black Jack Battlefield Trust for the Robert Hall Pearson Farm House located at 163 E 2000 Road in Douglas County, Kansas. The Pearson House, also commonly known as the house at Black Jack Battlefield, was listed in the Register of Historic Kansas Places in 2005 and is one of the most in-tact, gable-front National Folk structures in Douglas County.

The Black Jack Battlefield Trust has embarked upon an impressive plan to increase the awareness of our shared history by interpreting the Battle of Black Jack and the Pearson Farmstead. Future plans include the use of the Pearson house to tell the story of not only Robert Pearson's life, but the story of an 1890's farmstead in Kansas. The Pearson house is unique in that it is a relatively unaltered example of the National Folk House vernacular architectural style. While the structure is relatively unornamented, it is an excellent example of the type of structure that was constructed to serve the basic needs of an 1890's farm in rural Kansas.


The Pearson House is in dire need of some basic repair. The Black Jack Battlefield Trust has prioritized the needs of the structure and would like to hire a preservation architect to help detail projects like the correct repointing of the foundation. The ultimate goal is to save the structure from further deterioration and to use it as an interpretive venue. The repairs proposed by the Trust are in accordance with the Secretary of the Interior's Standards for Rehabilitation. The Trust, with a desire to be true to the historic integrity of the house, is aware that some alterations may be necessary to help maintain the structure and use it as a living museum.

The Pearson House at Black Jack Battlefield is a highly significant part of the history of Douglas County and Kansas. The connection of the site to the Freedom's Frontier National Heritage Area has the potential to share this important story with a variety of visitors and residents who wish to explore the foundation of the fundamental American value of freedom. The rehabilitation of the Pearson House is a very important first step to be able to share this

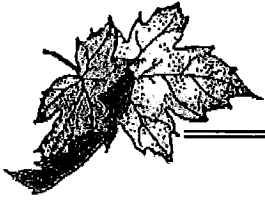


important story. Heritage tourism is an effective economic development tool that not only adds value in tax dollars, but also adds knowledge of history to future generations. The Pearson House is a valuable historic resource in Douglas County worthy of the recognition and protection this grant program can provide.

Respectfully,

A handwritten signature in cursive script that reads "Lynne Braddock Zollner".

Lynne Braddock Zollner, MHP, AICP
Historic Resources Administrator
Lawrence Douglas County Planning Office



City of Baldwin City

Box 86, 803 Eighth St., Baldwin City, KS 66006 (785) 594-6427 (785) FAX: 594-6586

September 13, 2011

Heritage Conservation Council
Douglas County Courthouse
1100 Massachusetts Street, 2nd level
Lawrence, KS 66044

To Whom It May Concern:

This letter shall serve as the City of Baldwin City's enthusiastic support of the Blackjack Battlefield Trust's application for an award of grant funds from the Natural and Cultural Heritage Grant. The restoration of the home site with these funds will greatly enhance this historical site and will positively impact not just Baldwin City, but other surrounding communities.

We greatly appreciate the work of the Blackjack Battlefield Trust and look forward to their continuing efforts.

Thank you for your consideration of this project and do not hesitate to contact me if we can be of further assistance.

Sincerely,

Ken Wagner, Mayor
City of Baldwin City

Lawrence Preservation Alliance

P.O. BOX 1073 • LAWRENCE, KANSAS 66044

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9-18-11

Heritage Conservation Council:

I am writing to express support for the Black Jack Battlefield Trust application for a County grant to stabilize and preserve the original house on the Robert Hall Pearson Farmstead at the battlefield site. This historic structure, built in 1890, will be used as an interpretive center for the battlefield and nature park.

In May 2003, several LPA board members joined with other vigilant members of the community to purchase the battlefield site when it became available for sale. LPA donated \$2,500 and provided a no-interest loan of \$7,500 to help make this happen. The site would have certainly been developed as suburban housing if this had not occurred.

Since that time the Trust has incorporated as a non-profit and has worked with many civic leaders in the Baldwin City area. This group has done an amazing job of achieving many of their ambitious goals, and is perfectly positioned for the formation of the Freedom's Frontier National Heritage Area. Aside from the preservation aspect of the project, which is of national significance, the Trust has done a great job of recognizing and fostering the educational and recreational opportunities the site affords as well.

Preservation of the farmhouse is a necessary step in accommodating the visiting public and helping them to further understand this important county site.

Sincerely,



Dennis J. Brown
President



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Preservation
Alliance

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www.lawrencepreservation.org