

Market Street Pavilion Project Proposal

This project would return Market Street as a community place which was previously removed by Urban Renewal. It will improve underutilized green space and extend the use of the area for residents, and visitors including numerous events. The initial phase of this project is an addition of an entrance pavilion and walkway to the Lunette Blair Block House.

The former Market Street was a central connection to the City from the original Fort grounds. Fort Scott's downtown has been the heart of the City since its discovery in 1842. Anchored by the Fort Scott National Historic Site, the purpose of this critical ground has changed over the years yet has maintained its extraordinary significance in history. Named one of the 8 Wonders of Kansas History, the Fort is a legacy of the city's involvement combined with congressional support overcoming a multitude of obstacles led by an impressive group of visionary citizens.

From the beginning, ethnic and racial diversity have been central to the Fort's story, experiencing four phases of military activity. From 1842 to 1853 the Fort served as base for U.S. Army operations on the "permanent Indian frontier", but it played greater role in facilitating the movement of Euro-Americans into the West. The U.S. Army closed the post in 1853 and sold the buildings in 1855. Subsequently, the U.S. Army returned to restore peace when the civilian town became caught up in the Bleeding Kansas violence of the late 1850s. The town was militarized and fortified during the American Civil War because of its strategic location. The militarized town played a variety of roles in the war effort including a refugee camp for former slaves, free blacks, American Indians, and Euro-Americans displaced by the war. Most distinctly, Fort Scott was a recruitment center and training camp for African American soldiers which would later become a key justification in making it a historic site. Lastly, the Fort served as headquarters for the U.S. Army Post of Southeast Kansas (1869-1873) whose soldiers protected construction crews building railroad lines south of town.

By 1887, the City's downtown became a railroad hub for southeastern Kansas continuing to develop foundations on the former military fort grounds. Railroads enabled Fort Scott to become a manufacturing and commercial center which notably included a brick factory.

Daughters of the American Revolution led an inspiring grassroots effort to preserve the military history including the only remaining blockhouse. This effort spanned several decades continued by remarkable generations of volunteers.

Due to this resilient volunteer effort and undeterred by repeated rejection, Congressman Joe Skubitz, who was born in southeast Kansas, was responsible for the authorization to restore and reconstruct the registered national historic landmark. As tribute, the City erected a monument on the Old Fort Boulevard median adjacent to the national historic site recognizing Congressman Skubitz. Skubitz Plaza has become a well-known community fixture along with a humble nod to the City's sense of pride.

Capitalizing on the momentum, the City sought to use the federal government Urban Renewal Program to develop and restore properties around and adjacent to the Fort improving the historic feel of the area while meeting the growing needs of the city. Renewal money funded demolition of dilapidated buildings on Market Street and lot clearings for development improvements.

After a devastating fire in 2005, the people of Fort Scott once again reclaimed their identity by their unwavering dedication to their history, attesting a sense of place is more than brick and mortar. Although recovery was slow, another volunteer effort secured the National Registered Historic District. In 2015, a series of substantial private investments began to simulate sustainable growth. The strategic addition of over 50 housing units utilizing upper floors of historic buildings add to the vitality and convenience of downtown life.

Given the success of Skubitz Plaza becoming a traditional community space, this project provides a complimentary improvement as well as providing access to the Lunette Blair Blockhouse. The improvements will contribute to the existing streetscaping, extending livelihood of residents and visitors, and providing additional space for community connections. Although the project is phased, benefits of the pavilion entrance and Blockhouse walkway will be utilized as additional phases continue.

A [brief video](#) provides the importance Fort Scott's recovery, paving the way for additional growth and prosperity.

Market Street Pavillion Budget

This estimate includes cost of construction Phase 1 of the proposed Market Street space, and included the entry pavilion, a brick paved sidewalk and a set of concrete steps leading up to the Block House. The pavilion will be constructed of masonry bearing walls with a hip roof structure that is finished with composition shingles. The cost of brick paving is not included as the City will provide this work.

	Material	Labor
		<i>In kind</i>

SITework		
Demolition	\$ -	\$ 500
Rough Grading		
Cut area	\$ 292	\$ 1,000
Fill & Compact	\$ 648	\$ 1,481
Loading / Hauling	\$ 616	\$ 704
Fertilize & lize and Seed	\$ -	\$ 110
Erosion Control	\$ -	\$ 165
Excavate & Backfill	\$ 770	\$ 1,650
Finish Grading	\$ -	\$ 550
	\$ 2,326	\$ 6,160

MASONRY		
Concrete Block	\$ 1,680	\$ 2,520
CMU Veneer	\$ 1,440	\$ 1,440
Brick Veneer	\$ 6,615	\$ 8,183
Water Repell	\$ 1,040	\$ 1,495
Wall Ties	\$ 455	\$ 585
Flashing	\$ 100	\$ 80
Access	\$ 40	\$ 40
Scaffold	\$ 1,320	\$ 713
	\$ 12,690	\$ 15,056

METAL		
Lintels	\$ 2,016	\$ 1,584

PROTECTION		
Sealant	\$ 231	\$ 660
Roof		
Shingles	\$ 2,853	\$ 1,463
Underlayment	\$ 1,244	\$ 805
Edge	\$ 20	\$ 7
Gutters	\$ 630	\$ 450
	\$ 4,978	\$ 3,385

Description	L	W	Area
Pavilion	30	24	750 SF

WOOD/PLASTIC			
Exterior wall			
Plates	\$ 198	\$	130
Studs	\$ 1,716	\$	1,914
Corners	\$ 96	\$	64
Header	\$ 908	\$	1,650
Plywood	\$ 2,970	\$	2,178
Barrier	\$ 1,254	\$	1,096
Stucco	\$ 7,920	\$	6,270
Cornice	\$ 990	\$	880
Roof			
Plywood	\$ 1,244	\$	951
Framing	\$ 8,412	\$	2,195
Subfacia	\$ 293	\$	130
Frame	\$ 813	\$	650
Soffit	\$ 2,150	\$	1,720
Fascia	\$ 540	\$	260
	\$ 29,504	\$	20,088

CONCRETE			
Trench Footing	\$ 2,585	\$	1,650
Trench Footing (Stairs	\$ 470	\$	300
Floor	\$ 3,000	\$	1,875
Concrete steps	\$ 328	\$	261
	\$ 6,383	\$	4,086

FINISHES			
Paint	\$ 715	\$	660
Celiing	\$ 130	\$	250
Exterior	\$ 845	\$	910

SUMMARY			
Subtotal	\$ 57,897	\$	51,269
10% Contingency	\$ 5,790		
Total	\$ 63,687	\$	51,269
Price/SqFt	\$ 84.92		
Labor	\$ 11,823		
Total	\$ 75,510		
Price/SqFt	\$ 100.68		

Historic Downtown Fort Scott Timeline

1842 – The Fort was established to serve as a base for the U.S. army operations on the “permanent Indian frontier.” By 1853 the post had ceased operations and all the Fort buildings were sold. This was the catalyst which allowed for the formation of the City of Fort Scott.

1854 – Fort Scott became embroiled in the violence and destruction of the Bleeding Kansas era. In 1861 Kansas entered the Union as a free state, and the Fort was remilitarized to serve as a supply depot during the Civil War.

1862 – The 1st Kansas Colored Infantry Unit was established, with the regiment’s commanding officer, Colonel James M. Williams stating “This will be no mere struggle for conquest, but a struggle for their own freedom, a determined and, as I believe, irresistible struggle for the disenfranchisement of a people who have long suffered oppression and wrong at the hands of our enemies.”



1863 – The Blair Block House became one of the four ‘forts’ that were constructed and strategically positioned to protect the military post during the Civil War. By 1865 it was the only block house to survive after the military post was deactivated.

1869 – In a rare instance where U.S. military troops took up arms against American citizens to protect the country’s business interest, the city was militarized once again to protect the expansion of the railroad. This allowed Fort Scott to become a railroad hub which resulted in a dramatic expansion of the population.

1900s – In the early 1900s the local chapter of the Daughters of the American Revolution began the process of marking the Fort buildings in an effort to recognize their historical significance. The group also worked to save the only remaining block house, where they hosted a gathering of citizens for a rededication ceremony.

1965 – In an effort to continue the preservation effort, local community members rallied behind Congressman Joe Skubitz who introduced a bill to name the fort site as a National Historic Site for its significance during the Civil War. The bill was signed into law by President Lyndon B. Johnson later that year.



1969 – The City utilized the federal Urban Renewal Program to redevelop Market Street. This resulted in a community wide effort to remove several dilapidated buildings that lined the street in front of the Fort grounds. This allowed for the addition of downtown green space which was named in honor of Joe Skubitz.

1979 – The Lunette Blair Block House was moved to its current location in Skubitz Plaza.

1998 – The Fort Scott National Historic Site became the location of a Naturalization Ceremony, which has welcomed more than 100 new citizens every year since the events inception.

2005 – A fire destroyed multiple historic downtown buildings. The area later became home to a new museum for the Lowell Milken Center for Unsung Heroes. In the years since the museum was erected community groups have begun work to establish an Unsung Heroes Park nearby which will serve as an outdoor expansion of the museum.



2009 – After years of research on the part of several community members, the Downtown Historic District became a nationally registered landmark.

2015 – Efforts began on the Federal level to expand the Fort grounds to include the Lunette Blair Block House. On March 12, 2019 President Trump signed into Public Law 116-9, which authorized the boundary modifications.

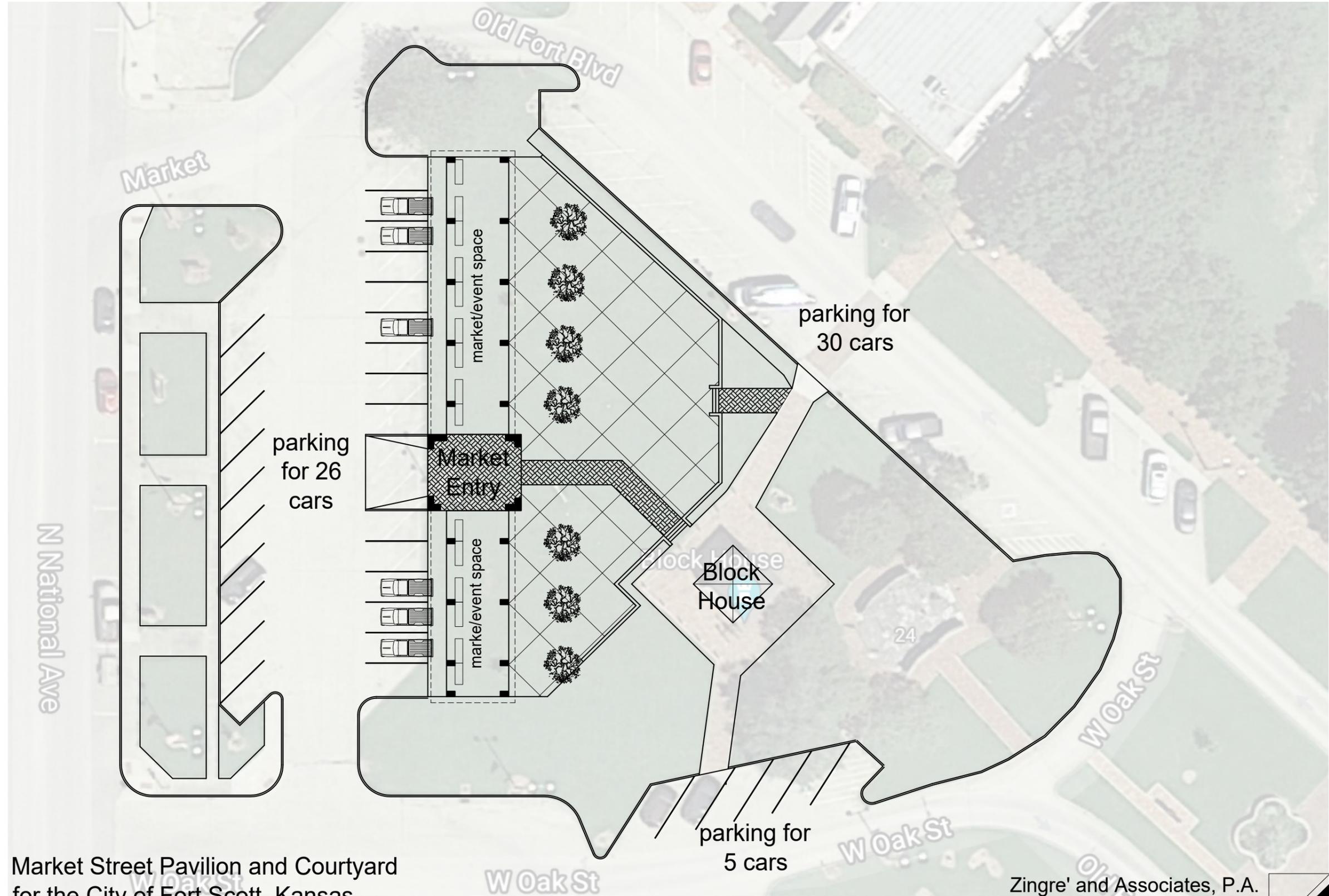
2022 – **The Market Street Pavilion Project – Phase I will be complete within 6-9 months of award.**

Market Street Pavilion Project Concept

Proposed project location
(west side of Skubitz Plaza)



Existing Streetscaping
(East Side of Skubitz Plaza)



Market Street Pavilion and Courtyard
for the City of Fort Scott, Kansas

Site Plan Option 1
not to scale
June 19th, 2021

Zingre' and Associates, P.A.

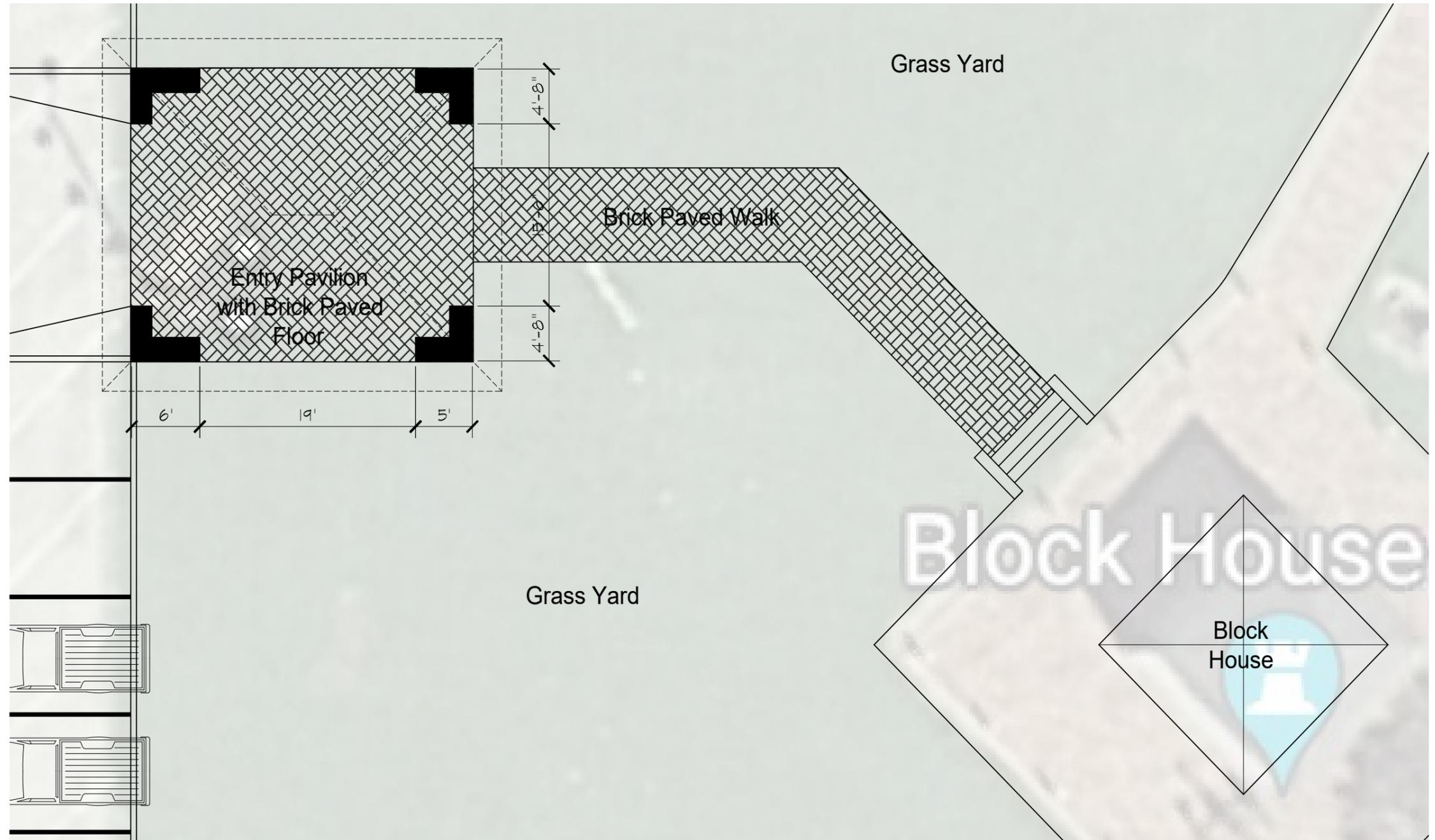
1015 Scott Avenue
Fort Scott, KS 66701
620-223-6030



Preserved Military History & Veteran Memorials



Market Street Pavilion Project - Phase I



Market Street Pavilion and Courtyard for the City of Fort Scott, Kansas

Phase 1 Plan
1/8" = 1'-0"
June 19th, 2021

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Fort Scott, KS
Honoring Veterans Since 1842.