

**APPLICATION FOR OBTAINING REAL PROPERTY  
FOR HISTORIC MONUMENT PURPOSES**

**To:** General Services Administration, Property Disposal Division  
230 South Dearborn St.  
Room 376, Mail Stop #37-13  
Chicago, IL 60604-1696  
Attn: Ms. Patrino

**Through:** National Park Service  
1709 Jackson Street  
Omaha, Nebraska 68102

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1991 SEP 30 P 9:31  
NATIONAL PARK SERVICE

The undersigned City of Golconda, Illinois hereinafter referred to as the Applicant or Grantor, acting by and through James E. Roper, Mayor, P.O. Box 511 of the City of Golconda, Illinois hereby applies for the conveyance, without monetary consideration, for use for historic monument purposes, from the United State of America pursuant to section 203 (k) (3) of the Federal Property and Administrative Services Act of 1949, as amended, (40 U.S.C. 48 (k) (3), and in accordance with the rules and regulations of the General Services Administration, hereinafter referred to as the Administration, the following described property:

Ohio River Lock and Dam 51  
GSA Control Number 2-D-IL-703 (Smithland Lock and Dam)  
Approximate acreage: 27 +/-

This property is more fully described in the Program of Preservation and Utilization attached hereto and made a part hereof.

Enclosed herewith is a resolution or certification as to the authority of the undersigned to execute this application and to do all other acts necessary to consummate the transaction.

The undersigned agrees that this application is made subject to the following terms and conditions:

1. This application and its acceptance by the Administration shall constitute the entire agreement between the applicant and the Administration, unless modified in writing signed by both parties.
2. The descriptions of the property set forth above are believed to be correct, but any error or omission shall not constitute ground or reason for nonperformance of the agreement resulting from the acceptance of this application.
3. It is understood that the property is to be conveyed "As Is" and "Where Is" without representation, warranty, or guaranty as to quantity, quality, character, condition, size or kind, or that the same is in condition or fit to be used for the purpose intended, and no claim for any adjustments upon such grounds will be considered after this application has been accepted.

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4. The Applicant agrees to assume possession of the property within 15 days of any written request given by the Administration after acceptance of this application. Should the Applicant fail to take actual possession within such period, it shall nonetheless be charged with constructive possession commencing at 12:01 a.m., local time, of the 16th day after such request by the Administration. The word "possession" shall mean either actual physical possession or constructive possession.

5. As of the date of assumption of possession of the property, or the date of conveyance, whichever occurs first, the Applicant shall assume responsibility for care and handling and all risks of loss or damage to the property and have all obligations and liabilities of ownership.

7. In support of eligibility to acquire the property for historic monument purposes, the undersigned submits a proposal entitled "Program of Preservation and Utilization" attached hereto. The "Program of Preservation and Utilization" may be amended from time to time at the request of either the Applicant or the Government, with the written concurrence of the other party. Such amendments will be added to and become a part of the original Program of Preservation and Utilization. The Applicant further agrees that it will furnish such data, maps, reports, and information as may be requested by the Secretary of the Interior.

8. Conveyance of the Property shall be accomplished by an instrument, or instruments in form satisfactory to the Administration, without warranty, express or implied, and shall contain reservations restrictions and conditions substantially as follows:

a. That the Grantee shall forever use the property in accordance with its application and approved program attached thereto entitled "Program of Preservation and Utilization."

b. Other than as provided for the approved "Program of Preservation and Utilization" (a) above, the property shall not be sold, leased, assigned, or otherwise disposed of, except to another local governmental agency that the Secretary of the Interior is satisfied can assure the continued use and maintenance of the property for historic monument purposes. However, nothing in this provision shall preclude the Grantee from providing facilities and services to the visiting public compatible with the approved program (a) above, through concession agreements entered into with third parties, provided the prior concurrence of the Secretary of the Interior, or his designee, is obtained to such agreements.

c. Biennial reports setting forth the use made of the property during the preceding two-year period shall be filed by the grantee with the Secretary of the Interior at 1709 Jackson Street, Omaha, Nebraska 68102 has authorized revenue-producing activities, the Grantee shall file with the Secretary of the Interior at the same address every two years the following reports:

1. Financial report. The financial report shall include the following:
  - (a) Statement of income from all sources during the reporting period.
  - (b) Statement of expenses classified according to the following heads:
    - (i) repair, rehabilitation, and restoration
    - (ii) recurring maintenance requirement, and
    - (iii) administration and operation.
  - (c) Statement of disposition of excess income.

The financial report will cover two accounting years, whether fiscal or calendar, as mutually agreed by the Grantee and the Secretary of the Interior, and will be submitted within 90 days after the close of the accounting year.

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2. Audit report. The audit report will consist of a report by an independent audit firm summarizing the results of the biennial audit in sufficient detail to disclose the financial position of the Grantee and the validity of the accounting procedures.

The Secretary of the Interior shall have the right, at his discretion, to audit such financial records, to examine such other records, and to inspect such portions of the granted property as may in his judgment be necessary to safeguard the interest of the United States.

d. The Government shall have the right, during any national emergency including any existing national emergency to full unrestricted use of the property conveyed without charge; provided, the Government shall bear the entire cost of maintenance of all property so used. It shall pay fair rental for use of improvements added by the Grantee without Federal aid.

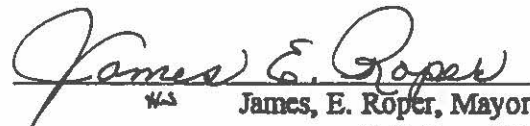
e. Title to the property transferred shall revert to the United States at the option in the vent of noncompliance with any of the terms and conditions of disposal.

9. Any title evidence which may be desired by the Applicant will be procured by the Applicant at his sole cost and expense. The Government will, however, cooperate with the Applicant or his authorized agent in this connection, and will permit examination and inspection of such deeds, abstracts, affidavits of title, judgments in condemnation proceedings, or other documents relating to the title of the premises and property involved, as it may have available. It is understood that the Government will not be obligated to pay for any expense incurred in connection with title matters or survey of the property.

10. The Applicant shall pay all taxes imposed on this transaction and shall obtain at his own expense and affix to all instruments of conveyance and security documents such revenue and documentary stamps as may be required by Federal and local law. All instruments of conveyance and security documents shall be placed on record in the manner prescribed by Local recording of statutes at the Applicant's expense.

11. The attached "Assurance of Compliance with the Department of the Interior Regulations under Title VI of the Civil Rights Act of 1964: is hereby a part of the application.

September 26, 1997

  
James, E. Roper, Mayor  
P.O. Box 511  
Golconda, IL 62938

FOR RESOLUTION  
APPLICATION TO ACQUIRE GOLCONDA LOCK AND DAM 51

Where, certain real property owned by the United States, location in the County of Pope, State of Illinois has been declared surplus and at the discretion of the Administrator of General Services, may be conveyed for historic monument purposes to a State, political subdivision, instrumentalities thereof, or municipality, under the provisions of section 203 (k) (3) of the Federal Property and Administrative Services Act of 1949, as amended (40 U.S.C. 484 (k) (3), and rules and regulations promulgated pursuant thereto, more particularly described as follows:

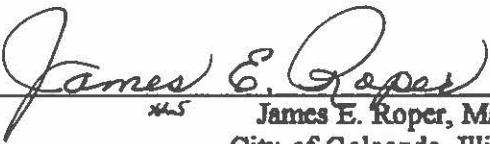
Whereas, the City of Golconda needs and will utilize said property in perpetuity for historic monument purposes as set forth in its application and in accordance with the requirements of said Act and the rules and regulations promulgated thereunder, and

Whereas, Applicant is authorized, willing and able to conduct compatible revenue-producing activities, and that regardless of any revenues derived from such activities, Applicant is financially able to utilize said property for historic monument purposes as set forth in its Program of Preservation and Utilization and in accordance with the requirements of said Act and regulations and procedures promulgated thereunder, and

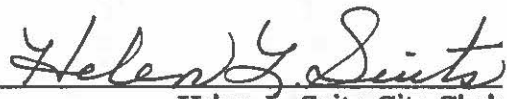
Whereas, Applicant agrees that any income in excess of costs of repair, rehabilitation, restoration and maintenance shall be used by the Applicant only for public historic preservation, park, or recreational purposes as enunciated in its Program of Preservation and Utilization;

Now, Therefore, Be It Resolved, that the City of Golconda shall make application to the Administrator of General Services for and secure the transfer to it of the above-mentioned property for said use upon and subject to such exceptions, reservations, terms, covenants, agreements, conditions, and restrictions as the Secretary of the Interior, and the Administrator of General Services, or their authorized representatives, may require in connection with the disposal of said property under said Act and the rules and regulations issued pursuant thereto; and Be It Further Resolved that the City of Golconda has legal authority, is willing, and is in a position to assume immediate care and maintenance of the property, and that James E. Roper, Mayor be and he is hereby authorized, for and on behalf of the City of Golconda to do and perform any and all acts and things which may be necessary to carry out the foregoing resolution, including the preparing, making, and filing of plans, applications, reports, and other documents, the execution, acceptance, delivery, and recordation of agreements, deeds, and other instruments pertaining to the transfer of said property, including the filing of copies of the application and the conveyance documents in the records of the governing body, and the payment of any and all sums necessary on account of the purchase price thereof or fees or costs incurred in connection with the transfer of said property for survey, title searches, recordation of instruments, or other costs identified with the Federal surplus property acquisition.

Dated at Golconda, Illinois, this second day of June, 1997

  
James E. Roper, Mayor  
City of Golconda, Illinois  
P.O. Box 511, Golconda, IL 62938

I, Helen L. Suits, hereby certify that I am the City Clerk of the City of Golconda and that the foregoing resolution is a true and correct copy of the resolution adopted by the vote of a majority of the members of said City of Golconda present at a meeting of said body on the second day of June, 1997, at which a quorum was present.

  
Helen, L. Suits, City Clerk

UNITED STATE DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

PROGRAM OF PRESERVATION AND UTILIZATION

Ohio River Lock and Dam 51  
property name

Project Number:

Golconda, Illinois 62938  
property address

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1. Name of applicant agency and representative: City of Golconda, James E. Roper, mayor

Name of prospective transferee: City of Golconda, P.O. Box 511, Golconda, IL 62938  
618-683-3341

2. Name of property: Ohio River Lock and Dam 51 (Smithland Lock & Dam)

GSA Control Number of Property: 2-D-IL-703

Address of property: Golconda, Pope County, Illinois 62938

Name of historic district: Ohio River Lock and Dam 51

3. Description of property:

Land: A tract of land located in Fractional Section 30, Township 13 South, Range 7 East, in Pope County, State of Illinois, described as follows:

Taking as a place of beginning the stone monument which is 1776.25 feet, more or less. East of a point which is 1423.75 feet, more or less, North of the Southwest corner of fractional section 30 and thence N. 1° 41' E., 483.8 feet more or less, to a point, thence N. 00° 17' W., 567.6 feet, more or less, to a point, thence N. 10° 1' E., 188.7 feet, more or less, to a point, thence N. 9° 51' E., 529.9 feet, more or less, to a point thence N. 8° 43' E., 141.6 feet, more or less, to a point, thence N. 12° 22' E., 171.6 feet, more or less, to a point, thence N. 9° 29' E., 267.5 feet, more or less, to a point, thence S. 76° 26' E., 15 feet, more or less, to a point, thence N. 3° 57' W., 570 feet, more or less, to a point, thence N. 6° 19' W., 133 feet, more or less, to a point, thence N. 22° 39' W., 105 feet, more or less, to a point, thence N. 2° 3' W., 116.6 feet more or less, to a point, thence S. 83° 42' E., 360 feet, more or less, to a point on low water line of Ohio River, thence along said low water line downstream 3250 feet, more or less, to a point on low water line, thence S. 89° 29' W. 384 feet, more or less, to the point of beginning, comprising in all 26.84 acres, more or less, of which 13.24 acres, more or less, are above ordinary flood line of Ohio River, taken at 330 feet above mean sea level.

Situate in the State of Illinois, County of Pope, fifty feet of equal width off the east side of Out-Lot No. 26 in Koch's Addition to the City of Golconda, more particularly described as follows:

Beginning on a stone at the northeast corner, said stone being a corner common to U.S.A. Lock & Dam No. 51 Reservation and the Odd Fellows' Cemetery tract; thence with said reservation line S 01° 41' W 483.8 feet to a stone marking the southwest corner of said U.S.A. Reservation, said stone being on the south Corporation Line of the City of Golconda; thence with said Corporation Line S 89° 29' W 50 feet to a corner common to J. J. Walker, et ux's south 1/3 of Lot No. 26 in Koch's Addition; thence with the east line of said Lot No. 26 N 01° 41' E 483.8 feet to the northeast corner of said Lot No. 26, said corner being common to the lands of W.W. and Wilma Walker and the Odd Fellows' Cemetery; thence with said cemetery line N 89° 29' E 50 feet to the point of beginning, containing 0.56 acre, more or less.

Acreage: 27 +/-

4. Buildings, structures, and improvements—describe individually showing building number, designation such as "Barracks", "Water tower", etc. and give dimensions and floor area.

Building #1	garage	816 sq.ft
2	1-1/2 story frame residence	1435
3	2 story brick residence	1831
4	2 story brick residence	1831
5	2 story frame residence	1435
6	2 story brick building	1274
7	metal building	2160
8	brick tower - pump house	34
9	frame building (metal shell) storage shed	280
10	concrete block storage building	853

Associated sidewalks, concrete pads and an oil and chip road as shown on Attachment #1.

#### 5. Utilities

This property is served by the City of Golconda public water and sewer systems. The electricity is provided by Southeastern Illinois Electrical Coop. The telephone service is provided by GTE.

6. Related personal property: NONE

#### 7. Significance.

The Ohio River Lock and Dam 51 has been an important part of the history of this two hundred year old community. The Ohio River was the reason for Golconda, and the Lock and Dam 51 site is a very important part of that history. The Lock and Dam site, if preserved, will form a visual record of the river's prominence in the history of our community. It is also a very important piece of real estate that allows the citizens an unrestricted view of the beautiful Ohio River, the Shawnee National Forest, and the natural beauty of a part of the state of Kentucky. It should forever remain in the public domain.

8. Preservation and Architectural plan. (Provide records of existing architectural conditions and proposed alterations. Existing conditions may be shown by original construction drawings which include subsequent modifications, by current record drawings, or by newly prepared measured drawings; existing decorative elements may be documented by detailed photographs. Interior elements, such as decorative plasterwork, wainscots, and major spaces, should be documented. Plans for the repair, rehabilitation, restoration, and maintenance of the historic area should be set forth in graphic and narrative form. The impact of incorporation of modern utilities or other modifications should be indicated. For archeological areas describe necessary security and maintenance to stabilize the site, control vegetal growth, or avoid damage. Describe work on the site, including parking, underground utility lines, landscaping, etc. List the increments and time schedules for phased work and the estimated cost of each increment. Detailed plans and specifications are not expected, but it must be clear that the applicant has fully recognized areas of historic significance and will plan proposed work to minimize the impact on these significant areas. All planned work as detailed below will be performed in accordance with the Secretary of the Interior's Standards of Rehabilitation.

1: Site feature: Building #1 - Garage

Approximate date of feature: unknown

Description: Wood Frame with metal shell

Describe existing feature and its condition:

This is wood frame structure with corrugated metal shell. The building is in fair to poor condition. There were never any garage doors installed. Since being abandoned in 1976 trees have grown alongside causing damage to the roof. The trees will be removed, as they have grown between building and a concrete retaining wall. (Photo #1) The windows are wood.

1-A. Feature: Windows, Trim and Door Frames

Approximate date of feature: unknown

Description: Wood windows, Trim and Door Frames

Existing condition and proposed work:

The condition of the wood windows is poor the rest of the wood is fair. (Photo #2) All loose paint will be removed from windows and trim then scraped and smoothed with sandpaper. Prime and paint windows and woodwork. Any and all rotted and irreparable portions of wood will be removed and replaced with materials matching the original material in composition, design, color, texture and other visual qualities. Deteriorated architectural features shall be repaired rather than replaced, wherever possible; such determination shall be made in full accordance with the Secretary of the Interior's Standards for Rehabilitation.

1-B. Feature: Metal Shell

Approximate date of feature: unknown

Description: Corrugated metal on sides and roof of garage

Existing condition and proposed work:

Remove rust and peeling paint from the external shell, inspect, replace or repair as necessary and repaint with a preservative paint and primer. (Photos #3, 4, 5)

2: Site feature: Building #2 - Dwelling (Exhibit 1) Drawing #2

Approximate date of feature: 1929

Describe existing feature and its condition:

This is a one and one-half story wood frame residence with 1435 square feet of living space with a poured concrete basement. (Photo #6) The roof is asphalt shingle and is leaking. It has three bedrooms and one bath. The first floor has lath and plaster walls and ceiling that is falling off. The second story was originally left unfinished, but finished out at a later date with wallboard wallcovering. All kitchen cabinets, sinks, etc. have been removed. The bathroom fixtures have been vandalized and must be replaced. The building had a central heating unit with duct work, but was never air conditioned. The heating unit is removed, but the duct work remains intact. The wiring is badly deteriorated/removed and will require replacement. The floors are natural wood with varnish. The doors (interior and exterior) were varnished as well as the baseboards, quarter round, etc and later painted with a water base paint. The exterior plumbing appears to be intact and is connected to a force main sewage system that is pumped to the City of Golconda Wastewater Treatment Plant. When work is completed the building will appear identical to its historic appearance and will be properly protected from weathering and water damage. The existing floor plan will be utilized.

2-A. Feature: Roofing (Photos #7, 15)

Approximate date of feature: Periodically replaced since 1929

Description: Green Asphalt Shingles

Existing condition and proposed work:

The roof is leaking and there is some decking damaged and will require replacement. The shingles will be removed, the decking will be inspected and replaced as required. The shingles will be replaced with historically correct type, color, etc. or suitable substitute as recommended by a registered architect or professional engineer that the City has on contract.

2-B. Feature: Plaster Wallcovering - first floor (Photo #8)

Approximate date of feature: 1929

Description: Lath and plaster walls and ceiling

Existing condition and proposed work:

The plaster is loose, cracked and in many cases falling from the walls. A detailed inspection of the plaster walls will be conducted. It will be replaced as necessary with a suitable composition that is recommended by a registered architect.

2-C. Feature: Wallboard, wallcovering - second floor (Photos #9, 10)

Approximate date of feature: 1948 or later. It was installed following WWII

Description: Gypsum Wallboard 1/2" wallcovering

Existing condition and proposed work:

The gypsum wallboard has been damaged by water and dampness from the leaking roof and humidity. A detailed inspection of the upstairs walls that have this material installed will be conducted. Damaged material will be repaired or replaced as necessary with a compatible material that is recommended by a registered architect.



2-D. Feature: Kitchen cabinets and sink (Photo #11)

Approximate date of feature: unknown; all are missing

Description: Kitchen cabinets and sink

Existing condition and proposed work:

All of the kitchen cabinets and other items in the kitchen have been removed. A detailed design of the kitchen will be completed to provide a kitchenette for the occupants. The style and type of replacement cabinets will be determined to be architecturally correct for the period of the structure. The design and material selection will be completed by a registered architect or professional engineer.

2-E. Feature: Bathroom of dwelling (Photos #12, 13, 14)

Approximate date of feature: Unknown; only bathtub remains

Description: The bathroom fixtures have been removed except for the bathtub

Existing condition and proposed work:

The bathroom will be designed within the confines of the existing walls to include a shower and modern fixtures that are of a style that is architecturally correct for the period of the structure. The design and fixture selection will be completed by a registered architect or professional engineer.

2-F. Feature: Window (Photo 16)

Approximate date of feature: 1929; Periodically Replaced

Description: Window - Wood

Existing condition and proposed work:

Wood window frames, sashes and glass will have all paint removed; inspected and repaired or replaced with historically correct architectural features. The window frames appear to be in good condition with some panes broken.

2-G. Feature: Heating and Ventilation System (Photos #17, 18, 19, 20)

Approximate date of feature: Periodically Replaced since 1929

Description: Heating and Ventilation System

Existing condition and proposed work:

The installed heating system is removed. The dwelling was once cooled by window air conditioning. The original duct work is intact. The existing duct will be utilized where feasible and a central heating and air condition system will be installed. Additional duct work will be required to heat and cool the upstairs. All design work for additional duct will be done with historic preservation guidelines for the type work.

2-H. Feature: Electrical Wiring and Fixtures (Photos #21, 22, 23)

Approximate date of feature: Periodically Upgraded since 1929

Description: Electrical Wiring and Fixtures

Existing condition and proposed work:

The original fuse box, receptacles, all wall covers and fixtures have been removed or damaged beyond repair. The wiring in some cases is still installed as well as some switches. The wiring, switches, receptacles, fuse boxes and other miscellaneous fittings must be replaced to meet federal, state, and local codes. The design and installation of the aforementioned equipment will be carried out with preservation guideline foremost. Where possible existing

period fixtures will be repaired and utilized. These decisions will be made by an electrical engineer.

2-I. Feature: Flooring (Photos #24, 25, 26)

Approximate date of feature: 1929

Description: Flooring - pine

Existing condition and proposed work:

The pine flooring is still in its original finish and in remarkably good condition except in the upstairs where water has stained it in one or two areas. The floors will be sanded and refinished to original condition.

2-J. Feature: Interior Woodwork and Doors (Photos #27, 28, 29, 30)

Approximate date of feature: 1929

Description: Interior woodwork includes baseboard, staircases, window frames, doors (interior and exterior), baseboard, quarter-rounds, etc.

Existing condition and proposed work:

The interior woodwork and doors were originally varnished. Throughout the years the natural finish was covered with a water base paint. All interior woodwork and doors will be stripped with an environmentally safe method and all residue evaluated for hazard level and disposed of in accordance with the Environmental Protection Administration procedures. Any and all rotted, missing or irreparable portions of wood and door hardware will be removed and replaced with materials matching the original material in composition, design, color, texture, style and other visual qualities. Deteriorated architectural features shall be repaired rather than replaced whenever possible. Such determination shall be made in full accordance with the Secretary of the Interior's Standard for Rehabilitation.

2-K. Feature: Plumbing System (Photo #31)

Approximate date of feature: 1929

Description: Plumbing System

Existing condition and proposed work:

The plumbing system will have to be inspected to determine the condition. The sanitary drain system is intact and appears to be in good condition. The fresh water system will have to be pressure tested and upgraded to be compatible with bathroom and kitchen equipment that will be installed. It will need a new hot water heater installed.

2-L. Feature: Exterior Structure and Porches (Photos #32, 33, 34, 35, 38, 39, 40, 41, 42)

Approximate date of feature: 1929

Description: Exterior Structure and Porches

Existing condition and proposed work:

The porches were screened-in sometime in the 1940's, however, all screen wire has disappeared. The porches will be restored to original design and utilized as such. The front porch is wood with wood steps and the back porch is concrete floor and steps. All fascia boards, weatherboard, porches and other miscellaneous exterior wood will have all loose paint removed by an approved method. All residue will be evaluated for hazard code and disposed of in accordance with applicable Environmental Protection Agency regulations. Any and all

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rotted, missing or irreparable portions of wood will be removed and replaced with materials matching the original material in composition, design, color, texture, and other visual qualities. The building interior and exterior will be painted with paint and primer that is appropriate to the application. The color scheme will be such that it blends into the site with historically appropriate colors. Deteriorated architectural features shall be repaired rather than replaced wherever possible; such determination shall be made in full accordance with the Secretary of the Interior's Standards of Rehabilitation.

2-M. Feature: Basement (Photo #36)

Approximate date of feature: 1929

Description: Basement; poured concrete

Existing condition and proposed work:

The basement is dry and in excellent condition. It will have to be cleaned up.

3. Site Feature: Building #3 - Dwelling (Exhibit 1) Drawing 3

Approximate Date of Feature - 1929

Describe existing feature and its condition:

This is a two story brick dwelling with 1831 square feet of living space with a poured concrete basement. (Photo #37) The roof is red tile. The walls have plaster wallcovering. The dwelling has a kitchen, living room and dining room on the first floor. The second floor consist of one bath and three bedrooms. There is a fireplace in the living room and dining room. The kitchen has one cabinet unit with a sink remaining that is a 1950 style. The bathroom has the bathtub, and one vandalized metal medicine cabinet remaining. The floors are varnished pine. All interior trim and doors are originally varnished natural wood that has been painted over. The windows are wood frame with some of the glass panes broken. The brick structure is sound. The wiring and associated fixtures does not meet code and much has been removed. The plumbing and sanitary drain system is generally intact, and is connected to a force main sewage system that is pumped to the City of Golconda Wastewater Treatment Plant. Exterior trim and the inside of the dwelling will require preservation and painting. The heating system is a hot water system/steam with period radiators and a closed loop piping system. The front porch has a wood floor with concrete steps. The back porch has a concrete floor and concrete steps. When the restoration is complete the building will appear identical to historic appearance, and will be properly protected from weathering and water damage.

3-A. Feature: Roofing (Photos #43, 44, 45)

Approximate Date of feature: 1929

Description, Existing condition and proposed work:

The roofing is red tile. The exact composition must be confirmed. The roof has some missing tile that has been blown off during storms over the years. There is not any leaking that is visible at this point, but the drip edge has begun to show some damage and must be closely inspected and a detailed plan of stabilization and repair must be generated. This plan will include an identification of the exact type of material and repair method. The tile will be replaced with historically correct type, color, etc, or a suitable substitute as recommended by a registered architect or professional engineer.

3-B. Feature: Plaster Wallcovering (Photos #46, 47, 48)

Approximate date of feature: 1929

Description: Lath and Plaster interior walls and ceilings and plaster over brick

Existing condition and proposed work:

The original plaster is generally intact with peeling paint. The exterior walls had the plaster directly over the masonry walls. These are some areas that the plaster is separating from the masonry. The interior walls and ceiling are plaster over lath. The peeling paint will have to be removed, the plaster walls and ceiling given a detailed inspection and a repair plan developed. It will be replaced/repared as necessary with a suitable composition recommended by registered architect.

3-C. Feature: Kitchen cabinets and sink (Photo #49)

Approximate date of feature: unknown

Description, existing condition and proposed work:

Most of the kitchen cabinets and other items in the kitchen have been removed. One cabinet and sink remains that is a 1950's style. A detailed design of the kitchen will be completed to provide a kitchenette for the occupants. The style and type of replacement cabinets will be determined to be architecturally correct for the period of the structure. The design and material selection will be completed by a registered architect or professional engineer.

3-D Feature: Fireplace (Photos #50, 51)

Approximate date of feature: 1929

Description: Fireplace, one in living room and one in the dining room

Existing condition and proposed work:

The fireplaces appear to be in good condition. A detailed inspection of the fire brick and chimney will be conducted and a determination made on whether they can be used as is or a renovation procedure will be developed. The proposal will include a method to remove the paint from the brick on the fireplace if possible.

3-E. Feature: Bathroom of dwelling (Photos #52, 53, 54)

Approximate date of feature: Unknown; only bathtub remains

Description: The bathroom fixtures have been removed except for the bathtub and a vandalized medicine cabinet

Existing condition and proposed work:

The bathroom will be designed within the confines of the existing walls to include a shower and modern fixtures that are of a style that is architecturally correct for the period of the structure. The design and fixture selection will be completed by a registered architect or professional engineer.

3-F. Feature: Flooring (Photo #55)

Approximate date of feature: 1929

Description: Flooring - pine

Existing condition and proposed work:

The pine flooring is still in its original finish and in remarkably good condition. The floors will be sanded and refinished to original condition.

3-G. Feature: Interior woodwork and doors (Photos #56, 57, 58, 59)

Approximate date of feature: 1929

Description: Interior woodwork includes baseboard, staircases, window frames, doors (interior and exterior), baseboard, quarter-rounds, etc.

Existing condition and proposed work:

The interior woodwork and doors were originally varnished. Throughout the years the natural finish was covered with a water base paint. All interior woodwork and doors will be stripped with an environmentally safe method and all residue evaluated for hazard level and disposed of in accordance with the Environmental Protection Administration procedures. Any and all rotted, missing or irreparable portions of wood and door hardware will be removed and replaced with materials matching the original material in composition, design, color, texture, style and other visual qualities. Deteriorated architectural features shall be repaired rather than replaced whenever possible. Such determination shall be made in full accordance with the Secretary of the Interior's Standard for Rehabilitation.

3-H. Feature: Window (Photos #60, 61)

Approximate date of feature: 1929; periodically replaced

Description: Window - Wood

Existing condition and proposed work:

Wood window frames, sashes and glass will have all paint removed; inspected and repaired or replaced with historically correct architectural features. The window frames appear to be in good condition with some panes broken.

3-I. Feature: Masonry (Photos #62, 63)

Approximate date of feature: 1929

Description: Masonry - red brick

Existing condition and proposed work:

The red brick is in good condition. There is not any apparent damage to brick or mortar. There are a few vines and other plant life clinging to the brick. The vegetation will be removed and the brick masonry inspected. Some tuck pointing may be required on the chimneys at the very top. A plan, if required, will be developed to do all work in an approved method.

3-J. Feature: Electrical Wiring and Fixtures (Photos 64, 65, 66, 67)

Approximate date of feature: Periodically upgraded since 1929

Description: Electrical Wiring and Fixtures

Existing condition and proposed work:

The original fuse box, receptacles, most wall covers and all fixtures have been removed or damaged beyond repair. The wiring in some cases is still installed as well as some switches. The wiring, switches, receptacles, fuse boxes and other miscellaneous fittings must be replaced to meet federal, state, and local codes. The design and installation of the aforementioned equipment will be carried out with preservation guideline foremost. Where possible existing period fixtures will be repaired and utilized. These decisions will be made by an electrical engineer.

3-K. Feature: Plumbing System (Photos #68, 69)

Approximate date of feature: 1929

Description: Plumbing System

Existing condition and proposed work:

The plumbing system will have to be inspected to determine the condition. The sanitary drain system is intact and appears to be in good condition. The fresh water system will have to be pressure tested and upgraded to be compatible with bathroom and kitchen equipment that will be installed. It will need a new hot water heater installed.

3-L. Feature: Heating and Ventilation System (Photos #70, 71, 72)

Approximate date of feature: Periodically replaced since 1929

Description: Heating and Ventilation System

Existing condition and proposed work:

The heating system is a hot water/steam system with a period radiator and a closed loop piping system. There never was an installed ventilation system. The building was cooled in later years with window air conditioners. The furnace is a 1950 type coal burning unit. It has been vandalized to the point that it is beyond economical repair. The system will be replaced. A method to air condition the unit will be designed and installed and will follow preservation guidelines.

3-M. Feature: Exterior Trim and Porches (Photos #73, 74, 75, 76)

Approximate date of feature: 1929

Description: Exterior Structure and Porches

Existing condition and proposed work:

The porches were screened-in sometime in the 1940's, however, all screen wire has disappeared. The porches will be restored to original design and utilized as such. The front porch is masonry rail, concrete floor and wainscot ceiling and the back porch is concrete floor and steps. all fascia boards, porches and other miscellaneous exterior wood will have all loose paint removed by an approved method. All residue will be evaluated for hazard code and disposed of in accordance with applicable Environmental Protection Agency regulations. Any and all rotted, missing or irreparable portions of wood will be removed and replaced with materials matching the original material in composition, design, color, texture, and other visual qualities. The building interior and exterior trim will be painted with paint and primer that is appropriate to the application. The color scheme will be such that it blends into the site with historically appropriate colors. Deteriorated architectural features shall be repaired rather than replaced wherever possible; such determination shall be made in full accordance with the Secretary of the Interior's Standards of Rehabilitation.

3-N. Feature: Basement (Photo #77)

Approximate date of feature: 1929

Description: Basement; poured concrete

Existing condition and proposed work:

The basement is dry and in excellent condition. It will have to be cleaned up.

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4. Site Feature: Building #4 - Dwelling (Exhibit 1) Drawing #4

Approximate Date of Feature - 1929

Describe existing feature and its condition:

This is a two story brick dwelling with 1831 square feet of living space with a poured concrete basement. (Photo #78) The roof is red tile. The walls have plaster wallcovering. The dwelling has a kitchen, living room and dining room on the first floor. The second floor consist of one bath and three bedrooms. There is a fireplace in the living room and dining room. The kitchen has one cabinet unit with a sink remaining that is a 1950 style. The bathroom has the bathtub, and one vandalized metal medicine cabinet remaining. The floors are varnished pine. All interior trim and doors are originally varnished natural wood that has been painted over. The windows are wood frame with some of the glass panes broken. The brick structure is sound. The wiring and associated fixtures does not meet code and much has been removed. The plumbing and sanitary drain system is generally intact, and is connected to a force main sewage system that is pumped to the City of Golconda Wastewater Treatment Plant. Exterior trim and the inside of the dwelling will require preservation and painting. The heating system is a hot water system/steam with period radiators and a closed loop piping system. The front porch has a wood floor with concrete steps. The back porch has a concrete floor and concrete steps. When the restoration is complete the building will appear identical to historic appearance, and will be properly protected from weathering and water damage.

4 - A. Feature: Roofing (Photos #79, 80)

Approximate Date of feature: 1929

Description, Existing condition and proposed work:

The roofing is red tile except for the porch that has been replaced with asphalt shingle. The exact composition must be confirmed. The roof has some missing tile that has been blown off during storms over the years. There is serious leaking visible on the front porch, and the drip edge has begun to show some damage and must be closely inspected and a detailed plan of stabilization and repair must be generated. This plan will include an identification of the exact type of material and repair method. The tile will be replaced with historically correct type, color, etc, or a suitable substitute as recommended by a registered architect or professional engineer.

4-B. Feature: Plaster Wallcovering (Photos #81, 82)

Approximate date of feature: 1929

Description: Lath and Plaster interior walls and ceilings and plaster over brick

Existing condition and proposed work:

The original plaster is generally intact with peeling paint. The exterior walls had the plaster directly over the masonry walls. These are some areas that the plaster is separating from the masonry. The interior walls and ceiling are plaster over lath. The peeling paint will have to be removed, the plaster walls and ceiling given a detailed inspection and a repair plan developed. It will be replaced/repared as necessary with a suitable composition recommended by registered architect.



4-C. Feature: Kitchen cabinets and sink (Photo 83)

Approximate date of feature: unknown

Description, existing condition and proposed work:

Most of the kitchen cabinets and other items in the kitchen have been removed. Two cabinets and one sink remains that is a 1950's style. A detailed design of the kitchen will be completed to provide a kitchenette for the occupants. The style and type of replacement cabinets will be determined to be architecturally correct for the period of the structure. The design and material selection will be completed by a registered architect or professional engineer.

4-D Feature: Fireplace (Photos #84, 85)

Approximate date of feature: 1929

Description: Fireplace, one in living room and one in the dining room

Existing condition and proposed work:

The fireplaces appear to be in good condition. A detailed inspection of the fire brick and chimney will be conducted and a determination made on whether they can be used as is or a renovation procedure will be developed. The proposal will include a method to remove the paint from the brick on the fireplace if possible.

4-E. Feature: Bathroom of dwelling (Photos #86, 87, 88)

Approximate date of feature: Unknown; only bathtub remains

Description: The bathroom fixtures have been removed except for the bathtub and a vandalized medicine cabinet

Existing condition and proposed work:

The bathroom will be designed within the confines of the existing walls to include a shower and modern fixtures that are of a style that is architecturally correct for the period of the structure. The design and fixture selection will be completed by a registered architect or professional engineer.

4-F. Feature: Flooring (Photo #89)

Approximate date of feature: 1929

Description: Flooring - pine

Existing condition and proposed work:

The pine flooring is still in its original finish and in remarkably good condition. The floors will be sanded and refinished to original condition.

4-G. Feature: Interior woodwork and doors (Photo #90, 91, 92, 93)

Approximate date of feature: 1929

Description: Interior woodwork includes baseboard, staircases, window frames, doors (interior and exterior), baseboard, quarter-rounds, etc.

Existing condition and proposed work:

The interior woodwork and doors were originally varnished. Throughout the years the natural finish was covered with a water base paint. All interior woodwork and doors will be stripped with an environmentally safe method and all residue evaluated for hazard level and disposed of in accordance with the Environmental Protection Administration procedures. Any and all rotted, missing or irreparable portions of wood and door hardware will be removed and

replaced with materials matching the original material in composition, design, color, texture, style and other visual qualities. Deteriorated architectural features shall be repaired rather than replaced whenever possible. Such determination shall be made in full accordance with the Secretary of the Interior's Standard for Rehabilitation.

4-H. Feature: Window (Photo #94)

Approximate date of feature: 1929; periodically replaced

Description: Window - Wood

Existing condition and proposed work:

Wood window frames, sashes and glass will have all paint removed; inspected and repaired or replaced with historically correct architectural features. The window frames appear to be in good condition with some panes broken.

4-I. Feature: Masonry (Photos #95, 96)

Approximate date of feature: 1929

Description: Masonry - red brick

Existing condition and proposed work:

The red brick is in good condition. There is not any apparent damage to brick or mortar. There are a few vines and other plant life clinging to the brick. The vegetation will be removed and the brick masonry inspected. Some tuck pointing may be required on the chimneys at the very top. A plan, if required, will be developed to do all work in an approved method.

4-J. Feature: Electrical Wiring and Fixtures

Approximate date of feature: Periodically upgraded since 1929

Description: Electrical Wiring and Fixtures

Existing condition and proposed work:

The original fuse box, receptacles, most wall covers and all fixtures have been removed or damaged beyond repair. No period fixtures available. The wiring in some cases is still installed as well as some switches. The wiring, switches, receptacles, fuse boxes and other miscellaneous fittings must be replaced to meet federal, state, and local codes. The design and installation of the aforementioned equipment will be carried out with preservation guideline foremost. Where possible existing period fixtures will be repaired and utilized. These decisions will be made by an electrical engineer.

4-K. Feature: Plumbing System

Approximate date of feature: 1929

Description: Plumbing System

Existing condition and proposed work:

The plumbing system will have to be inspected to determine the condition. The sanitary drain system is intact and appears to be in good condition. The fresh water system will have to be pressure tested and upgraded to be compatible with bathroom and kitchen equipment that will be installed. It will need a new hot water heater installed.

4-L. Feature: Heating and Ventilation System (Photos #97, 98, 99)

Approximate date of feature: Periodically replaced since 1929

Description: Heating and Ventilation System

Existing condition and proposed work:

The heating system is a hot water/steam system with a period radiator and a closed loop piping system. There never was an installed ventilation system. The building was cooled in later years with window air conditioners. The furnace is a 1950 type coal burning unit. It has been vandalized to the point that it is beyond economical repair. The system will be replaced. A method to air condition the unit will be designed and installed and will follow preservation guidelines.

4-M. Feature: Exterior Trim and Porches (Photos #100, 101, 102, 103, 104)

Approximate date of feature: 1929

Description: Exterior Structure and Porches

Existing condition and proposed work:

The porches were screened-in sometime in the 1940's, however, all screen wire has disappeared. The porches will be restored to original design and utilized as such. The front porch is masonry rail, concrete floor and wainscot ceiling and the back porch is concrete floor and steps. all fascia boards, porches and other miscellaneous exterior wood will have all loose paint removed by an approved method. All residue will be evaluated for hazard code and disposed of in accordance with applicable Environmental Protection Agency regulations. Any and all rotted, missing or irreparable portions of wood will be removed and replaced with materials matching the original material in composition, design, color, texture, and other visual qualities. The building interior and exterior trim will be painted with paint and primer that is appropriate to the application. The color scheme will be such that it blends into the site with historically appropriate colors. Deteriorated architectural features shall be repaired rather than replaced wherever possible; such determination shall be made in full accordance with the Secretary of the Interior's Standards of Rehabilitation.

4-N. Feature: Basement (Photo #105)

Approximate date of feature: 1929

Description: Basement; poured concrete

Existing condition and proposed work:

The basement is dry and in excellent condition. It will have to be cleaned up.

5: Site feature: Building #5 - Dwelling (Exhibit 1) Drawing #5

Approximate date of feature: 1929

Describe existing feature and its condition:

This is a one and one-half story wood frame residence with 1435 square feet of living space with a poured concrete basement. (Photo # 106) The roof is asphalt shingle and is leaking. It has three bedrooms and one bath. The first floor has lath and plaster walls and ceiling that is falling off. The second story was originally left unfinished, but finished out at a later date with wallboard wallcovering. All kitchen cabinets, sinks, etc. have been removed. The bathroom fixtures have been vandalized and must be replaced. The building had a central heating unit with duct work, but was never air conditioned. The heating unit is removed, but the duct work remains intact. The wiring is badly deteriorated/removed and will require replacement. The floors are natural wood with varnish. The doors (interior and exterior) were varnished as well as the baseboards, quarter round, etc and later painted with a water base paint. The exterior plumbing appears to be intact and is connected to a force main sewage system that is pumped to the City of Golconda Wastewater Treatment Plant. When work is completed the building will appear identical to its historic appearance and will be properly protected from weathering and water damage. The existing floor plan will be utilized.

5-A. Feature: Roofing (Photos #107, 108)

Approximate date of feature: Periodically replaced since 1929

Description: Green Asphalt Shingles

Existing condition and proposed work:

The roof is leaking and there is some decking damaged and will require replacement. The front porch has serious leaks. The shingles will be removed, the decking will be inspected and replaced as required. The shingles will be replaced with historically correct type, color, etc. or suitable substitute as recommended by a registered architect or professional engineer that the City has on contract.

5-B. Feature: Plaster Wallcovering - first floor (Photo #109)

Approximate date of feature: 1929

Description: Lath and plaster walls and ceiling

Existing condition and proposed work:

The plaster is loose, cracked and in many cases falling from the walls. A detailed inspection of the plaster walls will be conducted. It will be replaced as necessary with a suitable composition that is recommended by a registered architect.

5-C. Feature: Wallboard, wallcovering - second floor (Photos #110, 111, 112)

Approximate date of feature: 1948 or later. It was installed following WWII

Description: Gypsum Wallboard 1/2" wallcovering

Existing condition and proposed work:

The gypsum wallboard has been damaged by water and dampness from the leaking roof and humidity. A detailed inspection of the upstairs walls that have this material installed will be

conducted. Damaged material will be repaired or replaced as necessary with a compatible material that is recommended by a registered architect.

5-D. Feature: Kitchen cabinets and sink (Photo #113)

Approximate date of feature: unknown; all are missing

Description: kitchen cabinets and sink

Existing condition and proposed work:

All of the kitchen cabinets and other items in the kitchen have been removed. A detailed design of the kitchen will be completed to provide a kitchenette for the occupants. The style and type of replacement cabinets will be determined to be architecturally correct for the period of the structure. The design and material selection will be completed by a registered architect or professional engineer.

5-E. Feature: Bathroom of dwelling (Photos #114, 115, 116, 117)

Approximate date of feature: Unknown; only bathtub remains

Description: The bathroom fixtures have been removed except for the bathtub

Existing condition and proposed work:

The bathroom will be designed within the confines of the existing walls to include a shower and modern fixtures that are of a style that is architecturally correct for the period of the structure. The design and fixture selection will be completed by a registered architect or professional engineer.

5-F. Feature: Window (Photo #118)

Approximate date of feature: 1929; Periodically Replaced

Description: Window - Wood

Existing condition and proposed work:

Wood window frames, sashes and glass will have all paint removed; inspected and repaired or replaced with historically correct architectural features. The window frames appear to be in good condition with some panes broken.

5-G. Feature: Heating and Ventilation System (Photos #119, 120, 121)

Approximate date of feature: Periodically Replaced since 1929

Description: Heating and Ventilation System

Existing condition and proposed work:

The installed heating system is a coal burning unit with a stoker of the 1950's. All are damaged. The dwelling was once cooled by window air conditioning. The original duct work is intact. The existing duct will be utilized where feasible and a central heating and air condition system will be installed. Additional duct work will be required to heat and cool the upstairs. All design work for additional duct will be done with historic preservation guidelines for the type work.

5-H. Feature: Electrical Wiring and Fixtures (Photos #122, 123, 124, 125)

Approximate date of feature: Periodically Upgraded since 1929

Description: Electrical Wiring and Fixtures

Existing condition and proposed work:

The original fuse box, receptacles, all wall covers and fixtures have been removed or damaged beyond repair. The wiring in some cases is still installed as well as some switches. The wiring, switches, receptacles, fuse boxes and other miscellaneous fittings must be replaced to meet federal, state, and local codes. The design and installation of the aforementioned equipment will be carried out with preservation guideline foremost. Where possible existing period fixtures will be repaired and utilized. These decisions will be made by an electrical engineer.

5-I. Feature: Flooring (Photo #126, 127, 128)

Approximate date of feature: 1929

Description: Flooring - pine

Existing condition and proposed work:

The pine flooring is still in its original finish and in remarkably good condition except in the upstairs where water has stained it in one or two areas. The floors will be sanded and refinished to original condition.

5-J. Feature: Interior Woodwork and Doors (Photos #129, 130, 131, 132)

Approximate date of feature: 1929

Description: Interior woodwork includes baseboard, staircases, window frames, doors (interior and exterior), baseboard, quarter-rounds, etc.

Existing condition and proposed work:

The interior woodwork and doors were originally varnished. Several doors have been damaged beyond repair. Throughout the years the natural finish was covered with a water base paint. All interior woodwork and doors will be stripped with an environmentally safe method and all residue evaluated for hazard level and disposed of in accordance with the Environmental Protection Administration procedures. Any and all rotted, missing or irreparable portions of wood and door hardware will be removed and replaced with materials matching the original material in composition, design, color, texture, style and other visual qualities. Deteriorated architectural features shall be repaired rather than replaced whenever possible. Such determination shall be made in full accordance with the Secretary of the Interior's Standard for Rehabilitation.

5-K. Feature: Plumbing System (Photo #133)

Approximate date of feature: 1929

Description: Plumbing System

Existing condition and proposed work:

The plumbing system will have to be inspected to determine the condition. The sanitary drain system is intact and appears to be in good condition. the fresh water system will have to be pressure tested and upgraded to be compatible with bathroom and kitchen equipment that will be installed. It will need a new hot water heater installed.

5-L. Feature: Exterior Structure and Porches (Photos #134, 135, 136, 137, 138, 139, 140)

Approximate date of feature: 1929

Description: Exterior Structure and Porches

Existing condition and proposed work:

The porches were screened-in sometime in the 1940's, however, all screen wire has disappeared. The porches will be restored to original design and utilized as such. The front porch is wood and will have to be rebuilt, and the back porch is concrete floor and steps. The front porch support pillars are poured concrete and all in good condition. All fascia boards, weatherboard, porches and other miscellaneous exterior wood will have all loose paint removed by an approved method. All residue will be evaluated for hazard code and disposed of in accordance with applicable Environmental Protection Agency regulations. Any and all rotted, missing or irreparable portions of wood will be removed and replaced with materials matching the original material in composition, design, color, texture, and other visual qualities. The building interior and exterior will be painted with paint and primer that is appropriate to the application. The color scheme will be such that it blends into the site with historically appropriate colors. Deteriorated architectural features shall be repaired rather than replaced wherever possible; such determination shall be made in full accordance with the Secretary of the Interior's Standards of Rehabilitation.

5-M. Feature: Basement (Photo #141)

Approximate date of feature: 1929

Description: Basement; poured concrete

Existing condition and proposed work:

The basement is dry and in excellent condition. It will have to be cleaned up.

6. Site Feature: Building #6 - Brick Building (Exhibit 1) Drawing #6

Approximate date of feature: 1929

Describe existing feature and its condition:

This is a two story brick building that was used as a machine room for the old lock and dam site. The roof is a red tile. The building is built into a hill with the bottom half being poured concrete and the top red brick. The entire building was a machinery room, and has been stripped of any usable machinery or electrical equipment. There is a concrete shower and a sink. the heating system was removed. One steam radiator remains.

6-A: Feature: Roofing (Photos #142, 143)

Approximate date of feature: 1929

Describe existing condition of feature:

The roof is red tile. It does not appear to leak. There are some missing tile, but that will have to be replaced. The tile is the same as for buildings #3 & #4. A plan for replacing the tile will be generated including identification of the exact roofing material. The tile will be replaced with historically correct tile.

6-B. Feature: Wallcovering (Photos #144, 145, 146)

Approximate date of feature: 1929

Describe existing condition of feature:

Some of walls are wallboard, others poured concrete, some red brick. Where it has been painted it is peeling and will require scraping and repainted.

6-C. Feature: Doors and Windows (Photos #147, 148)

Approximate date of feature: 1929

Description: Wood Doors and Steel Frame Windows

Existing condition and proposed work:

The windows and doors have the glass panes broken out. The frames are all in good condition and will only require clean-up, preservation and pane replacement.

6-D. Feature: Masonry (Photo #149)

Approximate date of feature: 1929

Description: Masonry - Red Brick

Existing condition and proposed work:

The brick has one area that shows a crack, and some areas that may require tuck pointing. The brick is generally in good to excellent condition. A detailed inspection will be conducted and a plan to repair as necessary followed.

6-E. Feature: Electrical Wiring (Photos #150, 151, 152)

Approximate date of feature: 1929 - improved periodically

Description: Electrical Wiring

Existing condition and proposed work:

All electrical wiring and fixtures will have to be replaced. The wiring runs in exposed conduit which appears to be in good condition. The fixtures, although removed, were not decorative. The wiring, switches, receptacles, fuse boxes, and other miscellaneous fittings must be



replaced to meet federal, state, and local codes. The design and installation of the aforementioned will be carried out with preservation guidelines foremost.

6-F. Feature: Plumbing System (Photos #153, 154)

Approximate date of feature: 1929

Description: Plumbing System

Existing condition and proposed work:

The plumbing was very basic with a bathroom, sink, commode and a drinking fountain. The system appears to be intact, but will require a new hot water heater.

6-G. Feature: Heating System (Photos #155, 156)

Approximate date of feature: 1929

Description: Unknown

Existing condition and proposed work:

The furnace is gone. It appears that one steam or hot water radiator was used. The building was air conditioned with a window unit.

6-H. Feature: Exterior Trim and Porches (Photos #157, 158)

Approximate date of feature: 1929

Description: Concrete Porch and Pipe Handrails

Existing condition and proposed work:

The concrete porch and steps have a pipe handrail. All are in good shape and only needs to be cleaned and preserved.

6-I. Feature: Equipment

Approximate date of feature: 1929

Description: Various pieces of equipment

Existing condition and proposed work:

The usable complete units of equipment were removed by Corps of Engineers. Other pieces have been cannibalized to the point that they have no known use. The room will be used for offices after the equipment is removed.

7. Site Feature: Building #7 - Brick Tower/Pump House (Exhibit 1)

Approximate date of feature: 1929

Describe existing feature and its condition:

There is a 34 square foot building constructed in the shape of the Corps of Engineer Castle. (Photo # 159) It was used as a pump house, but all equipment has been removed. The window frames are missing. All roof, floors and steps are concrete. It has a brick parapet wall walkway around exterior. It had a wood door. No electrical heat or plumbing.

7-A. Feature: Windows and Doors (Photo #160)

Approximate date of feature: 1929

Description: Pump House

Existing condition and proposed work:

Replace all wooden windows and doors.

7-B. Feature: Masonry - Red Brick (Photos #161, 162, 163, 164)

Approximate date of feature: 1929

Description: Exterior Brick

Existing condition and proposed work:

The brick are in excellent condition. Clean the exterior with an approved non-acid cleanser. The interior brick have been painted in the past and will be repainted after minor repairs.

8. Site Feature: Metal Shop Building (Building 8) Exhibit 1

Approximate date of feature: 1929

Describe existing feature and its condition:

There is 2160 square foot corrugated metal building with three metal roll-up garage doors. This building was open bay with some interior walls and shelves added later. (Photos #165, 166) There is one walk-in wood door. The windows are wood. The southwest wall was damaged when a mud slide hit it during a 10" rain in March 1997. (Photos #167, 168) The building has a concrete floor and a drain system. It was never heated or air-conditioned. The building has been preserved and except for damage mentioned is in good condition. Existing building has lighting. The building will be repaired and used in its present configuration. The building wall damage will be repaired using corrugated metal that matches and is available on today's market.

8-A. Feature: Paint

Approximate date of feature: unknown; has been painted

Existing condition and proposed work:

Smooth paint and recover with compatible paint.

9. Site Feature: Building #9 - Oil Storage Shed (Exhibit 1) Photo #169

Approximate date of feature: 1929

Describe existing feature and its condition:

This is a 280 square foot oil storage shed with a concrete floor. The wood frame corrugated metal shell storage building is in good condition and will be cleaned up and utilized as is.

10. Site Feature: Building #10 - Concrete Block Storage Building (Photo # 170)

Approximate date of feature: unknown

Describe existing feature and its condition:

This is a 853 square foot concrete block building with a plywood front and a metal roof. The building was used as a storage building and has been maintained by the recent occupant. It is in good condition and will be utilized as is.

11. Site Feature: Oil and Chip Road (Drawing 7) Photos #171, 172, 173, 174, 175

Approximate date of feature: Periodic upgraded since 1929

Describe existing feature and its condition:

The approximate seven-tenth of a mile oil and chip road is in poor condition. There are several pot holes and patched areas that are extremely rough. The road has one area that is slipping into the river. It requires major grinding and a new oil and chip surface. The bank that is slipping will require rip rap. This road joins the City of Golconda road system on top of the levee to Main Street.

12. Site Feature: Sidewalks, Curb and Gutters (Photos #176, 177)

Approximate date of feature: Periodically upgraded since 1929.

Describe existing feature and its condition:

There are approximately 1500 feet of sidewalks, curb and gutters. Most are in good to excellent condition. As road and building renovation progresses damaged areas of the sidewalks, curbs and gutters will be repaired.

13. Site Feature: Ramp to the River - Concrete (Exhibit 1) Photo #178

Approximate date of feature: 1929

Describe existing feature and its condition:

The ramp is 10 feet wide and approximately 600 feet long. It runs into the Ohio River. It is in excellent condition and will be utilized in its existing condition and configuration.

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14. Site Feature: River Viewing Area (Drawing 8, page 2)

Approximate date of feature: 1929

Describe existing feature and its condition:

The grassy area shown on drawing #8, page 2, will be used as a viewing area for the river. It was once a picnic area. Many hundreds of people a year stop at this location and enjoy the beautiful view of the Ohio River and the Commonwealth of Kentucky.

### 9. Use Plan

#### Public Use Activity: Old Lock and Dam 51 Use Plans

As noted in the above referenced "Historical Summary", the site has been part of the City of Golconda culture since 1929. Literally thousands of cars each year drive to this site to see the Ohio River. It is being presented as a part of the proposal for the Federal Scenic ByWay Program (See Exhibit 2 )

Building #7 will be used as an observation point for the river. (Site Feature #7).

Building #6 basement will be used as a visitor area showing through pictures what the Old Lock and Dam looked like. The history will start with construction and go through time to the present. The second floor will be used as offices for the site manager and the City Street Department. (Site Feature #6).

The ramp will be used as a boat ramp open to the public. (Site Feature #13).

The grounds of the site will be open for walking, viewing, photo-taking, rock hunting and contemplating. (Site Feature #14).

### Income Producing

The dwellings, buildings #2, 3, 4, and 5 will be income producing. They will be utilized as rental cottages to the public for overnight visits to the area. Building #1 will be used as a parking garage for these buildings. (Site Features 1, 2, 3, 4, 5). The City of Golconda has a large tourist industry, but there is a lack of bed space for tourists that desire to stay overnight. These units will be the beds in the City that have a river view. The cost of the renovation to these units is estimated to be \$200,000.

### 10. Financial Plan

#### a. Analysis of projected income from all sources.

	FY 1999	FY 2000	FY 2001
Rental Income	-0-	-0-	\$70,350

Note: The City had received a grant for the completion of this project, but it was withdrawn due to our not owning the property. The City will again apply for Economic Development Grants and Tourism Grants to develop this property. The street work will be financed through the City street funds once the property is owned and annexed into the City. The electrical and telephone companies will activate their individual services to the site. The City of Golconda will activate the sewer system and water service.

#### b. Analysis of projected expenses for:

	FY 1999	FY 2000	FY 2001	FY 2002	FY 2003
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1. repair, rehabilitation and restoration: (this will be a 5 year project)	\$10,000	\$50,000	\$200,000	\$100,000	\$15,000
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(NOTE: The repair, rehabilitation and restoration funds will be as follows:

FY 1999 - Funds from City Operation Budget

FY 2000-2003 - Department of Commerce and Community Affairs Grant and/or loan.

We cannot get this money until we have ownership of the property. This money is available to communities that qualify to create employment. Golconda does.)

2. recurring maintenance requirements: \$ 5,000 \$ 20,000 \$10,000 \$10,000 \$10,000  
(NOTE: Recurring maintenance cost will be higher in the FY 2000 due to the fact that the City will be expending funds to repair and start up existing infrastructure items such as the sewage pumps, street lights, etc. The following years should be normal cost. These funds will come from the City's current operating budget.)

3. administration and operation: -0- -0- \$10,500 \$10,500 \$10,500

c. Provision for disposition of excess income

All income will be turned to the development and upkeep of this property.

d. Description of accounting and financial procedures.

The City hires an independent auditor to do annual audits of the City Funds except for Motor Fuel Tax which is audited by the Illinois Department of Transportation which is also audited on an annual basis. The audits will be available to the Grantee in sufficient detail to follow cost of this property.

e. Capability

The City of Golconda is a municipal corporation authorized under the laws of the State of Illinois to finance, operate and maintain public buildings and other public facilities. The City has been in existence since 1814. The City operates under a city charter with mayor and city council form of government.

The City operates a great variety of public buildings and facilities. As examples the City operates a Public Library, Police Department, Fire Department, a City Hall, a Water Department and system, a Sewage Treatment Facility, and City Street Department.

In recent years the mayor and City Council with the assistance of City Engineers have planned and developed a City Boat Ramp, a grant for Main Street development in the amount of \$900,000, improved the Water Department and Sewage System in the amount of approximately \$1,000,000. The Mayor and Council has a proven record of accomplishment, and is recognized throughout the state as a "can-do" progressive city government.