

The Castle Tea Room
1307 Massachusetts Street
Lawrence, KS 66044
Owned and Operated by the Libuse Kriz-Fiorito Historical Foundation, Inc.
A 501 3(c) not-for-profit corporation

Response to the City of Lawrence Request for Proposals **RFP#1325**

**Request for Proposals to Utilize a \$50,000.00 Historic Preservation Grant Funds
within the City of Lawrence**

I. Proposal Information:

Project Overview

The Castle Tea Room proposes the following project for use of the \$50,000 Historic Preservation Grant Funds as described in the City of Lawrence RFP:

- Window & front porch repair– Estimated Project Cost \$4,620

II. Minimum Specifications:

Scope of Work

Project proposals should include enough narrative and graphics to give the City Commission a solid idea of the project's scope and feasibility.

1. Property site address: 1307 Massachusetts Street, Lawrence, KS 66044

2. Property owner information:
Libuse Kriz-Fiorito Historical Foundation, Inc.
1307 Massachusetts Street
Lawrence, KS 66044
Lindsay Ibarra, Executive Director
Email: castleks@gmail.com
Website: www.castletearoom.com

Telephone (785) 843-1151 main

3. Statement of project scope:

The Castle Tea Room proposes two repair projects as noted above. The Castle's 35 windows and its front porch are in need of immediate repair. A proposal from the Integrity Building Group, Inc. of Lawrence is attached. The windows need to have loose paint removed, raw wood primed, caulking and painting. The front porch is also in need of repair. There is currently a leak which allows water entrance into the structure.

4. Schedule of costs to complete the project:

The schedule of costs are attached and noted above.

5. Timeline for completing the project:
The repair projects will be completed as soon as the contractor can be scheduled in 2014.
6. Statement of how the project furthers historic preservation in the community and meets the purpose of the "Conservation of Historic Resources Code," Chapter 22 of the City Code:
The Castle Tea Room is a Victorian Romanesque revival home designed by John Gideon Haskell completed in 1894. It is listed on the National Register of Historic Places, the Register of Historic Kansas Places, and the Lawrence Register of Historic Places. The project proposed by the Castle Tea Room furthers the conservation goals of Chapter 22 of the Code of the City of Lawrence – especially as noted in Code Section 22-102 (3) by conserving and improving the value of property in and around designated landmarks. Water damage is currently endangering this historic structure by degrading window areas and infiltrating the front porch crown molding. Funds provided by the City of Lawrence will provide immediate correction to these problems.
7. Statement on the ability of the applicant to complete the proposed project with the funding requested and the timeline offered:
The applicant, following the death of the former owner of the property in 2004, completed a major renovation of the entire structure. The Castle's Board of Directors have extensive experience in ensuring the completion of renovation projects and are simultaneously working to improve outreach to the community it serves.
8. A list of projects similar in scope to the proposed project that have been completed in the last three years, if applicable:
 - The Castle went through an extensive five-year renovation project to restore the structure beginning in 2004. The Castle reopened to the public in 2009.
 - In 2013, The Castle Board of Directors developed a plan to improve outreach to the community.
 - A historical marker will be placed in front of The Castle to communicate the history and significance of the building to passersby.
 - Printed outreach materials are currently being assembled, such as a pamphlet describing the history and significance of The Castle, and materials to assist in the establishment of a Friends of The Castle Program.
 - A monthly schedule is in the planning stage to offer regular tours of The Castle to the public.
9. Plans, elevations, graphics, etc. to graphically represent the project if necessary:
Roger Halverstadt of the Integrity Building Group, Inc. has been selected by the Board of The Castle Tea Room because of his extensive experience in historic preservation and his attention to detail. Window and porch repairs to the Castle will meet historical preservation guidelines. Further building details of the Castle concerning the front porch and window repair are available upon request.

Attach Integrity bid here.