

December 1, 2021

Miranda N. Hofmeister
Arkansas City Area Arts Council, Inc.
112 S. Summit Street
Arkansas City, KS 67005
via email

**Re: State Rehabilitation Tax Credit application for the *Burford Commercial Building* located at 110A-118 S. Summit in the Arkansas City Commercial Center Historic District in Arkansas City, Kansas.
Kansas Rehabilitation Tax Credit Project #1935 - roofing**

Dear Ms. Hofmeister,

The Kansas State Historic Preservation Office (SHPO) has received information regarding the rehabilitation plan for the above-named property. The project scope of work, as submitted in the Kansas Rehabilitation Tax Credit Part 2 application, appears to meet the Secretary of the Interior's *Standards for Rehabilitation* if the following conditions are met:

- New roofing or flashing materials must not be installed over the top or exterior facades of the existing masonry parapets. Photographs documenting compliance with this condition must be submitted with the final application for certification of completed work.

When work is complete, please submit the Part 3—Certification of Completed Work application form, photographs documenting the completed work, KDOR Schedules I and II, and copies of the invoices to the SHPO office. Upon completion of the project and submission of the Part 3 application, SHPO will verify that all work has been done per the *Standards* and the eligible expenses will be certified.

Please notify this office immediately of any changes to the rehabilitation plan. **Changes to the plan, including additional work, must be submitted for review and approved by the SHPO before they are undertaken to qualify for tax credits. Any completed work that does not meet the *Standards* may result in the loss of credits for the entire project.**

This approval does NOT serve for purposes of review under the Kansas state preservation law (K.S.A. 75-2724). This project may be subject to additional regulations, statutes, or ordinances locally as well. Please contact your local permitting office for information about any additional review requirements. If you have any questions concerning the review of this project please contact Katrina Ringler at 785-272-8681, ext. 215 or at Katrina.Ringler@ks.gov.

Sincerely,



Patrick Zollner
Deputy State Historic Preservation Officer

cc: Josh White, City of Arkansas City

Kansas Rehabilitation Tax Credit Application

rec'd 11/16/2021

Description of Rehabilitation

Part 2

STC Project Number: 1935

Please read the instructions carefully before completing this application. Applications must be complete and submitted to KSHS for approval before certification can be awarded. Type or print clearly. If additional space is needed, use continuation sheets or attach blank sheets. Be sure to include photos or documentation as requested in the application instructions.

Property Name: Burford Commercial Bldg

Street: 110A 110B 112B 114S 118 South Summit St

City: Arkansas City

County: Cowley

Zip Code: 67005

Building Information:

Date of Construction: 1925 Primary Historic Materials: current roofing materials

Historic Use of Building: Retail Spaces New/Current Use of Building: Commercial spaces

Proposed Start Date: 11/20/2021 Proposed Completion Date: 11/30/2021

Estimated Project Total: \$48,560.30 Amount of Grant Funds, Insurance Money: 0

Floor area before/after Rehabilitation: /

Project Contact:

Name: Miranda N. Hofmeister

Street: 112 S Summit St.

City: Arkansas City

State: KS

Zip: 67005

Phone: 620-442-5895

Email: director@burfordtheatre.com

Owner Information

Legal Property Owner(s): Arkansas City Area Arts Council, Inc.

Type of Ownership Entity (check one):

- Individual Corporation LLC/LP* Bank Insurance Non-Profit
 Government School Dist. University Fiduciary Other

Owner's Tax ID Number: [REDACTED]

SSN or FEIN (circle one)

Street Address: 112 S Summit St.

City: Arkansas City

State: KS

Zip: 67005

Daytime Phone: 620-442-5895

Email: director@burfordtheatre.com

Signature of Owner: Miranda N. Hofmeister

Date: 10/14/2021

*All Pass-Through entities must fill out the Additional Owners form providing ownership information for each shareholder within the entity.

State Office Use Only:

The State Historic Preservation Office has reviewed the Part 2 Application for the above-named property and determines that the rehabilitation:

- The rehabilitation described meets the Secretary of the Interior's Standards for Rehabilitation.
 The rehabilitation described does not meet the Secretary of the Interior's Standards for Rehabilitation.
 The rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

Date:	<u>12/01/2021</u>	SHPO/Deputy SHPO Signature:	<u>Patrick Zolner</u>
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**STATE TAX CREDIT REHABILITATION CERTIFICATION APPLICATION
COVER SHEET**

(TO BE SUBMITTED WITH PART 2)

**RECEIVED
NOV 16 2021
CULTURAL RESOURCES**

I certify that I have read the State Rehabilitation Tax Credit Instructions. I understand that my project scope of work must comply with the Secretary of the Interior's Standards of Rehabilitation and that the State Historic Preservation Office must approve all proposed work before physical work begins.

Miranda N. Holmiste 10/14/21

Signature of Owner

date

Miranda N. Holmiste 10/14/21

Signature of Project Contact

date

Please submit this form to the Kansas State Historical Society with your Part 2 form.

Refer to the Application Instructions for an explanation of and help with these forms.



PART 2 – SCOPE OF WORK

RECEIVED

NOV 16 2021

Property Name:
Burford Commercial Building

CULTURAL RESOURCES

In the sections provided, describe the proposed rehabilitation project. Be sure to include all work being done to the property and specific details about the work to be performed. Please attach additional sheets as necessary.

NUMBER 1	Architectural Feature:	Roof	Principal Material of Feature:	Poly ISO & TPO
	Approx. Date of Feature:	2003	Location of Feature:	Commercial Bld Roof

Describe existing feature and its current condition:

Roof is leaking through to second story of Burford Commercial Building. This roof is approximately 18 years old and is deteriorating rapidly. We have major concerns about any winter snow accumulation.

Photo no.	Drawing no.
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Describe proposed work on feature (include methods, materials, specifics):

At this time the contractor intends to overlay the existing roof with 1/2" high density poly ISO and 60 mil TPO single ply membrane. There will be TPO Wall flashing, TPO Curb Flashing and TPO through the wall scupper. He will install new roof drain flashing. Skylight will be covered.

NUMBER 2	Architectural Feature:		Principal Material of Feature:	
	Approx. Date of Feature:		Location of Feature:	

Describe existing feature and its current condition:

Photo no.	Drawing no.
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Describe proposed work on feature (include methods, materials, specifics):



Thomson Construction & Roofing
Brett Thomson Owner
P.O. Box 281
Winfield, KS 67156
Phone: 620-229-3555

**Final estimate with
current pricing**
09/22/2021
Claim Information

Company Representative
Danny Hartley
Phone: (316) 830-0104
danny@thomson-roofing.com

Shannon Martin
Burford Theater
118 South Summit Street
Arkansas City, KS 67005
(620) 886-1703

Job: Shannon Martin

Roofing Section

	Qty	Unit
Overlay existing roof with 1/2" High density poly ISO and 60 Mil TPO single ply membrane	67.50	SQ
Install TPO wall flashings	989.00	SF
Re flash curbs with TPO curb flashing	9.00	EA
Cover skylights with ISO and membrane	2.00	EA
Install 1" galvanized termination bar around perimeter	570.00	LF
Install plumbing vent TPO flashings	10.00	EA
HVAC removal and detach and reset as needed to be done by your HVAC contractor and billed directly to them	1.00	EA
Install TPO thru the wall scupper	1.00	EA
Install new roof drain flashing	1.00	EA
Includes all materials, labor, crane charges, dump fees and permits	1.00	EA
Sales tax	1.00	EA

TOTAL **\$48,560.30**

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Two-year workmanship warranty, limited lifetime warranty on shingles.

Terms are balance due upon completion.

If additional layers of tear off exist, further charges may be incurred post estimate.

If solid deck sheathing is required additional charge may be added dependent upon current market pricing.

Note: Payment to be made by cash or check. All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above estimate. It is contractually agreed that in the event of default, the said party agrees to pay all expenses incurred in collection, including reducing to judgment this obligation and including a thirty-three percent (33%) attorneys fees. The party further agrees that the proper venue for any or all legal proceedings arising out of this contract shall be Cowley County, Kansas. This contract may be withdrawn by us if not accepted within 30 days.

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Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date