

DEPOT 125 CAPITAL CAMPAIGN  
FIRST HALF 2016 MATCHING GIFT REPORT

On June 18, 2014, the Jeffris Family Foundation awarded a \$333,000 challenge grant to the Keokuk Union Depot Foundation (“KUDF”), conditioned upon the KUDF raising an additional \$667,000, all to be used to restore the Depot’s roof to its original design and with red clay tiles.

During the first half of 2016 there were \$87,008 of contributions to the Depot 125 Capital Campaign.

**FROM JUNE 18, 2014 THROUGH JUNE 30, 2016, GIFTS AND PLEDGES FOR THE DEPOT 125 CAPITAL CAMPAIGN TOTAL \$589,504.06, 88% OF THE TOTAL \$667,000 REQUIRED TO BE RAISED IN ORDER TO EARN THE JEFFRIS GRANT.**

CONTRIBUTORS TO THE DEPOT 125 CAMPAIGN THROUGH JUNE 30, 2016

\$100,000 +

State Historical Society of Iowa, HRDP Grant

\$50,000-\$99,999

KEWE Fund

\$25,000-\$49,999

Howard Jackson Family Trust Foundation, Janet Smith, Robert Woodburn

\$10,000-\$24,999

First Community Bank, Keokuk Area Community Foundation, Lee County Charitable Fund, David & Judith Morgan, Pilot Grove Bank, Restoric LLC, Erika Wolfe

\$5,000-\$9,999

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cash contributions made through Questers, Southeastern Community College Art Club, class reunions, and Depot model displays, and income from concerts by Chuck Mitchell, Carol Montag, Nalanie Proctor, and Switchback.

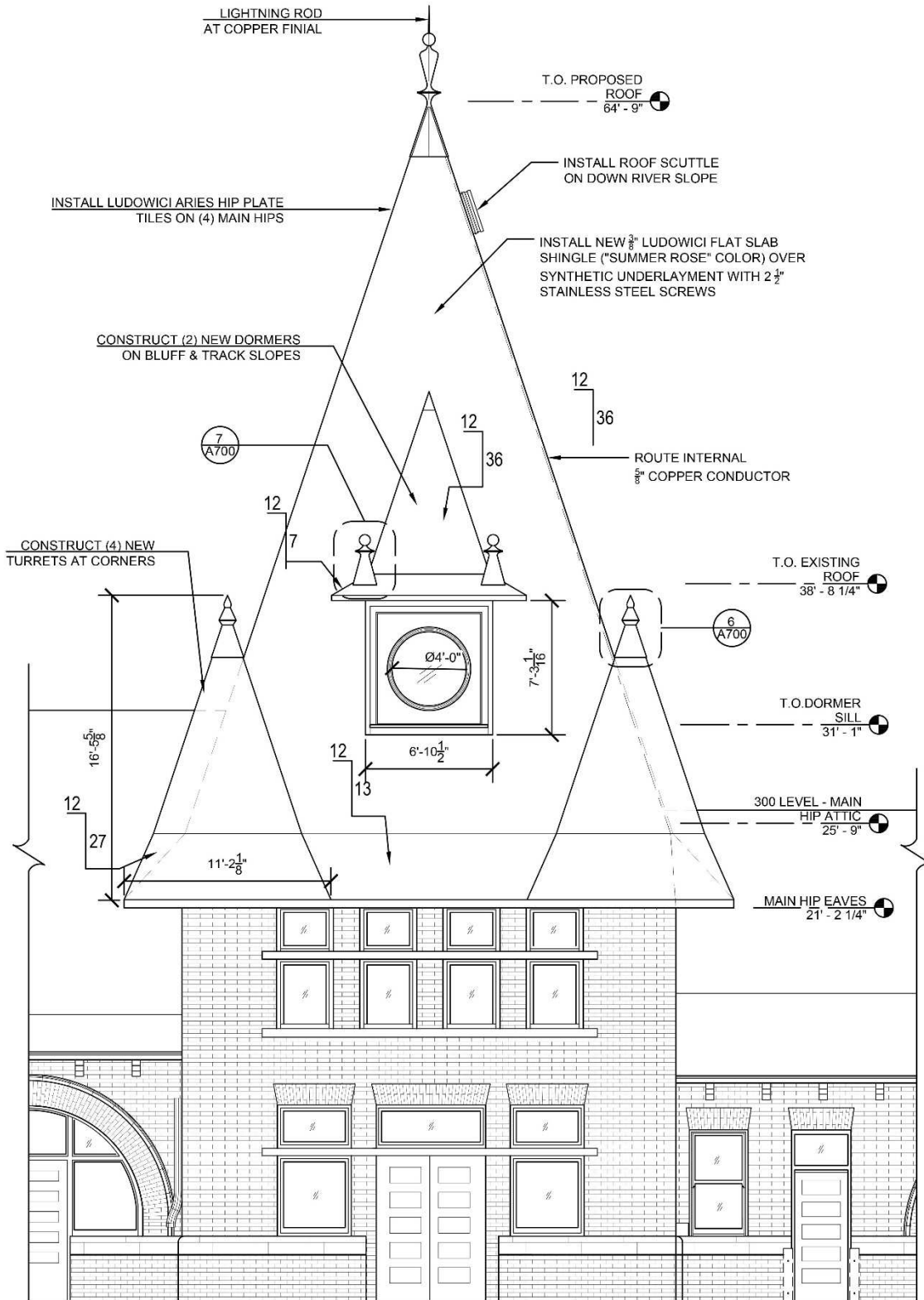
Updated cost estimates

It is likely that the roof project will cost more than the \$999,888 estimated in 2014 when the Depot 125 Capital Campaign began.

In restoring the eaves and soffits at the upstream end of the Depot in 2015, it was apparent that structural and masonry repairs were required because of shortcomings in the original design of the bracket pockets. Also, careful analysis of the layers of finish disclosed that the original finish had not been simply paint, but a faux wood grain finish. Together these two important changes in the 2015 project increased its cost by approximately \$30,000. It is likely that the added cost of similar changes at the larger downstream end of the building will be somewhat more than \$30,000. The contract for roof tiles and installation is currently at the bidding stage. There may be increases in the cost of copper fabrication and some of the tile work. While there may be savings in some other areas, the capital campaign will continue after it attains the Jeffris match in order to accumulate a reserve to meet the added costs.

Work schedule

Last year the chimney was raised to its original height and restored, and the eaves and soffits and brackets at the upstream end of the Depot were restored. This year, the central tower will be rebuilt, with turrets and gables, red clay tiles and copper finials and gutters. Downstream eaves may be restored this year or next. Next year, the red clay tiles and copper gutters will be installed on the upstream and downstream ends of the roof, completing the roof project.



2 PROPOSED ELEVATION: BLUFF SIDE (WEST)  
 1/4" = 1'-0"

**Work on the central tower is beginning now! It will be the most dramatic improvement to the Depot and more than half the cost of the entire roof project.**

The upper half of the tall hip roof (the apex) was removed by circa 1960. Other architectural features including the dormers, corner turrets, copper finials, and original clay tiles were presumably removed at the same time. The apex will be reconstructed on grade and hoisted into place. The work includes reinforcing the superstructure of the original base hip roof, installing improved attic access to facilitate maintenance, and providing new fire separation to isolate the baggage-bunk attic from the adjacent attics of the waiting room and freight rooms. All the copper work and clay tiles for the tower will be completed this year.

The apex will be initially reconstructed on Water Street (or the adjacent bluff grounds) and hoisted into place by around Labor Day. Scaffolding will be expanded to enable workers to complete the four towers at the corners of the apex, and install tiles on the entire central tower. The roof apex will be designed to accommodate the original clock-face dormers on the riverside and bluff-side slopes when they are reconstructed with the base hip. Burnham & Root showed clocks on the face of the dormers in the original renderings, but they were never installed. In lieu of clocks, oculus windows will be installed as a nod to the original design intent and to facilitate access for inspections and maintenance on the copper cladding of the dormers.

It should be an exciting year at the Depot, as we continue to celebrate its 125<sup>th</sup> anniversary.

R. Robert Woodburn, Jr.  
Secretary, Keokuk Union Depot Foundation

*The Keokuk Union Depot Foundation is a 501(c)(3) tax exempt organization.*

Donations to the Depot 125 Capital Campaign for the roof restoration project may be sent to KUDF, P.O. Box 463,  
Keokuk, IA 52632

**This project is supported in part by the State Historical Society of Iowa, Historical Resource Development Program.**