

**City Council Agenda Items
and
Contracts, Leases or Agreements**

11/5/2013

City Council Meeting Date
Agenda Items Only

Don Marr
Submitted By

Division

Chief of Staff/ Mayor's Office
Department

Action Required:

Approval of Contract with Ruby Architect's Inc. for the Architectural Assessment for the historic Woolsey Homestead, Fayetteville AR in the amount of \$13,570.

\$ 13,570.00
Cost of this request

\$ -
Category / Project Budget

Archit.Asesment Woolsey Homestead
Program Category / Project Name

1010.6600.5314.00
Account Number

\$ -
Funds Used to Date

Professional Services
Program / Project Category Name

13031.1
Project Number

\$ -
Remaining Balance

Use of Fund Balance
Fund Name

Budgeted Item

Budget Adjustment Attached

Don Marr
Department Director

10/24/13
Date

Previous Ordinance or Resolution # _____

Paul A. Becker
City Attorney

10-24-13
Date

Original Contract Date: _____

Original Contract Number: _____

Paul A. Becker
Finance and Internal Services Director

10-24-2013
Date

Received in City Clerk's Office
dmw

Don Marr
Chief of Staff

10/24/13
Date

Received in Mayor's Office
ENTERED
10/24/13 *BAEP*

Don Marr
Mayor

10/24/13
Date

Comments:



City Council Meeting Date:
11/5/2013

City Council Agenda Memo

To: Mayor and Members of the City Council
From: Don Marr, Chief of Staff
Thru: Mayor Jordan
Date: 10/24/2013
Subject: Woolsey Homestead Architectural Assessment

Recommendation:

The Fayetteville City Council approve a contract with Ruby Architects, Inc. for a fixed fee of \$11,800 plus reimbursable expenses (estimated at 15% of the project cost for a total cost request of \$13,570.

Background:

On May 21st, 2013, the Fayetteville City Council passed unanimously a resolution (attached) to express the City Council's Intent to examine the feasibility of preserving the Historic Woolsey Family Homestead. The first step in such a process is to conduct an architectural assessment of the historic Woolsey Homestead property.

The scope of such a project is to provide an early evaluation of the Woolsey Homestead. The evaluation will include the main house itself, nearby outbuildings, site and cemetery. The evaluation will consider the existing conditions and historic significance relative to the idea that the property may be restored for some future use yet to be determined. The evaluation will culminate by providing a written report with supporting documentation that serves to provide the city with the early information on building, site condition, likely stabilization priorities, basic drawings and renderings and recommendations for proceeding.

Firms with a specialty in historic architecture were solicited and evaluated. Ruby Architects, Inc. out of Little Rock AR was selected for their expertise.

We are requesting that the City Council approve a budget adjustment in the amount of \$11,800 plus a 15% contingency for reimbursable expenses – for a total of \$13,570 and approve a contract with Ruby Architects Inc. for services as outlined in the attached contract.

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A CONTRACT WITH RUBY ARCHITECT'S INC. IN AN AMOUNT NOT TO EXCEED \$13,570.00 FOR ARCHITECTURAL SERVICES FOR THE WOOLSEY HOMESTEAD AND TO APPROVE THE ATTACHED BUDGET ADJUSTMENT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves a contract with Ruby Architect's Inc. in an amount not to exceed \$13,570.00 for architectural services for the Woolsey Homestead and approves the attached budget adjustment.

PASSED and **APPROVED** this 5th day of November, 2013.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

By: _____
SONDRA E. SMITH, City Clerk/Treasurer

September 20, 2013

Mr. Don Marr
Chief of Staff
City of Fayetteville
113 W. Mountain St
Fayetteville, AR 72701

Re: Architectural Assessment for the historic Woolsey Homestead, Fayetteville

Dear Mr. Marr:

Thank you so much for your time in showing us the Woolsey Homestead site. We are grateful to have been selected to assist the City of Fayetteville in its efforts to restore it—and we look forward to the opportunity and in building a great working relationship with you and your staff. As promised, let this serve as our proposal of services to you, as well as a record of our understanding of your needs. If it needs to be revised in any way, feel free to let us know.

A. Project Scope

Provide an early evaluation of the historic Woolsey Homestead, located along Broyles Road, nearby the city's new water treatment facility and protected wetlands. The evaluation should include the main house itself, nearby outbuildings, site and cemetery as may be relevant to the historical interpretation of the homestead, believed to be established ca. 1830. The evaluation should consider existing conditions and historic significance relative to the idea that the property may be restored for some future use, yet to be determined, by the City of Fayetteville. The evaluation should culminate in a written report with supporting documentation that serves to provide the city with early information on building and site condition, likely stabilization priorities, basic drawings and renderings and recommendations on proceeding.

B. Architectural Services Included

1. Site Analysis to include one full-day site visit and study of the property and historic buildings. The purpose of the visit will be to gather information on condition, understanding of the building's chronology (presumed original configuration and subsequent additions), measurements for creating scaled drawings and notes and photographs for documentation purposes. *Note: Prior to our visit, we will benefit from having the site cleared from brush and unwanted foliage that currently obstructs access.*
2. Drawings & Renderings- Provide scaled, two-dimensional floor plans and exterior elevations of existing conditions of all structures presumed to have historical significance (19th century material only). Provide simple, three-dimensional renderings of the building's presumed chronology indicating original configuration and subsequent additions.
3. Provide a written report summarizing findings made during the site visit. Though it is not yet the goal of these services, the written report should be completed in a manner that may

eventually allow it to be organized into a full-fledged Historic Structure Report (HSR). Thus, sections included in the written report would be as follows: I. Table of Contents, II. Executive Summary, III. Architectural Evaluation, IV. Existing Conditions, V. Proposed Work (preliminary), VI. Drawings and Photographs.

4. Provide written recommendations aimed at the emergency stabilization of the buildings along with discussion on one possible phasing strategy towards their eventual restoration.
5. Provide an early budget for its restoration, tied to the aforementioned phasing strategy. This budget will be extremely rough. The primary purpose of the budget is not necessarily to establish realistic monetary figures, but rather serve in a more important capacity of listing the types of costs and work scope that will likely be encountered during a restoration of this kind. More realistic budgets can be obtained as project goals and scope become more clear.
6. Provide photographs explaining existing conditions and supporting recommendations made in the report.
7. Contact by phone persons known to have some knowledge of the property. These will likely be other city staff, special project or committee members or community volunteers or others. Document conversations.

C. Services Not Included (can be provided as "Additional Service")

1. Historical Research- Other than researching the building itself on site, no other research on the property records or owner history is planned, such as checking records of historical societies, history commissions, libraries, etc. . .
2. Archeology- Though likely to be recommended in future phases, no archeology is yet planned.
3. Extensive detailed drawings and realistic renderings- Drawings and renderings provided will be basic in nature and are intended to give readers a very quick understanding of existing conditions and theory as to its chronological history. Drawings and renderings are not yet expected to be developed in great detail. They should be of sufficient quality to assist in seeking various grant opportunities.
4. Evaluation of Significance- We do not yet plan on investigating the property's historical significance, though it is obvious to us all that we are clearly working on a very old structure. The City might choose to contact the Arkansas Historic Preservation Program to assist in making a determination. An Historic Structure Report (HSR) might eventually be needed as a means to establish significance and eventually guide its restoration. A thorough HSR is not included.
5. Any additional work, budgets, drawings, site visits not specifically referred to in paragraph B "Architectural Services Included" above.

D. Project Schedule

No schedule has yet been established though it is assumed to be as soon as practical. In consideration of the fact that the building is exposed to the elements, services provided will be treated with sense of urgency.

E. Project Budget

A budget has not yet been established though it is assumed that the City prefers to focus project costs as much as practical in this early assessment phase, prior to establishing a project budget.

F. Fee Proposal

We propose a fixed fee of \$11,800.00 plus reimbursable expenses.

On this project, we expect reimbursable expenses to be limited to travel (at current mileage rates), printing, mailing & shipping. Generally, we pass printing, mailing and shipping expenses directly to you plus 10% for handling.

F. Additional Services

Ruby Architects, Inc. will provide other additional services when requested. Additional Services are defined as services outside of the basic Scope of Services. Generally it is easiest to simply charge hourly for these services at our current rates. We can also add services (such as hiring consulting engineers or other services) at cost plus a percentage for handling. We will always seek written permission to proceed prior to engaging in Additional Services.

G. Billing & Payment

Ruby Architects, Inc. invoices fees and expenses on a monthly basis and coincides with completed services up to the end of each month. On this particular project, we anticipate two billings in total. The first invoice will be 50% of the fee, billed only after our site visit and completion of the drawings. The final, 100% invoice will come after the report has been submitted in full. Payment is due upon receipt. Invoices that are not paid within forty-five (45) days of the date of the invoice will be considered delinquent. Invoices that are not paid within sixty (60) days of the date of the invoice will be subject to penalties.

Should this proposal be accepted, let us know and we will be happy to generate a standard AIA (American Institute of Architects) form of agreement for your review and signature. We look forward to hearing from you and moving ahead on this wonderful project! If you have any questions at all, please do not hesitate to call.

Cordially,

Aaron C. Ruby, AIA, LEED AP

RUBY ARCHITECTS, INC.

RATE SCHEDULE

As of: 1/7/13

HOURLY RATES

Principal Architect	\$120.00/hour
Architect Intern	\$ 85.00/hour
Draftsman	\$ 65.00/hour
Spec Writer	\$ 65.00/hour
Administrative	\$ 45.00/hour

MISCELLANEOUS EXPENSES

Mileage	\$.56/mile
Copies –color	\$.50/each
-b/w	\$.10/each
Long Distance Phone Calls	\$.12/minute
Conference Calls	At Cost
Third Party Printing	At Cost
Postage	At Cost
AIA Documents	At Cost
Meals (project related travel)	At Cost

Consultant fees are billed at cost plus ten percent, unless otherwise negotiated.

**City of Fayetteville, Arkansas
Budget Adjustment Form**

Budget Year 2013	Division: Chief of Staff Department: Chief of Staff	Request Date 10/24/2013	Adjustment Number
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BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION

Budget Adjustment for \$13,570 for Architectural Assessment for the historic Woolsey Homestead.

Division Head <i>[Signature]</i> Date: 10-24-13	Prepared By: Kevin C Springer
Budget Director <i>[Signature]</i> Date: 10-24-13	Reference: _____
Department Director <i>[Signature]</i> Date: 10-24-2013	Budget & Research Use Only
Finance Director <i>[Signature]</i> Date: 10-24-13	Type: A B C D E P
Chief of Staff <i>[Signature]</i> Date: 10-24-13	General Ledger Date _____
Mayor <i>[Signature]</i> Date: 10/24/13	Posted to General Ledger Initial _____ Date _____
	Checked / Verified Initial _____ Date _____

TOTAL BUDGET ADJUSTMENT		<u>13,570</u>	<u>13,570</u>	
		Increase / (Decrease)		
Account Name	Account Number	Expense	Revenue	Project.Sub Number
Professional Services	1010.6600.5314.00	13,570	-	13031.1
Use of Fund Balance	1010.0001.4999.99	-	13,570	13031.1
		-	-	



RUBY ARCHITECTS, INC.

300 Spring Bldg, Suite 715
Little Rock, AR 72201
(501) 374-7829 (voice & fax)
www.rubyarchitects.com

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Ruby Architect's, Inc.
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August 9, 2013

Ms. Andrea Foren
City of Fayetteville
113 W. Mountain St.
Fayetteville, AR 72701

Re: Woolsey Family Homestead/ Preservation Qualifications

Dear Ms. Foren:

Thank you so much for your phone call the other day requesting our qualifications with regards to historic properties. We are excited at the possibility of working with the City of Fayetteville in its efforts to restore such an important, and rare, resource as the Woolsey Homestead.

Enclosed you will find our firm's background and qualification information for your consideration. As you will find, we have worked on numerous historic properties in the state, including assisting the University of Arkansas with a recently completed Historic Preservation Master Plan, which ultimately recommended having their historic core listed as a National Historic District.

Additionally, we have experience working with many municipalities in Arkansas, including the City of Lake Village, City of Dyess, City of Marion, and others. Just this year, we learned that the City of Lake Village earned LEED Certification on the rehabilitation of the historic Tushek building, which now houses their city offices—making it one of a handful of buildings in the state that are both listed on the National Register and LEED Certified.

Perhaps of greatest interest to you, I have a personal interest in and involvement with 19th century homesteads in Arkansas—and would be delighted to be involved in the Woolsey homestead. I happen to live in Scott, Arkansas, a small, rural farming community outside of Little Rock and have for years been a volunteer for, and served as president of, Scott Connections, a local non-profit dedicated towards the preservation of original buildings that tell the story of life in the 19th and early 20th centuries. We have preserved or reconstructed buildings such as a smokehouse, privy, ice house, corn crib, slave quarters and more. See more here: <http://scottconnections.org/> Besides this experience, I have also personally been involved in the restoration of Lakeport Plantation, which included the reconstruction of an 1860's smokehouse. Most recently, our firm has been the on-call architect at the Historic Arkansas Museum. In the past few years, we have completed the reconstruction of the 1823 Woodruff Print Shop and an 1840's era Blacksmith Shop, designed and built to as exact period detail possible. Though a past board member of the Historic Preservation Alliance of Arkansas, I am currently on the board of the Little Rock Visitor Foundation Board, a group responsible for the preservation and care of 1840's Curran Hall located downtown Little Rock.

We do look forward to at least gaining an interview where we might be able to meet you in person and demonstrate our capabilities. If you have any questions at all, please call.

Cordially,

Aaron C. Ruby, AIA, LEED AP

Firm Profile

Established in 2006, Ruby Architects is guided by a strong belief in learning the lessons of the past as a means to design better structures today. Devoted to restoration and the adaptive re-use of historic buildings and sites, we have gained an appreciation for the built environment entrusted to our generation exhibiting exceptional design, craftsmanship and attention to detail. Led by the firm's principal and founder, Aaron C. Ruby, AIA, LEED AP, the firm's work is informed through research and well executed classical design and traditionally inspired styles of architecture.

Being a conscientious professional firm we take our responsibilities very seriously and work hard to satisfy our clients. The end product of the owner/architect collaboration is a design on paper that not only reflects the owner's goals, and fits within budget, but is also properly communicated and represented to the contractor in the form of well-drawn and thoroughly detailed documents. During construction, we remain involved and work to communicate the desire for high standards.

Although historic preservation is our specialty, we are also involved in custom residential and commercial projects, which helps us stay familiar with the latest building codes, standards, materials and systems.

It is our long-term vision and goal to become one of the state's leading architectural firms through unsurpassed service and commitment to timeless and informed traditional building design through the continuing study and understanding of historic structures and their enduring qualities.

Ruby Architects Inc. is a member of the following organizations; and the first architectural firm in Arkansas to join this organization (*):

American Institute of Architects, Arkansas Chapter

National Trust for Historic Preservation

International Network for Traditional Building,

Architecture & Urbanism, U.S.A. Chapter*

Institute of Classical Architecture & Classical America*

Historic Preservation Alliance of Arkansas

Little Rock Chamber of Commerce

Little Rock Downtown Partnership

Quapaw Quarter Association

Office Size, Location, and Personnel

Ruby Architects, Inc., established in 2006, is located in downtown Little Rock at 300 Spring Building, Suite 715. This excellent location in central Arkansas provides for easy travel to project sites and meetings around the state. Our office space allows us to meet with clients in an open studio type setting, or we can accommodate a group in our conference room for more private meetings. Our product library provides for quick and easy reference of material selections, colors and finishes. All project work is conducted in our private office suite which is secured after hours.

Ruby Architects has a LEED accredited professional on staff to provide our clients with the latest in energy efficient design.

With over 25 years of combined experience in planning, design, historic analysis, and new construction administration, the team of Ruby Architects brings a wealth of knowledge to any new project. It is our hope to assist you in making your project a place for realizing the importance of yesterday, while preparing for tomorrow.

Staff

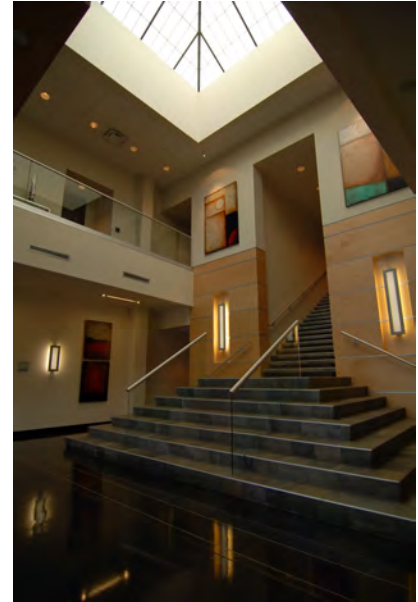
The staff of Ruby Architects includes:

Mr. Aaron C. Ruby, AIA, LEED AP, principal and owner of the firm, responsible for all day to day activities including quality control.

Mr. Jeremiah Russell, Assoc. AIA, intern architect, provides project design assistance from the beginning phases through completed drawings.

Ms. Veronica Lilly, CSI, CDT, office/contract manager. She has a background in construction management, and is responsible for contracts, office accounting, construction administration and general office management.

Ms. Taylor Desens, CSI, CDT, administrative assistant. She assists with specification writing, website maintenance, and various project assignments.



Ruby Architects can provide services for a wide variety of projects:

- *Planning
- *Higher Education
- *Medical
- *Condition Assessment
- *Libraries
- *Retail
- *Historic Preservation and Restoration
- *Corporate
- *Feasibility Studies
- *Residential

RUBY ARCHITECTS, INC.

Aaron C. Ruby, AIA, LEED AP

A graduate of the University of Arkansas architecture program in 1997, Mr. Ruby founded Ruby Architects Inc. in March, 2006. Professional experience gained in over fifteen years of practice give the firm's founding principal a wide range of project experience. Mr. Ruby became a LEED Accredited Professional in 2009.

Awards

2011 Award for Outstanding New Construction in an Historic Setting
for the William Woodruff Printshop
Cyrus Sutherland Historic Preservation Alliance Scholarship, Spring 1997

Organizations

American Institute of Architects, Member
National Trust for Historic Preservation, Member
Historic Preservation Alliance of Arkansas, Board Member 2006-2010,
and Current Member
Little Rock Visitors Foundation, Board Member, 2010-current
Design Review Committee for Capitol Zoning District, 2011-current
Scott Volunteer Fire District, Board Member & Fire Fighter, 2012-current

Representative Historic Project Experience

- Rehabilitation of the Historic Tushek Building, Lake Village, Arkansas
- Rehabilitation of the Dyess Administration Building, Dyess, Arkansas
- Restoration of the Johnny Cash boyhood home, Dyess, Arkansas
- Stabilization & Restoration of Historic Dyess Theatre
- Pulaski County Courthouse, various projects
- Pulaski County, other existing buildings, on-going projects
- A Reconstruction of the 1823 William Woodruff Print Shop, Little Rock, Arkansas
- New private residence & historic barn renovation, Warren, Arkansas
- A Remodel of the Historic Cook Building, North Little Rock, Arkansas
- P. Allen Smith's Garden Home, Roland, Arkansas
- Campus Historic Preservation Master Plan, University of Arkansas, Fayetteville, Arkansas
- Black River Technical College, master plan and multi building remodel, Pocahontas, Arkansas
- Newton County Courthouse renovations, Jasper, Arkansas
- Chicot County Courthouse re-roof, Lake Village, Arkansas
- Faulkner Performing Arts, historic consultant, U of A, Fayetteville, AR
- Blacksmith Shop, Historic Arkansas Museum, Little Rock, Arkansas
- Condition assessments for Arkansas Historic Preservation Program
- On-call architect for Historic Arkansas Museum



REGISTRATION

Individual: Arkansas
#3325
Corporate: Arkansas
#C-439

EDUCATION

University of Arkansas,
Bachelor of Architecture,
May 1997

University of Illinois,
Atelier Architecture
Program, Summer 1990



University of Arkansas Historic Preservation Master Plan Fayetteville, Arkansas

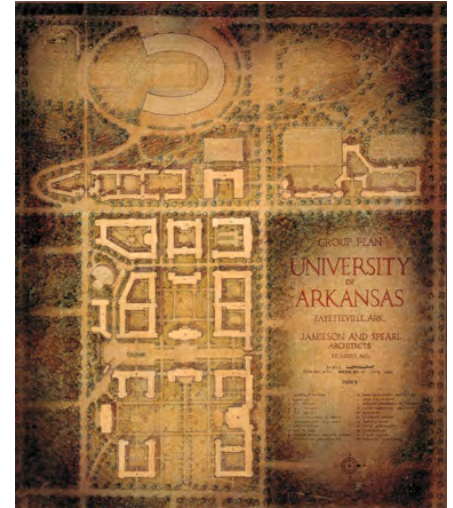
Owner: University of Arkansas

Facilities Management Planning Group

Contact: Jay Huneycutt

Preserving the Past, Preparing for the Future

After a competitive selection process, involving several nationally recognized design firms, the U of A selected Ruby Architects, Inc. and its team of consultants, Lord Aeck & Sargent of Atlanta, Georgia and The Jaeger Company of Gainesville, Georgia, a historic landscapes consultant, to assist the University with the preparation of a Campus Historic Preservation Plan funded by a grant received from The Getty Foundation.



The project involved the listing of 18 historic structures on the National Register of Historic Places as well as preparation of a plan that helps facilities personnel recognize and maintain character defining features on historic properties. This includes the writing of maintenance guidelines as well as hands-on training workshops coordinated by the team. The project also integrates students interested in historic preservation to assist with the process.

This master plan promises to be an invaluable tool in assisting the University to recognize its historic structures and features that have defined 'sense of place' for over a century.

The project was awarded the **2009 Outstanding Achievement in Preservation Education** by the Historic Preservation Alliance of Arkansas.

We currently have an on-call contract with the University, and are working on plans to preserve or restore some of the oldest sections of the senior walk in front of Old Main.

Project characteristics

- The comprehensive document is approximately 1,000 pages in length.
- Assisted University in numerous National Register listing additions.
- Recommended the core of campus be listed as a National Historic District (listed September, 2008)
- Provided training workshops on masonry restoration & window repair.
- Integrated student activity.
- **Project Size: N/A**
- **Project budget: \$170,000.00**
- **Project bid: \$170,000.00**
- **Completion- Winter 2008**
- **On-Call, Current to 2015**

Woodruff Print Shop & A Blacksmith Shop

Little Rock, Arkansas

Client: Historic Arkansas Museum,
Department of Arkansas Heritage
Contact: Bill Worthen, Director

1823 William E. Woodruff Print Shop



A New 1840's Period Blacksmith Shop



Reconstruction of an Arkansas Landmark

In 1823, William E. Woodruff settled in Little Rock after moving from Arkansas Post where he established the "Arkansas Gazette" newspaper just four years earlier. This project entails reconstructing the two-story, brick masonry building that Woodruff built to house his printing press along with other business ventures. By piecing together information from many resources, such as old drawings and photos, letters written from its occupants as well as archeology, a complete picture of how the building looked and functioned emerges.

Building it from scratch, however, brings challenges such as meeting current building codes and concealment of modern mechanical and electrical systems. ADA accessibility is also necessary. Today it represents Little Rock's oldest building.

This project won the **2011 Award for Outstanding New Construction in an Historic Setting**, from the Historic Preservation Alliance of Arkansas.

Project characteristics

- Involved intense research in historic documents
- Knowledge of authentic period details
- Careful study of Arkansas' oldest historic buildings in addition to traveling to Virginia to study 1820's period structures
- Assisted owner in ensuring quality control despite publicly-bid project
- Many custom features including hardware, brick, paint & millwork.
- Services include writing of Historic Structures Report.

Small Details Make It Real

A period-correct and fully functioning blacksmith shop from early nineteenth-century Arkansas was built to educate visitors about the important craft of blacksmithing.

Design of the structure required careful research so that it revealed a regional, vernacular flavor. It was important that the structure appear as if the blacksmith himself designed and built his own structure, not an architect. Individual artisans and craftsmen were consulted during the design process to assist with the planning including numerous blacksmiths, timber framers and masons.



A brick forge, complete with handcrafted bellows and an iron tuyere is the centerpiece of the building.

Dyess Colony Administration Building & A Restoration of Johnny Cash's Boyhood Home *Dyess, Arkansas*

Owner: Arkansas State University

Contact: Dr. Ruth Hawkins

Restoring a Small Town's Spiritual Center



The Dyess Administration Building has been an ongoing rehabilitation of a 1930's historic structure, accomplished in phases which were funded by grants from the ANCRG. The first phase was a roof replacement using wood shingles to resemble the original roofing material discovered in the attic. This work was completed in January, 2008.



Subsequent phases will complete the restoration of both the exterior and interior. RAI provided bidding documents for each phase. It is hoped that this building that once served as the town center for all its business activities, can once again serve the town with new offices for city hall as well as space for interpretive history. One of Dyess' most famous residents, Johnny Cash, spent his boyhood years here.

Current plans are underway for restoring the Theatre Facade and adding a stage near the Administration building for outdoor events.

Gone But Not Forgotten

The boyhood home of Johnny Cash was part of what was originally known as Dyess Colony, established in 1934 as a farming community intended to help struggling Arkansas farmers through the years following the Great Depression.

Before photo courtesy of the Cash Family.



After - completed 2013.



The project was partially funded by a concert organized by Arkansas State University and the Cash family. Property was acquired by ASU, and the restoration will include significant repairs to the foundation, the roof, windows and doors. The interior will also be restored to 1940's period including furnishings. We worked closely with surviving Cash family members to ensure accuracy of details. The home will be one component to the larger effort of restoring other original Dyess Colony structures.

Dyess Theatre

Dyess, Arkansas

Owner: City of Dyess, Arkansas

Contact: Mayor Larry Sims



The Show Must Go-On!

Ruby Architects, Inc. is assisting the City of Dyess and Arkansas State University, in rehabilitating what remains of the ca. 1950's movie theatre located downtown Dyess. Using historical photographs to guide the team, as well as the sharp memory of town residents that frequented the building in their teens, the facade of the Dyess Theatre will be restored to its original appearance, including the ticket stand and the marquee, while the majority of the building within will be new construction so as to meet modern needs, code and convenience. JoAnne Cash, the younger sister of music legend Johnny Cash, recalls fond memories of joining her older brother J.R. (as he was known then) on his dating experiences at this theatre.

Project characteristics

- Severely deteriorated structure leaves only the original facade intact. Steps have been taken to stabilize what remains for future rehabilitation.
- A flexible plan will allow for showing of films, holding community events and other functions.
- Assisted owner in budgeting and preparing schematic drawings for seeking grants.
- Associated with recent master planning efforts by Arkansas State University
- Virtual renderings by Painter Meriman.
- **Project Size: 9,000 s.f.**
- **Project budget: \$950,000.00**
- **Estimated completion- Winter, 2013**



Pulaski County Courthouse

Little Rock, Arkansas

Owner: Pulaski County

Contact: Ms. Jean Pope, Purchasing

Service to Client



Arguably one of the most important and beautifully designed and built structures in Little Rock is the Pulaski County Courthouse. Our firm has been fortunate to have been involved in numerous projects in the Courthouse over the years including slate roof replacement, exterior granite and limestone repairs and re-pointing, new storm windows and wood window repair. On the interior, we have worked on adding jury boxes in historic courtrooms, provided consulting on energy and hvac related improvements while protecting the integrity of historic materials and spaces. Most recently, we are underway on the replacement of the 100-year old skylight over the top of the Tiffany stained glass dome in the rotunda. To complete this work, we searched out and hired the most experienced consultants in the business to deliver the highest level of skill and professionalism.

We have also assisted in obtaining grants and coordinating with officials from preservation agencies. Our success with the county on the historic courthouse building has led to other projects with the County, including work in the Administration Building, Criminal Justice Building and Coroner's Lab.

Project characteristics

- Involved research into appropriate specification, detailing and installation methods for a traditional slate roof.
- Knowledge of existing conditions, searching for sources of leaks and prioritizing work scope.
- Preparation of budgets.
- Assisted owner in ensuring quality control despite publicly-bid project.
- **Project Size: Various**
- **Project budget: \$100,000 to \$1 Million**



**Condition Assessments for Various Historic Properties
Arkansas**

Client: Arkansas Historic Preservation Program

Contact: Brian Driscoll

In order to preserve an aging building, one must first understand the needs of the structure. A condition assessment is a crucial step in identifying priorities in order to proceed with saving significant historic buildings. Ruby Architects, Inc. was selected by a competitive qualifications process to provide condition assessment reports on multiple historic properties for the Arkansas Historic Preservation Program (AHPP). Properties visited and studied include:

Norman Public Library- With a failing roof, this small yet significant building occupies a prominent place in the small town of Norman, Arkansas. It boasts to be the "smallest public library in the United States." RAI completed a condition assessment report to verify problems associated with the roof and prepare recommendations and a budget estimate.



Mt. Zion Baptist Church- Located in Brinkley, Arkansas, this wonderful brick church, constructed in 1909 has a simple rectangular design augmented by gothic fenestration and brick corbel details. In desperate need of brick repair and restoration, RAI also made recommendations on the foundation, the roof, windows & doors and ADA accessibility.



Mt. Moriah Masonic Lodge #18- Located in a small community named Lisbon, outside of El Dorado, Arkansas, is a large wood frame building built in the 1850's. The ground level is completely open and contains a large meeting room space for the community. The upstairs is accessed by a very steep stair and contains a kitchen (added in the mid-20th century) as well as meeting space for Masonic rituals. There is a high level of original materials still present, inside & out and the fact that it is still used for its original purpose is astounding. It is an extremely rare structure in Arkansas and was recently named to the list of Arkansas' most endangered historic properties by the Historic Preservation Alliance of Arkansas.

RAI provided an in-depth assessment of all of the building's components.



A Rehabilitation of the Historic Tushek Building
Lake Village, Arkansas

Owner: City of Lake Village
Contact: JoAnne Bush, Mayor



Early Steps in Revitalizing a Downtown

Occupying a prominent corner along Main Street, is the 1906 John L. Tushek building.

The project employs the latest energy efficient hvac system, energy-star rated windows and glazing while keeping the historic wood storefronts. EPA WaterSense plumbing fixtures and efficient lighting have also been used.



Original materials such as existing wood doors and frames, hardware and trim have been re-used to the greatest extent possible.

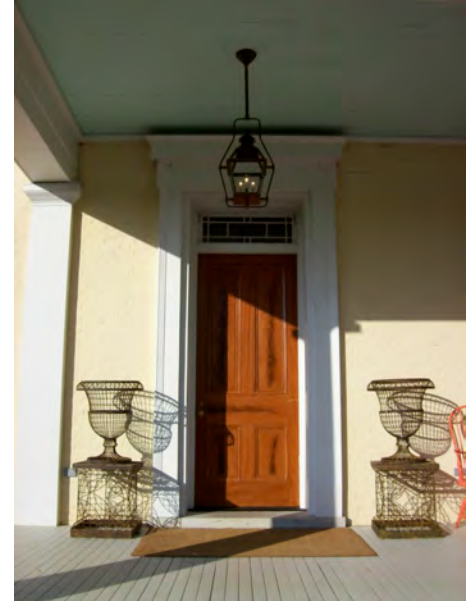
Project characteristics

- Made possible by grants from the USDA and Department of Energy.
- LEED Certified.
- **Project Size: 8,400 sf**
- **Project Budget: \$1.3 Million**
- **Completion- Summer 2012**

P. Allen Smith's Garden Home Retreat
Pulaski County, Arkansas

Owner: P. Allen Smith

Contact: Ward Lile, Creative Director



Research of Period Details

Though just recently constructed, P. Allen Smith's Garden Home is rooted in the idea of building a new home using modern materials and sustainable practices in a more traditional manner. The home was designed in the Greek Revival style, popular in Arkansas in the 1850's when the farm on which the home now rests, was first home-steaded.

The project required intense architectural research through study of photographs from historic properties as well as popular builder's guides commonly used in the 1850's, such as Asher Benjamin's "*The American Builder's Companion*". Great effort was taken to conceal the sophisticated mechanical and electrical systems to maintain a historic appearance on the interior. Ruby Architects, Inc. assisted P. Allen Smith & Associates in the documentation and detailing of the project.



Project characteristics

- Involved research and intimate knowledge of appropriate details of the Greek Revival style.
- Assisted in materials specification.
- Coordinated custom window & shutter sizes and coursing of brick masonry.
- Assisted builder in coordination of sophisticated building systems so as to conceal modern devices to greatest extent possible.
- Provided numerous drawings and details, in full scale, to allow proper study and proportioning of custom materials and moldings.
- **Project Size: 8,000sf**
- **Project budget: Private**
- **Project bid: Private**
- **Completion- Fall 2008**



Previous Experience

For approximately ten years, employed with the firm of Witsell Evans & Rasco, the founder and principal of Ruby Architects, Inc. was heavily involved in the design, detailing, coordination and project management of significant projects throughout the state of Arkansas. Projects included high profile historic restorations for such structures as the three shown.



Top -Lakeport Plantation (circa 1859) Chicot County. **Lower left** - A. M. Crouch House (circa 1857), Hempstead County.
Lower Right - 1874 Courthouse, Hempstead County.

MIKE BEEBE
GOVERNOR



KINGSLEY JOHNSON GLASGOW
EXECUTIVE DIRECTOR

ARKANSAS STATE BOARD
OF ARCHITECTS, LANDSCAPE ARCHITECTS AND INTERIOR DESIGNERS

certifies that

RUBY ARCHITECTS, INC.

is a duly registered corporation and is entitled to practice
architecture in the State of Arkansas for the period of
January 1, 2013 thru December 31, 2013

2013

In testimony whereof this certificate has been issued
by the authority of ASBALAID.

Certificate of Authorization Number: **C439**

Certificate of Authorization expires on December 31, 2013



KINGSLEY JOHNSON GLASGOW
Executive Director



September 30, 2010

*System Initiatives for Technical
and Economic Support

Crowley's Ridge Parkway
Great River Road

Hemingway-Pfeiffer Museum
Lakeport Plantation Museum
Southern Tenant Farmers Museum

SUBJ: Ruby Architects, Inc.

To Whom It May Concern:

I have worked closely with Aaron Ruby on several restoration/preservation projects over the past eight years, and I consider him one of the finest architects in the state – particularly when it comes to historic structures.

P.O. Box 2050
State University, AR 72467

Phone:
870-972-2803

Fax:
870-972-3200

www.astate.edu

Most notably, Aaron was our on-site architect for the restoration of the Lakeport Plantation during his years with Witsell Evans Rasco. Since establishing his own firm, Aaron has worked on a number of historic projects here in the Arkansas Delta. Currently he serves as our Arkansas State University architect for the restoration of the Administration Building at the Historic Dyess Colony, an agricultural resettlement community during the New Deal Era, but perhaps better known as the boyhood home of Johnny Cash.

What impresses me most about Aaron's work is his thoroughness and attention to detail – important qualities in any work, but especially important in ensuring that preservation/restoration work is done correctly. While he is thorough, he is also fast! He has the ability to assimilate great amounts of field study, research and background information and quickly translate that knowledge into architectural drawings, recommendations, and work schedules. He meets established deadlines and timelines without fail and is always accessible to provide any needed additional information.

Aaron has a good rapport with contractors, which also is an especially critical element with historic preservation projects, which often require doing things a bit differently than other projects.

I highly recommend Aaron Ruby's architectural talents and skills for any projects involving specialized historic preservation and restoration work.

Sincerely,

Ruth A. Hawkins, Director
Arkansas Heritage Sites



The Department of
**Arkansas
Heritage**

September 30, 2010

Mike Beebe
Governor

RE: Aaron Ruby

Cathie Matthews
Director

To Whom It May Concern:

Arkansas Arts Council

Arkansas Historic
Preservation Program

Arkansas Natural Heritage
Commission

Delta Cultural Center

Mosaic Templars
Cultural Center

Old State House Museum

Aaron Ruby asked me to write a letter of recommendation for his services as an architect on a historic preservation project. I have no hesitation in offering an enthusiastic recommendation. And I mean enthusiastic. Aaron never forgot who his client was, but he also was a sterling advocate for the structure he was working on. He was unfailingly pleasant to work with and he was entirely professional in his work with us and with the contractor. He was knowledgeable in the field of restoration and preservation, and always ready and willing to let the project teach him more. That's because he knows what questions to ask of the client, of architectural history, and of the structure itself.

I have spent almost 40 years in the historic house / history museum field – through a number of construction projects – and there is no preservation architect I would recommend higher than Aaron. Please call me if you have any questions. My direct line is 501-324-9308.

With best wishes, I remain,

Sincerely,

William B. Worthen, Jr.
Director



200 East Third Street
Little Rock, AR 72201
(501) 324-9351

fax: (501) 324-9345

tdd: (501) 324-9811

e-mail:

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AGENDA REQUEST

FOR: COUNCIL MEETING OF May 21st, 2013

FROM:

MAYOR JORDAN AND COUNCILMEMBER SARAH MARSH

ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

A Resolution to Express the City Council's Intent to Examine the Feasibility of Preserving the Historic Woolsey Family Homestead


APPROVED FOR AGENDA:


Mayor Lionel Jordan

5/8/13
Date


Councilmember Sarah Marsh

5/8/2013
Date


City Attorney Kit Williams

5-8-13
Date

RESOLUTION NO. 114-13

A RESOLUTION TO EXPRESS THE CITY COUNCIL'S INTENT TO EXAMINE THE FEASIBILITY OF PRESERVING THE HISTORIC WOOLSEY FAMILY HOMESTEAD IN WEST FAYETTEVILLE

WHEREAS, the City Council has long supported the goal of fostering the preservation of historic structures in Fayetteville; and

WHEREAS, Samuel and Matilda Woolsey moved to Washington County, Arkansas, and established their rural homestead here in 1830; and

WHEREAS, the Woolsey Family homestead was purchased in 1998 by the City of Fayetteville as part of the land acquisition needed for the Westside Wastewater Treatment Plant ;and

WHEREAS, the Woolsey house is one of the oldest homes or structures in Fayetteville, but is in need of substantial preservation efforts to ensure it and its grounds survive; and

WHEREAS, the City Administration had studied and considered preservation efforts for the Woolsey homestead a few years ago, but did not decide to begin preservation efforts at that time; and

WHEREAS, the City Council believes economic conditions now allow an examination of the feasibility of preservation efforts that could be undertaken, and requests that the City Administration work with the Historic District Commission of Fayetteville, the Washington County Historical Society, Fayetteville Forward Historic Heritage Resources Group, and other interested persons and groups to determine the best and most cost effective manner to preserve this historic structure and its grounds, including outbuildings and cemetery; and

WHEREAS, the City Council requests that the Administration report back to the City Council with recommendations about the best and most cost effective manners to preserve the Woolsey Family homestead and how this house and its surrounding land can be best made available and useful to our citizens and school children.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby expresses its intent to examine the feasibility of the preservation of the historic Woolsey Family homestead and grounds, including outbuildings and cemetery in west Fayetteville and requests that the City Administration meet with all interested groups and persons about this project and present feasibility, preservation and utilization plans for the Woolsey Family homestead and grounds.

Page 2
Resolution No. 114-13

PASSED and APPROVED this 21st day of May 2013.

APPROVED:

By: 
LIONELD JORDAN, Mayor

ATTEST:

By: 
LISA BRANSON, Deputy City Clerk



From: David Jurgens
To: Williams, Kit
Date: 5/7/2013 1:09 PM
Subject: Woolsey Family History
Attachments: West Side WWTP Site with potential Nov09.pdf

Kit,

A brief history. I'll search for more.

I have also attached the November 2009 potential site plan.

David

Woolsey Family History

The Woolsey Wet Prairie Sanctuary is named after, and was a part of, the original farm settled in 1830 by Samuel Gilbert Woolsey (1791-1858) and his wife, Matilda (1794-1871) only two years after Washington County was formed, and six years before Arkansas achieved statehood.

Samuel Woolsey was born and raised on a Kentucky farm, and grew into manhood as a noted hunter and scout. In 1808, he lived for a period of time in Missouri, later marrying Matilda Thompson about 1810 in Illinois. After Samuel served in the War of 1812, he moved his family to Hempstead County, Arkansas in 1814, and later moved to the homestead on this property owned by the City of Fayetteville in 1830, where both he and his wife died and were buried.

The Woolsey's participated with four other couples to form the Farmington Ebenezer Methodist Church in 1833. A building plot was offered by the Kinnibrough couple and a small log building was erected with one door and a window, split log benches and one song book Mrs. Kinnibrough brought from Virginia. The singing was read line by line and led by the song leader. A Circuit Rider came once each month for church services or for memorial services for those who died during the month.

Being a War of 1812 veteran is most likely the reason the Woolsey's came to northwest Arkansas. Veterans of the War of 1812 received quarter sections of prairie land in Arkansas as compensation for war duty. Together, Samuel and Matilda had thirteen children, some of whom are buried at the Woolsey Cemetery located on this property.

West Side WWTF Site Conceptual Master Plan

DRAFT of November 17, 2009



- | | | | |
|------------------------------|--|----------------------------|--|
| Wetlands Mitigation Site | | Recycling Drop Off Site | |
| WWT Plant and Expansion Area | | Wetlands Bank | |
| Perimeter Trails | | Sewer Mains | |
| Gas Transmission Main | | Broyles Sewer Lift Station | |
| Ozarks Electric Property | | | |