Emery Town Community Center Restoration

Description: Funding for the restoration of the Emery town Community Center, which was built in 1898-1900. Funding will help replace the foundation, siding, and some framing, as well as build a swale to divert surface water.

Agency through which funds would be administered: Economic Development

What is the statewide purpose: The building will be used for community events and tourist information. It will serve as a historical center. Emery Town received a letter from the EIB indicating a $250k grant, should other funding become available.

Amount Requested: $523,000

Government Not-for-Profit
Private Not-for-Profit
# Emery Town

## Old Church Phase 1 Upgrades

**By:** Kendrick Thomas, P.E., S.E.

## Preliminary Opinion of Probable Cost

<table>
<thead>
<tr>
<th>ITEM</th>
<th>QUANT.</th>
<th>UNIT</th>
<th>UNIT PRICE</th>
<th>COST</th>
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</thead>
<tbody>
<tr>
<td><strong>CONSTRUCTION</strong></td>
<td></td>
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<tr>
<td>1 General Contractor OH&amp;P (14%)</td>
<td>1</td>
<td>LUMP</td>
<td>$30,600.00</td>
<td>$31,000.00</td>
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<tr>
<td>2 Replace Concrete Foundations Walls &amp; Footings</td>
<td>170</td>
<td>LF</td>
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<tr>
<td>3 Helical Piles</td>
<td>52</td>
<td>EACH</td>
<td>$1,500.00</td>
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<td>4 Replace Damaged Clapboard Siding Boards</td>
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<td>EACH</td>
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<tr>
<td>6 Misc Structural Framing Repair &amp; Upgrades</td>
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<tr>
<td>7 Replace Sump/Pump</td>
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<tr>
<td><strong>CONSTRUCTION COST</strong></td>
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<tr>
<td>8 Construction Contingency (15%)</td>
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<td><strong>SUBTOTAL</strong></td>
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<td><strong>MISCELLANEOUS EXPENSES</strong></td>
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<tr>
<td>1 Structural Assessment &amp; Building Level Survey</td>
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<td>3 Construction Administration &amp; Materials Testing</td>
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<td><strong>MISCELLANEOUS SUBTOTAL</strong></td>
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<td><strong>TOTAL PROBABLE PROJECT COST</strong></td>
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<td>$323,000.00</td>
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</tbody>
</table>

**October 25, 2018**

**Construction Cost**

**Subtotal**

**Miscellaneous Subtotal**

**Total Probable Project Cost**
Emery Town Community Center (Old Yellow Church) Restoration

Built in 1898-1900, this is the oldest remaining community building in Emery County. It is significant due to wood frame construction. In 1980, it was placed on the National Register of Historic Places.

Emery Town used the building as a church, school and community center until 1947 when a new LDS church was built. Emery Town was deeded the building in 1956 and used it for movies, annual Deer Hunters’ ball, roller-skating, town parties, and a Senior Center. Emergency repairs were needed after a large rain event in 2001. The building has not been used since that event, but stays dear in the hearts of many.

When properly restored, the building will be used for community events and tourist information. Immediate concerns are the foundation and siding of the building. Costs are estimated below.

**Funding Needs**

Engineering, preservation architect services, construction
Preliminary studies, layouts, design drawings,
Soil investigations, surveys, environmental evaluations,
& permitting (Estimate as of 10/25/18) $323,000
Restoration of exterior walls, Interior design, and painting $350,000
Electrical and HVAC $100,000

TOTAL PROJECT COST ESTIMATES $773,000
THE “OLD EMERY CHURCH” RESTORATION PROJECT

Emery, Utah

Case for Support

Restoration of the Old Church will reclaim a sense of community and sense of place that is critical to town residents, both current generations and the children growing up in Emery today.
The Old Emery Church Restoration Project

History
Built in 1898-1900, this is the oldest remaining community building in Emery County. It is significant due to “its wood frame construction, covered with novelty siding and lined with a wall of adobe, which is very unusual for a Mormon Church at the turn of the century. It was the first ecclesiastical building to be erected in the town of Emery since its settlement in the 1880s.” In 1980, it was placed on the National Register of Historic Places.

The building was used as the church, school and community center until 1947 when a new LDS church was built. In 1956, Emery Town took on the building and used it for movies, the annual Deer Hunters’ ball, roller-skating, town parties, and a Senior Center. Emergency repairs were made after a large rain event in 2001 to keep the northwest corner from sinking. When the building went into disrepair, it was abandoned. The building, so dear to the memories of many, has sat unused since then.

The Need for the Project
From 1956 to 2001 the building pictured above was used as the town community center. The northwest corner of the building was destabilized by groundwater infiltration in some heavy rains, and emergency repairs were made to the building and foundation in 2001. The building is currently not useable due to deterioration. Further efforts to fix the building for community events ended when the mayor of the town suddenly passed away.

In 2016, members of the Town Council and Historical Committee met on site with the preservation architect of Utah Division of State History and were advised the ‘building’s bones are good’. Members of the Town Council asked for an engineering study on the building. It was completed July 2018 with a grant from Utah Division of State History by Sunrise Engineering.

1 Field notes for listing on the National Register of Historic Places
The Project
The building, when properly restored, will once again be used for its highest purposes: dances, movies, plays, lectures, concerts, weddings, receptions, local art and other community activities. Emery Town has two direct access roads to I-70 that are used continually by tourists and fuel-seeking traffic. Thus, the site can also function as an information center for tourists and host pioneer farm equipment on the outside grounds. Historic properties are community assets. They define and reflect the unique character of place as this building does for Emery Town. It is attractive to visitors and will serve Emery by generating activity and tax revenue. Emery is the only town that has such a building as this; it is even featured in a mural at the hospital in Carbon County.

The ‘Old Church’ Community Center building has strong connections to the people in Emery Town and throughout Emery County. Many remembrances have been shared about this building and it is widely considered the symbol of the Town. Please refer to letters from town residents in the Appendix. The town has a concrete and metal recreation center with cement flooring, which is okay for inclement weather gatherings and indoor sports. It is functional for some activities but is not the heart and center of the town.

The Plan
Emery Town, population, roughly 300 is leading the restoration project. Residents of the Town have formed a 501(c)3 Emery Town Heritage Council, www.emeryheritage.org, in order to raise funds for restoration and apply for private grants. A State History CLG grant was given to the Town in 2018.

The immediate concerns are the foundation and siding of the building. The engineering report concurs. However, instead of jacking the entire building off the existing sandstone foundation for a quarter of a million dollars, this can be done in sections, as was done on the NW corner building in 2001. Test areas will be excavated and evaluated for groundwater infiltration and the stability of the sandstone. Concrete forms will be constructed and reinforced concrete will be placed as the perimeter foundation of the building. Structural engineering services are included for leveling the building, evaluating and designing the foundation in sections, and for assessing the central foundation, or “stem” wall.

Restoration of the wooden siding and painting of the building is critical. Some of the siding has slipped out of place and needs repair from woodpecker damage. A Preservation Architect will monitor and review the activities to stay in compliance with requirements of the National Historic Preservation Act since the building is over 50 years old.

Grading of the northwest property area will be conducted by the Town to backfill the depressions adjacent to the foundation at the project completion. A swale will also be constructed on the NW side of the property to divert surface water from flowing towards the building.
Emery Town’s funding condition is not able to support this proposed work. The total amount of collected property tax for current and four prior years is less than $70,000.

Motor vehicle activity in the town is significant and yet Emery Town has little, to no, benefit from this traffic as a means of community development. Highway 10, which bisects the town, sees hundreds of coal haul trucks a day passing through on a 24 hour-7 day a week basis. A UDOT rest stop graces the center of the town with constant truck and RV traffic. A strong uptick in tourist traffic has been seen in the past five years and will only increase with the Emery County Public Lands Bill of 2018, assuming its passage in Congress. Restoration of the Old Church will reclaim a sense of community and sense of place that is critical to town residents, both current generations and the children growing up in Emery today.

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Archival drawings and B & W photos from Library of Congress. *Emery Latter-Day Saints Church, Northeast corner of Block 23, Emery, Emery County, UT, Historic American Building Survey UT-96*