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COMMISSION MEETING CITY OF ST. PETE BEACH

155 Corey Avenue

Tuesday, December 02, 2014

6:00 PM

Call to Order
Pledge of Allegiance
Invocation
Roll Call

REGULAR MEETING

1. **Presentations** - Presentations shall be limited to 5 minutes for non-city government related items.
 - a. **Proclamation for Peter Caramello**
 - b. **Proclamation - "Isle of Wight Friendship Week"**
 - c. **Presentation on the general process of Undergrounding electric - Luis Ordaz, Duke Energy Representative**
2. **Changes to the Agenda** - Any agenda items to be added, moved, or deleted will be addressed at this time. Added items will be assigned agenda item numbers and moved items should remain with the same item numbers. Notation will be made that those items will be taken out of order. Consent items may be removed for discussion, changes, and/or anticipation of a non-unanimous vote and considered separately on the request of anyone on the Commission or by a majority vote of the City Commission upon request of an audience member.
3. **Audience Comments** - Comments shall be limited to 3 minutes per person to issues not on the agenda, 21 minutes in total.

4. Consent

- a. Approval of minutes for the October 21, 2014 Special City Commission Meeting; the October 24, 2014 Special Meeting; the October 28, 2014 Workshop Meeting.**

5. Action Items

- a. Authorize the City Manager to enter into a purchase agreement with Alan Jay Automotive Network in the amount of \$34,878.50 for the purchase of a new irrigation maintenance truck.**
- b. Selection of firm to complete a historic resources survey in Pass-a-Grille.**

6. Ordinances – None for this agenda

7. Resolutions – None for this agenda

8. Items for Discussion

9. Audience Comments 2 - Comments shall be limited to 3 minutes per person to issues not on the agenda, 21 minutes in total.

10. City Clerk, City Manager, City Attorney and City Commission Reports

11. Adjournment

APPEAL

If a person decides to appeal any decision made at this meeting, they will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of the meeting is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105) The City does not furnish verbatim transcripts; interested parties should make the necessary arrangements for verbatim transcripts.

AMERICAN DISABILITIES ACT

In Accordance with the American's with Disabilities Act and F.S. 286.26, persons with disabilities needing special accommodations to participate in this meeting should contact City Hall at (727) 367-2735 no later than (4) days prior to the meeting for assistance.

The public is cordially invited to attend. All agenda material is available for review at City Hall.

CITY COMMISSION MEETING – SPECIAL MEETING

MINUTES

OCTOBER 21, 2014

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

PRESENT:

Maria Lowe, Mayor
Melinda Pletcher, Vice Mayor
Terri Finnerty, Commissioner
Rick Falkenstein, Commissioner
Gregory Premer, Commissioner

ALSO PRESENT:

Elaine Edmunds, Interim City Manager
Andrew Dickman, City Attorney
Rebecca C. Haynes, City Clerk

1. Action Items

- a. Approval of Employment Agreement for City Manager with Mr. Wayne Saunders

City Attorney Dickman reviewed the specifics of the proposed contract and provided a summary of the highlights.

Mr. Wayne Saunders took the podium and answered questions related to the employment agreement for the position of City Manager with the City of St. Pete Beach.

Commissioner Falkenstein moved to approve Item 1(a), approving the employment agreement for City Manager Wayne Saunders. The motion was seconded by Commissioner Premer.

Mayor Lowe called for audience comments.

There being no audience comments, Mayor Lowe called for the vote.

The motion was unanimously approved by an individual roll call vote.

- b. Discussion of the Commission's options for the next steps in light of the Second District Court of Appeal's decision in *Anderson v. City of St. Pete Beach*, Appeal Case No. 2D12-5969.

Mayor Lowe reported that the memorandum provided by Bryant, Miller, Olive was provided as a sealed document not releasable to the public. Mayor Lowe recommended voting to release the document, thereby making it a public record and providing copies to the audience to review prior to discussion and action.

Vice Mayor Pletcher moved to approve the release of the memorandum from Bryant, Miller, Olive dated October 20, 2014 re: *Anderson v. City of St. Pete Beach*, Appeal Case No. 2D12-5969. The motion was seconded by Commissioner Finnerty.

Mayor Lowe called for audience comments.

Being there were no audience comments, Mayor Lowe called for the vote.

The motion was unanimously approved by an individual roll call vote.

The City Commission recessed for 15 minutes to allow for review of the memorandum.

Susan Churuti; Bryant, Miller, Olive; attorney of record for Case No. 2D12-5969, discussed the referenced memorandum providing background information and a recommendation. Ms. Churuti recommended approval of:

Option (1): A 2014 re-adoption of the 2008/2011/2013 plan under the process laid out by the appellate court; and

Option (2): Filing a motion for rehearing on both the Sunshine Law and the adoption process.

In response to a question posed by Commissioner Falkenstein, Ms. Churuti stated that a response must be filed by October 30, 2014.

Ward Friszolowski, Chairman of the Planning Board, reported that the Planning Board agenda, scheduled to begin at 4:00 p.m., was comprised solely of legislative matters addressing code amendments and it was the consensus of the members to postpone their meeting to allow for full audience participation on Item 1(b).

Mayor Lowe called for audience comments.

Ken Weiss, 9th Street East, Treasure Island, reviewed the history of adopting a comprehensive plan, conducting associated studies, procedures under the Growth

Management Act and the issuance of building permits. Mr. Weiss agreed to further meetings to discuss moving forward.

Ward Friszolowski, Belle Vista Drive, noted as a point of order that the Planning Board members agreed to postpone their 4:00 p.m. meeting to date certain of 4:00 p.m., Tuesday, October 28, 2014.

Vice Mayor Pletcher moved to approve the Planning Board meeting scheduled for 4:00 p.m., October 21, 2014, be moved to date certain at 3:00 p.m., October 28, 2014 in the Commission Chambers. The motion was seconded by Commissioner Premer.

Mayor Lowe called for audience comments.

There being no audience comments, Mayor Lowe called for the vote.

The motion was unanimously approved by an individual roll call vote.

Ward Friszolowski, Belle Vista Drive, commented that most of the legal challenges to the Comprehensive Plan have been technical rather than substantive based, and discussed the work and funding involved with the Community Redevelopment Area.

John Michael, Bay Street, spoke against comprehensive plans in general and limited parking in the area.

Lorraine Huhn, Blind Pass Road, spoke in favor of redevelopment to accommodate the tourist industry.

Deborah Martohue, Blind Pass Road, commented on numerous discussions with County representatives regarding the Community Redevelopment Area and spoke in support of resolving the associated issues.

Harry Metz, Pass-A-Grille Way, spoke in support of further discussions to resolve the comprehensive plan.

Ken Weiss, Treasure Island, commented on Chapters 163 and 166 of the Florida Statutes.

Tim Bogott, Chief Executive Officer/Tradewinds Resort, spoke in support of further discussions to reach a mediation agreement and noted the Regional Planning Council and County of Pinellas have conducted the required studies.

City Attorney Dickman recommended the City file a motion for clarification and go forth to re-adopt a new comprehensive plan under the appropriate statute. Mr. Dickman did not recommend requesting a re-hearing. The City Attorney recommended Mayor Lowe instruct him and the two attorneys of record as follows:

1. Arrange a meeting with Ken Weiss to further discuss outstanding issues related to the Comprehensive Plan.
2. Compile the documents related to the Comprehensive Plan to assemble a summary of how to move forward.
3. Compile the arguments for a motion for re-hearing and draft a motion for clarification for further review.

It was the consensus of the Commission to schedule a meeting for 5:00 p.m., Friday, October 24, 2014 in the Commission Chambers to further discuss the City's options regarding the Second District Court of Appeal's decision in *Anderson v. City of St. Pete Beach*.

The Commission was in agreement to request any documents forwarded to them from the City Attorney related to the above meeting and included in the agenda packet to be regarded as public documents and not have the restriction of Attorney-Client privilege.

Ron Holehouse, 12th Avenue, welcomed Wayne Saunders as the new City Manager and thanked the Commission for holding the meetings to resolve the comprehensive plan issues.

Deborah Schechner, Boca Ciega Isle Drive, spoke in support of the open meetings and obtaining updated reports.

2. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 5:33 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Maria Lowe, Mayor

Minutes approved on: _____

CITY COMMISSION MEETING – SPECIAL MEETING

MINUTES

OCTOBER 24, 2014

5:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

PRESENT:

Maria Lowe, Mayor
Melinda Pletcher, Vice Mayor
Terri Finnerty, Commissioner
Rick Falkenstein, Commissioner
Gregory Premer, Commissioner

ALSO PRESENT:

Elaine Edmunds, Interim City Manager
Andrew Dickman, City Attorney
Rebecca C. Haynes, City Clerk
Dave Healey, Planning Consultant
Matt McLachlan, Planning Consultant

1. Action Items

a. Discussion of the Commission's options for the next steps in light of the Second District Court of Appeal's decision in Anderson v. City of St. Pete Beach, Appeal Case No. 2D12-5969

Mayor Lowe discussed the Comprehensive Plan issues and noted that the Commission is looking forward to working as a team to resolve them.

Andrew Dickman, City Attorney, commented that he met with special counsel from Bryant, Miller, Olive and also with the Planning Consultants regarding the details of the process. Mr. Dickman recommended filing a motion for clarification and/or re-hearing in order to address the correct process for re-adopting or adopting an ordinance for the Comprehensive Plan. City Attorney Dickman noted the deadline to file a motion is October 30, 2014.

Commissioner Premer made a motion to allow the City Attorney to file a Motion for Clarification and/or Re-hearing in Anderson v. City of St. Pete Beach, Appeal Case No. 2D12-5969. The motion was seconded by Commissioner Finnerty.

Mayor Lowe called for audience comments.

Deborah Schechner, Boca Ciega Isle Drive, spoke about the fluidity of a comprehensive plan and attending the court hearing.

Bill Pyle, Sunset Way, spoke about opposing views and noted a newspaper article he read about building permits.

Al Johnson, Blind Pass Road, discussed the economic viability of building height and density for the hotel district and height allowance for condominiums along Gulf Boulevard.

There being no further audience comments, Mayor Lowe called for the vote.

The motion was unanimously approved by an individual roll call vote.

2. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 6:33 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Maria Lowe, Mayor

Minutes approved on: _____

CITY COMMISSION MEETING - WORKSHOP

MINUTES

OCTOBER 28, 2014

5:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PRESENT:

Maria Lowe, Mayor
Melinda Pletcher, Vice Mayor
Terri Finnerty, Commissioner
Rick Falkenstein, Commissioner
Gregory Premer, Commissioner

ALSO PRESENT:

Elaine Edmunds, Interim City Manager
Andrew Dickman City Attorney
Rebecca C. Haynes, City Clerk
Dave Healey, Planning Consultant
Steve Hallock, Public Services Director
Stephen Yurcaba, IT Specialist

1. Presentation of Draft Community Redevelopment Plan

Evan Johnson, Tindale-Oliver and Associates, presented an overview of the draft Community Redevelopment Plan (CRA), major activities that have occurred in the CRA process and a proposed public hearing schedule to adopt the plan. Mr. Johnson explained that the CRA is established after an area is designated as blighted. This foundation provides the authority to use certain tools to create the CRA and the plan to rid the area of any blighted factors that were identified within the designated area. The County reserves some authority over approval of the plan.

It was agreed to include public input from the Small Area Study conducted by the Michael Baker Group regarding Corey Avenue reconstruction project even though the plan was not officially adopted.

Mr. Johnson explained the next step is to present the CRA plan to the Planning Board to adopt findings of consistency (with the Comprehensive Plan). The City Commission and the Pinellas Board of County Commissioner (BOCC) must then approve the CRA

plan before the establishment of the Redevelopment Trust Fund can occur. The CRA plan must be adopted by resolution and the Redevelopment Trust Fund is adopted by ordinance. Mr. Johnson further noted that once the ordinance is adopted and the plan is approved by the Pinellas BOCC, the base year for any increment collection can be established and the County will fund the plan the beginning of each year moving forward. The monies can then be used for redevelopment purposes.

Vice Mayor Pletcher moved to authorize the accompanying draft CRA plan to be advertised for public hearing on November 17, 2014. The motion was seconded by Commissioner Falkenstein.

Mayor Lowe called for audience comments.

There being no audience comments, Mayor Lowe called for the vote.

The motion was unanimously approved by an individual roll call vote.

Vice Mayor Pletcher moved to amend the previous motion to authorize the accompanying draft CRA plan to be advertised for public hearing, inclusive of all changes recommended by the City Commission, on November 17, 2014. Commissioner Falkenstein concurred with the amendment.

11. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 5:51 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Maria Lowe, Mayor

Minutes approved on: _____

**St. Pete Beach City Commission
Agenda Report**

Issue Considered: Authorize the City Manager to enter into a purchase agreement with Alan Jay Automotive Network in the amount of \$34,878.50 for the purchase of a new irrigation maintenance truck.

Date: December 2, 2014

Prepared By: Ian Wade, Project Manager

Through: Steven J. Hallock, Public Services Director

Summary of Issue: The 2003 Public Services irrigation maintenance truck #178, ID #8969, is scheduled to be replaced in the approved FY2015 budget. This truck is primarily used to service the 90+ irrigation systems in the 52 City parks, medians and right of way areas. It carries all the supplies needed to do onsite repairs without having to make trips back to the Public Services Building. This truck is approaching 12 years old and has had increasing mechanical and body issues.

We are requesting approval to piggyback on the Florida Sheriff's Association Contract 14-22-0904, valid October 1, 2014 – September 30, 2015, for the purchase of the new irrigation maintenance truck.

Funding: FY2015 Public Services – Parks – Vehicles - 001.6104.572.5641

Requested Motion: "I move to authorize the City Manager to enter into a purchase agreement with Alan Jay Automotive Network in the amount of \$34,878.50 for the purchase of a new irrigation maintenance truck."

Attachments: Quote Sheet
Purchase Agreement

**Reviewed by
City Manager:** WS



QUICK QUOTE SHEET

PAGE 1 of 1

EMAIL J.KRETZER@STPETEBEACH.ORG

www.flsheriffs.org

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CITY OF ST. PETE BEACH, FLORIDA
PURCHASING AGREEMENT
(Vendor Name)

THIS AGREEMENT is hereby executed this 2nd day of December, 2014, between the CITY OF ST. PETE BEACH, FLORIDA (hereinafter "CITY") and Aan Jay Fleet Sales (hereinafter "VENDOR"), as follows:

WHEREAS, City is desirous of purchasing from Vendor the goods or services described in this agreement; and

WHEREAS, Vendor is in the business of providing the goods or services described herein, and has submitted an appropriate proposal to the City to provide the same; and

WHEREAS, this agreement has been properly approved by the appropriate authority of the City and the Vendor.

NOW, THEREFORE, upon the mutual covenants contained herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties hereto hereby agree to the following:

1. City hereby agrees to purchase, and Vendor hereby agrees to sell or provide, the goods or services described in the proposal attached hereto and incorporated herein.

2. Vendor shall deliver the goods, or provide the services, described herein no later than September 30, 2015.

3. Time is of the essence in the performance of this contract. City shall be entitled to liquidated damages in the amount of ~~\$500~~ per day, for each day subsequent to the date set forth in paragraph 2 hereof that Vendor has failed to properly and completely deliver all of the goods or provide all of the services herein specified. Vendor specifically acknowledges that the foregoing sum is reasonable and does not constitute a penalty.

4. Upon Vendor's satisfactory delivery of the goods, or full performance of the services, or in accordance with the payment schedule provided in the attached proposal, City shall pay Vendor the sum of \$34,878.50, as full consideration for the goods or services provided hereunder.

5. Vendor fully warrants the title to any goods provided hereunder, and agrees to defend the same against all claims whatsoever. At the time of delivery, Vendor shall furnish to the City a bill of sale absolute, with full warranties, or other evidence of title transfer satisfactory to the City, for the goods specified herein.

6. Vendor expressly warrants that all goods delivered hereunder are of merchantable quality and fit for the purpose for which the City has purchased the same. Vendor further warrants that any defects in the goods shall be properly repaired by Vendor for a period of 18 months from final delivery, including all parts and labor associated with said repairs.

7. City reserves the right to reject any defective goods, notwithstanding City's payment of the purchase price provided herein.

8. Vendor fully warrants that all services provided hereunder have been provided in a good and workmanlike manner. Vendor guarantees said services for a period of 18 months from the date of final performance. Vendor shall provide all labor and materials necessary to repair any defective workmanship reported to Vendor within said guarantee period.

9. To the extent that this agreement requires Vendor to provide any services of any kind, Vendor and all of Vendor's subcontractors shall maintain public liability insurance in a combined single limit for bodily injury and property damage in the amount of not less than \$1,000,000, satisfactory to the City Manager of City, naming the City as additional insured and providing coverage up through and including the final performance of any services provided hereunder. Vendor and all of Vendor's subcontractors shall maintain in full force and effect a policy of worker's compensation insurance for all of Vendor's employees in accordance with applicable state and federal law. Said insurance coverage shall include employer's liability with a single limit of \$100,000.00 per accident or occurrence. Vendor shall present City with a certificate for all of the foregoing insurance, at the time of executing this agreement and at such other times requested by the City. The Vendor waives all rights against the City, the City's consultants, separate contractors, if any, and any of its subcontractors, agents and employees, for damages caused loss to the extent covered by insurance described herein and obtained pursuant to this Section or other property insurance applicable to the services and product provided under this Contract. The City shall require of the Vendor, Vendor's consultants, separate contractors, if any, and the subcontractors, sub-subcontractors, agents and employees of any of them, by appropriate agreements, written where legally required for validity, similar waivers each in favor of other parties enumerated herein. The policies shall provide such waiver of subrogation by endorsement other otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged.

10. In consideration of the payment of ten dollars as part of the above purchase price, Vendor shall indemnify, defend and hold the City harmless for itself, its employees, agents and assigns, from and against any and all losses, claims, damages, suits, actions, or demands, including attorneys fees and costs of litigation through all appellate proceedings, arising from the performance or non-performance of this agreement, whether caused in part by the City or not.

11. This Agreement shall be binding upon the parties, their successors, assigns, and legal representatives. Vendor shall not assign or otherwise transfer any of the rights or duties under this Agreement, without the express written consent of the City.

12. This document embodies the entire agreement of the parties. There are no promises, terms, conditions, or representations binding on either party hereto, other than those contained herein; and this document shall supersede all previous communications, representations, and/or agreements between the parties hereto, whether written or oral. This Agreement may be modified only in writing executed by all parties. This agreement shall be construed according to the laws of Florida, and venue for any action arising herefrom shall be in Pinellas County, Florida.

13. The prevailing party in any action to enforce or interpret this agreement shall be entitled to reasonable attorneys fees incurred through all appellate proceedings.

14. Vendor hereby acknowledges that the person executing this agreement on behalf of Vendor has the full authority to do so and to bind Vendor to the terms hereof.

15. Any notices provided hereunder shall be sent to the parties at the following addresses and shall be considered properly delivered when placed in the U.S. mail, postage prepaid, certified return receipt requested:

As to Vendor:

Alan Jay Fleet Sales
2003 US 27 South
Sebring, FL 33870

As to City:

City Manager
City of St. Pete Beach, Florida
155 Corey Avenue
St. Pete Beach, Florida 33706

16. To the extent that any terms in the attached proposal conflict with the terms of this agreement, the terms of this agreement shall control and supersede such conflicting terms in the attached proposal, to the extent of such conflict.

17. The following sections, paragraphs or provisions of the attached proposal are hereby deleted from this agreement and shall be of no force or effect: FINES AS NOTED IN PARAGRAPH 3.

VENDOR WILL NOT BE LIABLE FOR CIRCUMSTANCES OUTSIDE OF HIS CONTROL
LEAD TIME TO DELIVER IS CONTROLLED BY FORD MOTOR COMPANY, NOT
ALANJAY. WE SEE NO PROBLEM IN DELIVERING BY 9/2015, BUT CANNOT AGREE
TO DAMAGES IN THE EVENT FORD CANNOT MANUFACTURE IN TIME.
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed
on the day and year first above written.

Alan Jay Fleet Sales
Vendor

CITY OF ST. PETE BEACH, FLORIDA

BY 

BY _____

CITY MANAGER

SCOTT WILSON, FLEET SALES MANAGER
NAME, TITLE (typed or printed)

APPROVED AS TO FORM:

ATTEST:

ANDREW DICKMAN
CITY ATTORNEY

CITY CLERK

The contractor must comply with the Florida public records laws and must:

- (a) Keep and maintain public records that ordinarily and necessarily would be required by the city in order to perform the service.
- (b) Provide the public with access to public records on the same terms and conditions that the city would provide the records and at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.
- (c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.
- (d) Meet all requirements for retaining public records and transfer, at no cost, to the city all public records in possession of the contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the city in a format that is compatible with the information technology systems of the city .

This is a new legal requirement.

119.0701 Contracts; public records.—

(1) For purposes of this section, the term:

- (a) "Contractor" means an individual, partnership, corporation, or business entity that enters into a contract for services with a public agency and is acting on behalf of the public agency as provided under s. 119.011(2).
- (b) "Public agency" means a state, county, district, authority, or municipal officer, or department, division, board, bureau, commission, or other separate unit of government created or established by law.
- (2) In addition to other contract requirements provided by law, each public agency contract for services must include a provision that requires the contractor to comply with public records laws, specifically to:
 - (a) Keep and maintain public records that ordinarily and necessarily would be required by the public agency in order to perform the service.
 - (b) Provide the public with access to public records on the same terms and conditions that the public agency would provide the records and at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.
 - (c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.
 - (d) Meet all requirements for retaining public records and transfer, at no cost, to the public agency all public records in possession of the contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the public agency in a format that is compatible with the information technology systems of the public agency.
- (3) If a contractor does not comply with a public records request, the public agency shall enforce the contract provisions in accordance with the contract.

3/12/14

**St. Pete Beach City Commission
Agenda Report**

Issue Considered: Selection of firm to complete a historic resources survey in Pass-a-Grille.

Date: December 2, 2014

Prepared By: Chelsey Welden, Urban Planner

Summary of Issue: The City was awarded a grant in the amount of \$41,050 by the Florida Department of State, Division of Historical Resources to perform a historic resources survey of the Pass-a-Grille National Register Historic District.

The City Commission approved the Grant Award Agreement between the Florida Department of State, Division of Historical Resources and the City of St. Pete Beach for this survey on November 5, 2014. A Request for Proposals was distributed and advertised, with a deadline of November 21, 2014. The Historic Preservation Board met on November 24, 2014 to discuss and rank their top 3 proposals out of the 7 submitted. Members of the board scored and ranked the proposals as follows:

- 1) TRC Environmental Corporation
- 2) R. Christopher Goodwin & Assoc.
- 3) Environmental Services, Inc.

They felt that TRC Environmental Corporation excelled especially in the areas of having completed similar projects in Florida, the quality and detail of their proposal, and proximity of the project team to St. Pete Beach. The board requested that staff call and check on each of the 3 firms' references, so those results will be sent to the commissioners prior to their meeting.

TRC Environmental Corporation proposed a cost of \$42,550 to perform the required services. When staff applied for this grant, they received pledges of in-kind services and cash matches from several residents, which would cover the amount that exceeds the grant award.

The Division of Historical Resources needs a signed contract between the City and the chosen firm by **December 15, 2014**, so time is of the essence. Work will begin immediately and the project will be completed by April 30, 2015.

Funding: Funds will be distributed from account #001-5401-515-5310 and will be reimbursed from the Department of State at the completion of each required deliverable.

Requested Motion: "I move to authorize the City Manager to enter into a purchase agreement with TRC Environmental Corporation in the amount of \$42,550 to perform a historic resources survey of the Pass-a-Grille National Register Historic District.

Attachments: Top 3 Request for Proposal Submissions (the other four are available in Community Development), Purchase Agreement

**Reviewed by
City Manager:**

WS

CITY OF ST. PETE BEACH, FLORIDA
PURCHASING AGREEMENT
(TRC Environmental Corporation)

THIS AGREEMENT is hereby made and entered into this _____ day of _____, 2014, by and between the CITY OF ST. PETE BEACH, FLORIDA, (hereinafter referred to as “CITY”), and **TRC** Environmental Corporation, a Florida Corporation (hereinafter referred to as “CONSULTANT”).

WHEREAS, CITY desires to engage a firm to complete a historic resources survey in the Pass-a-Grille Historic District;

WHEREAS, CITY desires to engage CONSULTANT to provide consulting services including the Scope of Services outlined herein (hereinafter “PROJECT”);

WHEREAS, CONSULTANT is qualified and able to provide the services described herein;

WHEREAS, this Agreement has been properly approved by the appropriate authority for CITY and CONSULTANT.

NOW, THEREFORE, for and in consideration of the premises, the mutual covenants hereinafter recited, and for other good, valuable and sufficient consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

ARTICLE 1 - PROJECT

1.1 PROJECT

1.1.1 CONSULTANT shall provide CITY consulting services in accordance with this Agreement, including services more particularly described in the Scope of Services section below and in connection with a historic resources survey in the Pass-a-Grille Historic District within the CITY (collectively “SERVICES”).

1.2 PROJECT PARAMETERS

1.2.1 The PROJECT shall be sole-sourced in accordance with the City of St. Pete Beach Purchasing Manual. The budget for each phase of the PROJECT shall be as set forth in the Scope of Services executed pursuant hereto. CONSULTANT acknowledges that the PROJECT is funded by the Department of State, Division of Historical Resources (herein “DIVISION”) and the State of

Florida by a grant in the amount of \$42,550. CONSULTANT designates _____ to act for CONSULTANT on the PROJECT, to receive notices. This shall be the same person listed in Section 7.6.7 below. The CITY'S project representative and point of contact shall be _____. Additional representatives may be designated in a Scope of Services to have primary responsibility for any particular phase of the PROJECT, but the PROJECT representative shall have primary overall responsibility for the PROJECT. All project work shall follow the historic structure and archaeological survey guidelines as outlined in the documents found online at: www.flheritage.com/grants/categories/smallmatching.cfm.

ARTICLE 2 – SCOPE OF SERVICES

2.1 SCOPE OF SERVICES

2.1.1 A Scope of Services for SERVICES on the PROJECT shall be submitted by CONSULTANT within _____ days from execution of this Agreement and shall become incorporated into and attached to this Agreement as an exhibit(s), and shall be in accordance with that which has been approved by DIVISION and executed in the Grant Award Agreement:

2.1.2 The survey project includes, but is not limited to, a survey and inventory of historical sites, structures, and resources in the Pass-a-Grille Historic District. This entails a review of resources already recorded in the Florida Master Site File (FMSF), a review of sites and structures not currently listed in the FMSF, a presentation of findings at a public Historic Preservation Board meeting, and a survey report.

2.2 DELIVERABLES & PERFORMANCE MEASURES

As specifically authorized by a Scope of Services approved by CITY in writing and incorporated into this Agreement, CONSULTANT shall perform the following services:

2.2.1 First Payment and deliverable/task 1:

First Payment will be cost reimbursement. Provide at least four (4) sample FMSF forms in hardcopy and electronic copy to CITY.

2.2.2 Second Payment and deliverable/ task 2:

Second Payment will be cost reimbursement. Provide a hard copy of the draft survey report, including all sample FMSF forms, photographs, and maps. Survey must conform to Chapter 1A-46 *Florida Administrative Code*.

2.2.3 Final Payment and deliverable/ task 3:

Final Payment will be cost reimbursement. Provide two (2) copies of the final survey report, including FMSF forms, photographs, and maps to CITY as final products. At least one copy of the report and all associated documents must be submitted as hard copy. At least one copy of the FMSF forms and documentation must be submitted as digital documents on Compact Disc-Recordable (CD-R) or similar device. Survey must conform to Chapter 1A-46 *Florida Administrative Code*. Presentations on findings.

2.3. AUTHORIZATION OF WORK

2.3.1 All work to be performed by CONSULTANT under this Agreement shall first be authorized by CITY by written Scope of Services, pursuant to the following:

2.3.2 Authorizations approved by CITY shall contain a description of the Work to be undertaken. The authorization shall also contain a budget amount of the fee to be paid based upon the applicable method for calculating the fee, and such budget amount shall not be exceeded, unless prior written approval by CITY is obtained. The form and format of the budget shall be in sufficient detail so as to identify the various elements of cost and shall be subject to approval of CITY. A scope of services for all phases of the PROJECT shall be prepared by CONSULTANT and subject to written approval of CITY.

2.3.3 The authorization may contain additional instructions or provisions specific to the authorized Work for the purpose of expanding upon certain aspects of this Agreement pertinent to the Work to be undertaken. Such supplemental instructions or provisions shall not be construed as a modification of this Agreement, except as to the specific projects to which such additional instructions or provisions pertain. CONSULTANT shall not be entitled to compensation for any work performed by CONSULTANT without the necessary written authorization.

ARTICLE 3 - CITY RESPONSIBILITIES

3.1 COVENANTS BY CITY

3.1.1 CITY shall:

3.1.2 Pay such fees as are due and payable to CONSULTANT, according to the schedule set forth in the Scope of Services for services authorized, in advance in writing, and properly performed.

3.1.3 Appoint a representative under this Agreement, with authority to authorize Work under this Agreement, transmit instructions, receive information, and transmit interpretations and definitions of the CITY'S policy and decisions pertinent to the Work covered by the applicable Scope of Services.

3.1.4 Make available, upon request of CONSULTANT, all existing records, reports, maps, plans, aerial photographs, surveys, or other data in CITY'S possession pertaining to the Work on the PROJECT under any Scope of Services authorized hereunder.

3.1.5 Make facilities and properties, under CITY'S control, available and accessible for inspection and access by CONSULTANT, for the performance of the Work hereunder.

3.1.6 Provide information concerning its objectives, schedule, constraints, budget with reasonable contingencies, and criteria for the PROJECT.

ARTICLE 4- PERSONNEL

4.1 CONSULTANT'S professional personnel who shall be assigned to the PROJECT shall be as set forth in the Scope of Services for each phase of the PROJECT, as designated therein.

4.2 CONSULTANT shall be the primary consultant on the PROJECT; No sub-consultants are approved for this project.

ARTICLE 5 –SCHEDULE

5.1 CONSULTANT shall proceed with the SERVICES upon receipt of CITY'S signed authorization to proceed. Following the initial planning meeting with CITY, CONSULTANT shall prepare a master PROJECT schedule, on a task-by-task basis. CONSULTANT shall submit for CITY'S approval a schedule for the performance of the SERVICES, which shall include allowances for periods of time required for CITY'S review before required deadlines set forth by the DIVISION in the Grant Award Agreement. Time limits established by the schedule approved by CITY shall not be exceeded by CONSULTANT. The deadline for the PROJECT and all of its components shall be April 30, 2015.

ARTICLE 6 - FEES

6.1 PAYMENT FOR SERVICES

6.1.1 CITY shall pay CONSULTANT for all services authorized and properly performed subject to the budget set out in the Scope of Services, by the following method:

6.1.2 In three (3) lump sums, at the time each of the three (3) deliverables is completed.

6.1.3 CONSULTANT warrants that it has not employed or retained any company or person, other than bona fide employees working solely for CONSULTANT, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for CONSULTANT, any fee, commission, percentage, gift or any other consideration contingent upon or resulting from the award or making of this Agreement.

ARTICLE 7 - MISCELLANEOUS

7.1 TERMINATION

7.1.1 Either party may terminate this Agreement, without cause, prior to the execution of any Scope of Services hereunder, or after completion of all Work required under any purchase orders previously issued hereunder. Notice of termination shall be provided in writing.

7.1.2 CITY may suspend, cancel or abandon any part or phase of the PROJECT described in the Scope of Services, or the services of the CONSULTANT called for under the Scope of Services, without cause, upon providing CONSULTANT five (5) days prior written notice, and CONSULTANT shall be compensated for the professional services provided and reimbursable expenses incurred up to the date of suspension, cancellation or abandonment.

7.1.3 It is expressly understood by CONSULTANT that the PROJECT is contingent upon the availability of sufficient funding for the same, and the PROJECT may be reduced or enlarged in scope and the architectural services and payments provided hereunder may be adjusted accordingly, as determined by CITY in its sole discretion.

7.2 OWNERSHIP OF DOCUMENTS, MATERIALS

7.2.1 Reproducible copies of all documents, including without limitation all reports, estimates, plans, photos, exhibits, tests, specifications and electronic record drawings, prepared for the PROJECT, shall be the property of CITY and shall be delivered to CITY upon completion of each said document. CITY may utilize any documents prepared by CONSULTANT hereunder in any manner it chooses, in its sole discretion, without being subject to any copyright protection.

7.2.2 All documents, including drawings and specifications, prepared by CONSULTANT pursuant to this Agreement, are not intended or represented to be suitable for reuse by others on extensions of the PROJECT or on any other project. Any reuse without written verification or adaptation by CONSULTANT for the specific purposes intended shall be at CITY'S sole risk.

7.2.3 Any equipment, materials or supplies for which CITY pays a specific charge under this Agreement shall become the property of CITY upon completion of the part or phase of the PROJECT for which the particular item was specifically purchased, but in no event later than termination of this Agreement.

7.3 PUBLIC RECORDS

7.3.1 CONSULTANT acknowledges that some or all of the documents generated or kept by CONSULTANT, may be deemed to be public records under Florida law, and CONSULTANT fully accepts any responsibility required by law in producing or making available said documents.

7.4 WARRANTY, INSURANCE AND LIABILITY

7.4.1 CONSULTANT warrants that the SERVICES shall be carefully, skillfully and timely performed; in accordance with the standard for such professional services at the time those services are rendered.

7.4.2 Throughout the term of this Agreement and until the completion of all construction of the PROJECT, CONSULTANT shall carry liability insurance for injury or loss arising from comprehensive general and automobile exposures at a minimum of \$1,000,000.00 per individual, per occurrence, and professional liability insurance in an amount not less than \$1,000,000.00. CONSULTANT shall provide to CITY certificates of insurance evidencing the existence of each required insurance policy, within (30) days of the date of this Agreement. The certificates of insurances shall provide that CITY be notified at least (30) days prior to the cancellation or reduction in policy limits of the policy. Additional certificates of the insurance required hereby shall be provided by CONSULTANT at any time requested by CITY.

7.5 INDEMNIFICATION

7.5.1 CONSULTANT shall indemnify, hold harmless, and defend CITY, its commission members, officers, agents, attorneys and employees from, and against all liability and expense, including attorney's fees incurred thereby through all appellate proceedings, arising from any claims, demands, damages, suits, administrative proceedings, actions and causes of action, in law or equity of whatever kind or nature, whatsoever for personal injuries, property damage, equitable relief, fines, penalties or other liability of any kind, resulting from the performance of the SERVICES hereunder. CONSULTANT'S liability hereunder shall include all attorneys' fees and costs incurred by CITY in the enforcement of this indemnification provision. The claims covered by this section shall include claims made by CONSULTANT'S employees, and CONSULTANT hereby waives its entitlement, if any, to immunity under Chapter 440, Florida Statutes.

7.5.2 The obligations of the CONSULTANT under this section shall not be limited in any way by any immunity from or limitation of liability CITY may have under the doctrine of sovereign immunity or Section 768.28, Florida Statutes. The obligations under this section shall survive termination of this Agreement and shall not be limited by the amount of any insurance required to be obtained or maintained by CONSULTANT under this Agreement.

7.5.3 CITY shall have the right, at its option, to participate in the defense of any third party claim, without relieving CONSULTANT of any of its obligations hereunder. CONSULTANT shall obtain the prior written consent of CITY prior to entering into any settlement of such claim.

7.5.4 Each party shall cooperate, and cause its agents, employees and attorneys to cooperate, in the defense of any third party claim, and shall furnish such records and information, and attend such conferences, discovery proceedings, hearings, trials or appeals, as may be reasonably requested in connection therewith.

7.6 MISCELLANEOUS

7.6.1 Nothing contained herein guarantees CONSULTANT any amount of work or compensation.

7.6.2 This Agreement supersedes any and all prior negotiations and oral or written agreements heretofore made relating to the subject matter and constitutes the entire agreement of the parties relating to the subject matter hereof. This Agreement may not be altered or amended except in writing and signed by the parties hereto. No waiver of any of the terms or conditions of this Agreement shall be effective unless in writing and executed by the party to be charged therewith. The failure to enforce any provision or part of this Agreement shall not constitute a waiver of the right to enforce any part or provision hereof, including the same part or provision in the future. If any portion or part of this agreement is declared invalid by a court of competent jurisdiction, the remainder hereof shall remain in full force and effect.

7.6.3 This Agreement shall be binding upon, and shall inure to the benefit of the parties hereto and their respective successors and assigns.

7.6.4 This Agreement shall be governed by and construed and interpreted in accordance with the laws of the State of Florida. Each of the parties hereto a) irrevocably submits itself to the exclusive jurisdiction and venue of the Circuit Court of the State of Florida, Pinellas County, and the jurisdiction of the United States District Court for the Middle District of Florida, Tampa Division, for the purposes of any suit, action or other proceeding arising out of, or relating to, this Agreement; b) waives and agrees not to assert against any party hereto, by way of motion, as a defense or otherwise, in any suit, action or other proceeding, (i) any claim that it is not personally subject to the jurisdiction of the above named courts for any reason whatsoever; and (ii) to the extent permitted by applicable law, any claim that such suit, action or proceeding by any party hereto is brought in an inconvenient forum or that the venue of such suit, action or proceeding is improper.

7.6.5 This Agreement shall create no rights or claims whatsoever in any person other than a party hereto, except as provided herein. There shall be no third party beneficiaries under this Agreement of any kind.

7.6.6 In the event either party employs an attorney to enforce any of the conditions of this Agreement, or to enforce any covenants hereunder, or to enforce any of the rights, remedies, privileges or options at law or in equity, or in any action between the parties, the prevailing party shall be entitled to reimbursement from the non-prevailing party of all costs and expenses incurred or paid by the prevailing party in so doing, including without limitation, all attorneys' and paralegal fees and costs whether the matter is settled privately, by arbitration, or by legal action at the trial court level and at any and all appellate court levels in all matters of collection and enforcement, construction and interpretation, before, during and after suit, trial, post-trial and all appellate proceedings, as well as appearances in and connected with any bankruptcy proceedings or creditors' reorganization or similar proceedings.

7.6.7 Any notices provided hereunder shall be sent to the parties at the following addresses and shall be considered properly delivered when placed in the U.S. mail, postage prepaid, certified return receipt requested:

As to CONSULTANT:

As to CITY:

City Manager
City of St. Pete Beach, Florida
155 Corey Avenue
St. Pete Beach, Florida 33706

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

Vendor

CITY OF ST. PETE BEACH, FLORIDA

BY _____

BY _____
CITY MANAGER

NAME, TITLE (typed or printed)

APPROVED AS TO FORM:

ATTEST:

ANDREW DICKMAN
CITY ATTORNEY

CITY CLERK

PROPOSAL

Pass-a-Grille Historic Resources Survey



City of St. Pete Beach, Florida

Prepared by



Atlanta, Georgia



November 20, 2014



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1.0 INTRODUCTION

1.1 Pass-a-Grille Historic District, St. Pete Beach, Florida

The Pass-a-Grille Historic District, also known as the Old Town of Pass-a-Grille is situated on the southern end of Long Key, the southernmost occupied barrier island in Pinellas County. Originally listed in the National Register of Historic Places in 1989, the Pass-a-Grille Historic District boundary was increased in 2003 to add an additional 116 acres to the original 40-acre district, increasing the total number of buildings from 115 to 508 and expanding the period of significance from ca. 1900-c. 1922 to ca. 1900-1957, when the last buildings were constructed in the incorporated town of Pass-a-Grille. The original boundaries encompassed 97 contributing buildings, whereas the expanded boundaries included an additional 354 contributing buildings and two local parks. The Pass-a-Grille Historic District contains an architectural mixture of mostly residential buildings whose dates range from the early 1900s to the later 1950s as well as a number of historic commercial buildings.

St. Pete Beach and the Pass-a-Grille historic district have active preservation programs administered by the City's Historic Preservation Board (HPB) which oversees architectural surveys, designates historic properties, develops historic design guidelines, and encourages public awareness of historic preservation. The Pass-a-Grille district has faced intense recent development pressures, with many residents anxious about retaining the neighborhood's unique architectural and historical attributes.

1.2 Project Description

In 2014, the City of St. Pete Beach was awarded a grant in the amount of \$41,050 by the Florida Department of State, Division of Historical Resources to perform a historic resources survey of the Pass-a-Grille National Register Historic District. The first survey was performed in 1989 when the historic district was established, and another survey was performed in 2003 which expanded the district. This 2014 survey would update those records and will evaluate any additional structures to add to the historic district's contributing resources list. The Project is being funded in part by the City, and in part through a State of Florida, Department of State, Division of Historical Resources Grant, with Federal funds from the National Park Service, U.S. Department of the Interior.

1.3 Proposal Outline

TRC Environmental Corporation (TRC) is pleased to provide this proposal to the City of St. Beach for the Pass-a-Grille Historic Resources Survey. TRC's proposal is organized according to the City's selection criteria as stated in the "Request for Proposals" and addresses the following areas:

- Qualifications of the TRC Project Team (TRC will not be utilizing sub-consultants during any phase of this survey);
- TRC's Location, Experience with Grant-Funded Projects, and Experience with Similar Historic Resource Surveys, Along with Applicable Project References;
- Resumes of TRC Project Team;
- TRC's Proposed Work-Plan and Schedule;
- TRC's Proposed Fee for Services (including several optional work items);
- Samples of Work from Recently Completed Historic Resources Surveys in Florida.

2.0 QUALIFICATION OF THE TRC PROJECT TEAM

2.1 Definition of Standards

To conduct a historic resource survey in Florida, historic preservation consultants must meet both Federal and State of Florida standards. Federal requirements include meeting the Secretary of Interior's standards (36CFR, part 61) for architectural history or historic preservation. Consultants should also be proficient in the National Register of Historic Places (NRHP) standards and criteria for evaluation, as well as the Department of the Interior's standards and procedures for conducting architectural surveys. In Florida, consultants need to be familiar with the Bureau for Historic Preservation's standards and guidelines for architectural survey, be listed on the state's list of recognized historic preservation consultants, and adhere to the procedures of the Florida Master Site File.

2.2 Project Team Qualifications

TRC offers the City of St. Pete Beach and the Historic Preservation Board (HPB) an outstanding team of architectural historians and historic preservation professionals for the Pass-a-Grille Historic Resources Survey that both meets and exceeds these Federal and State standards. While the project leads are based in Atlanta and Washington D.C., they have together more than 20 years' experience conducting grant-funded architectural surveys throughout Florida and are supported by local support and administrative staff in TRC's fully-staffed offices in Gulf Breeze, Gainesville, and West Palm Beach.

All principal project team members (except for administrative and graphics personnel) ***exceed*** the National Park Service (NPS) qualifications as an architectural historian, historian, or preservation planner under 36 CFR, part 61. ***Note that TRC will be conducting this survey project entirely with its experienced in-house personnel and will not sub-contract any of the work items.*** The project team described below will remain assigned to the project throughout the contract and no diversion or replacement will be made without submission of a resume of the proposed replacement for final approval by the City.

2.3 TRC Project Team

- **PROJECT MANAGER** TRC Architectural Historian **Geoffrey Henry** will serve as Project Manager for the Pass-a-Grille Historic Resources Survey project. Mr. Henry is TRC Program Manager for architectural history and has over 30 years' experience in architectural history and cultural resources management and exceeds National Park Service qualifications as an architectural historian under 36 CFR, part 61. As Project Manager, Mr. Henry will attend all required meetings and will direct the research, fieldwork, and data assembly phases of the survey project to ensure that they meet state and federal standards of technical proficiency and assessment.

Mr. Henry has managed and directed numerous architectural surveys throughout the Southeast, Northeast, and Mid- Atlantic, including surveys in the Cities of Pompano Beach, Tavares, Hollywood, Winter Park, Kissimmee, Pensacola, Fort Pierce, Key West, Lake Worth, and Monroe County, FL. He has prepared nearly 50 National Register nominations for historic districts and individual properties.

- **LEAD ARCHITECTURAL HISTORIAN** TRC Architectural Historian **Ellen Rankin** will be under the direction of Mr. Henry during the fieldwork phase of the survey and will take photographs, keep a detailed photo log, direct the data entry, and map the surveyed properties. Ms. Rankin has a Bachelor of Science degree in Architectural History from the University of Virginia (with an MA in progress), and has 10 years of experience in the field conducting large-scale municipal and county architectural surveys in Florida, Georgia, and elsewhere throughout the South and Southeast.

- **TECHNICIANS** The project team will also include trained technicians who will assist Ms. Rankin during the data entry phase of the survey. TRC technicians have at least a bachelor's degree in anthropology or a closely related field, and regularly assist during TRC projects involving architectural survey. They will also perform such administrative duties as the labeling of photographs and assembly of all survey materials.
- **GRAPHICS** Possessing over 25 years of combined experience with large-scale survey mapping, TRC graphic technicians **Vincent Macek** and **Price Laird** who are skilled in GIS mapping, Adobe Indesign, and Adobe Photoshop and will produce the graphic components of this project, including project maps and illustrations within the report. TRC's graphic technicians have supported the architectural historians on several successful large-scale projects in Florida, Georgia, South Carolina, and New England.

3.0 LOCATION, EXPERIENCE WITH GRANT-FUNDED PROJECTS, AND EXPERIENCE WITH SIMILAR HISTORIC RESOURCE SURVEYS WITH PROJECT REFERENCES

3.1 TRC Office Locations in Florida

TRC Environmental Corporation (TRC) is a nationally recognized environmental and engineering consulting company with offices throughout the East, Southeast and Midwest, including three located in Gulf Breeze, Gainesville, and West Palm Beach, Florida and is certified to conduct historic architectural surveys in Florida. TRC maintains a large staff of cultural resource professionals (architectural historians and archaeologists) in several of its East Coast offices who work throughout the East, including Florida.

Project staff for the Pass-a-Grille Historic Resources Survey are based in TRC's Atlanta and Washington DC offices and are fully grounded in the relevant Florida Division of Historical Resources and Federal guidelines for documenting historic structures, and have successfully completed large-scale architectural surveys and National Register of Historic Places (NRHP) eligibility assessments throughout Florida. Past TRC projects have ranged from small, single-day studies to complex, multi-year efforts. TRC is set up to handle multiple projects on short notice, while giving each project individual attention.

3.2 Experience with Grant-Funded Surveys and Project References

Since 1997, TRC has performed literally thousands of cultural resource projects, ranging from Phase I archaeological and historic structures surveys to complex archaeological data recovery and Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) documentation projects.

TRC has long specialized in conducting comprehensive, intensive-level surveys for states and municipalities in Florida and elsewhere and has an excellent working relationship with the Florida Division of Historic Preservation and Florida Master Site File staff. As a result, TRC has been awarded numerous contracts to perform cultural resource surveys and assessments, prepare historic preservation plans, develop historic design guidelines, write historic designation reports, and provide many other historic preservation consulting services to government agencies on the local, state, and federal level.

The following summaries of selected projects illustrate TRC's capabilities and experience in Florida Grant-in-Aid project and historic architectural surveys. These projects involved complex scopes of work and research issues, beyond the relatively straightforward tasks involved in surveying historic properties. We encourage you to contact the references listed below who will attest to the quality and value of TRC's cultural resource consulting and architectural survey capabilities:



Pompano Beach Historic Resource Survey (Pompano Beach FL) 2012-2013

In 2012-2013, TRC completed the Pompano Beach Historic Resource Survey for the City of Pompano Beach Planning Department. The survey included fieldwork to record approximately 250 resources and the intensive-level survey of 20 property types in “Old Pompano” for individual landmark designation. The architectural survey included a historic context of Pompano Beach, the development of an Access database, photography, and recommendations for historic district designation and further preservation activities. The survey also focused on Pompano’s historically African-American neighborhoods and involved extensive oral interviews with long-time residents and several public presentations and workshops.

Quality of Deliverable Acknowledgement: “I just finished reading the final report and think you guys did an excellent job. I thought it was well written, very informative and easy to read.” ~ Jennifer Gomez, AICP, LEED®AP ND, Principal Planner, Development Services Department, City of Pompano Beach

Contact:

Jennifer Gomez, AICP, LEED®AP ND
Principal Planner
Development Services Department
City of Pompano Beach
Phone: 954.786.4640
Email: Jennifer.Gomez@copbfl.com

City of Fort Pierce Department of Planning, Historic Properties Survey of Pre-1957 Buildings, Fort Pierce, FL

TRC conducted the Fort Pierce Historic Properties Survey, including fieldwork to record 1,607 resources within the city limits 50 years or older. This number included 634 previously identified resources and 973 newly identified resources (of the 835 previously recorded resources in Fort Pierce, 195 had been demolished). As a result of the fieldwork and historical research conducted as a part of this survey, TRC identified eleven (11) individual properties and nine (9) historic districts in Fort Pierce potentially eligible for listing in the National Register of Historic Places.

Quality of Deliverable Acknowledgement: “The site file staff was very complimentary about the work done on the site file forms – they said it was excellent, and they NEVER say that!! So, your folks did a good job for you.” ~ Sharyn Heiland, Historic Preservation Grants Specialist, Florida Bureau of Historic Preservation writing to the City of Fort Pierce Preservation Planner Christina Croxell.

Contact:

Ms. Leslie Olson
City of Fort Pierce Historic Preservation Officer
100 N US 1
Ft. Pierce, Florida 30263
Phone: (772) 460-2200 x237
E-mail: lolson@city-ftpierce.com

Key West Historic Resources Survey, City of Key West, Monroe County

Geoffrey Henry served as project manager and Ellen Rankin served as Lead Architectural Historian for the comprehensive survey and re-survey of approximately 2,590 architectural resources in the National Register-listed Key West Historic District for the City of Key West Planning Department with a grant from the Florida Division of Preservation. The survey produced an up-to-date Final Report which provided recommendations for future survey and historic designation in Key West. This survey fulfilled a vital need for the City which uses this survey information on a daily basis during the architectural review process.



Contact:

Dr. Diane Silva,
Executive Director,
Historic Florida Keys Foundation
510 Greene Street
Key West, FL 33040
Phone: 305-292-6718
Email: hfkf@bellsouth.net

TRC has also conducted numerous large-scale municipal surveys for localities elsewhere in the US, with examples in Connecticut, Virginia, and South Carolina cited below:

Old Greenwich Historic Resources Survey, Town of Greenwich Conservation Department - Greenwich, CT

In 2012, TRC completed an architectural survey of the Old Greenwich section of Greenwich, CT for the Greenwich Conservation Commission and the CT SHPO. The architectural survey includes a detailed survey of 280 historic resources, an historic context for the Old Greenwich area, photography and mapping, and recommendations for historic district designation and further preservation activities.

Contact:

Mary Dunne, Certified Local Government Coordinator
Connecticut Department of Economic and Community Development (Connecticut SHPO)
1 Constitution Plaza, 2nd Floor
Hartford, CT 06103
Tel. (860) 256-2756
Fax (860) 256-2811
Email: Mary.Dunne@ct.gov

City of Roanoke, Melrose-Rugby and Riverland Neighborhood Architectural Surveys – Roanoke, VA

Between November 2011 and June 2012, TRC conducted a comprehensive survey of 300+ buildings within the Melrose-Rugby and Riverland residential neighborhood in Roanoke, VA for the City of Roanoke Planning Department and the Virginia Department of Historic Resources. The survey resulted in complete documentation including survey forms, a database, and color coded survey maps. The survey serves as the first step in the eventual nomination of the neighborhoods to the National Register of Historic Places.

Contact:

Jillian Papa
City of Roanoke Department of Planning, Building and Development
215 Church Avenue, Room 166
Roanoke, VA 24011
Email: Jillian.Papa@RoanokeVa.gov

City of Georgetown, Georgetown National Register Historic District Survey and Survey Update – Georgetown, SC

Between March and October 2010, TRC conducted this comprehensive survey of 800+ buildings within the Georgetown Historic District for the City of Georgetown Planning Department and the South Carolina Division of Archives and History. Because the Georgetown Historic District was listed in the National Register in 1971 and last surveyed in 1990, the goals for the survey were the comprehensive update of information on all buildings



within the district boundaries, writing a historic context for the 1920–1960 period, and providing recommendations on boundary increases to the historic district and expansion of its period of significance.

Contact:

Rick Martin, City Building Inspector
City of Georgetown Building and Planning Department
120 North Fraser Street
Georgetown, SC 29440
Phone: 843-545-4010
Email: rmartin@cog.sc.us

Bradley S. Sauls
Supervisor of Registration, Grants and Outreach
State Historic Preservation Office
SC Dept. of Archives & History
8301 Parklane Rd., Columbia SC 29223-4905
Phone: 803-896-6172
Email: sauls@scdah.state.sc.us

During his career, Mr. Henry has also managed and conducted these Florida grant-funded surveys:

Historic Florida Keys Foundation, Florida Keys Architectural Survey - Monroe County, FL

Mr. Henry managed and directed the comprehensive architectural survey of Monroe County's unincorporated areas for the Historic Florida Keys Foundation and Monroe County Department of Planning. This survey, the first since 1983, identified over 300 historic resources including buildings, bridges, cemeteries, recreation buildings, historic districts, and potential Monroe County landmarks.

Contact:

George Walter Born, former Historic Preservation Director, Historic Florida Keys Foundation
14 Arlington St., Apt. 2
Somerville, MA 02145
Email: georgewalterborn@hotmail.com

Hollywood Beach Architectural Survey - Hollywood, FL

The Hollywood Beach neighborhood is faced with intense development pressures due to rapidly increasing land values in south Florida. The Hollywood Beach Community Planning Division commissioned a two-year architectural survey of the neighborhood's historic resources to better assess the area's significance and to develop preservation strategies. Mr. Henry conducted the Hollywood Beach survey in a 42-block area of Hollywood. The survey area contained 101 historic resources over 50 years old. Architectural types included single-family residences, apartment buildings and motels/hotels. Historic styles included frame and masonry vernacular, Art Deco, Art Moderne, Colonial Revival, and Mediterranean Revival. The 2002-2003 Hollywood Beach survey recommended 6 historic districts eligible for the National Register of Historic Places and/or Hollywood Historic Register.

Contact:

Jaye Epstein, Director, Division of Planning
City Hall
2600 Hollywood Beach Boulevard
Hollywood FL 33020-4807
Phone: 954-921-3471
Email: jepstein@hollywood.fl.org



3.3 TRC Project Team Resumes

Resumes for TRC architectural historians Geoffrey Henry and Ellen Rankin are included in this proposal to highlight their relevant experience and ability to perform to the highest standards as part of the Pass-a-Grille Historic Resources Survey.

4.0 PROPOSED WORK PLAN

This section describes TRC's project approach and methodology, as well as its proposed schedule and project deliverables. The proposed schedule follows the one set forth in the City of St. Pete's RFP.

The survey of the Pass-a-Grille Historic District will be conducted according to Florida SHPO criteria and methodology, to current standards, as well as the Secretary of the Interior's *Standards and Guidelines for Identification* (1983). TRC will coordinate efforts with the Historic Preservation Board and City Planning staff to complete the inventory and produce a survey report. The project shall begin in December 2014 and is to be completed no later than April 30, 2015, with Project close-out by June 30, 2015.

4.1 Project Kick-off and Public Meetings

TRC will participate in a kick-off meeting at the onset of the project as well as engage in a public meeting with the City Commission, Historic Preservation Board and the local community upon completion of the project where the results of the survey will be presented. Following award and ratification of the contract, TRC will meet with City Planning Department staff in December 2014 during the project's initial phase to develop the overall framework and methodology for the project as well as discuss publicity for the architectural survey.

Public outreach may include newspaper notices, website announcements and/or community newsletters. Note, that as part of TRC's fee proposal, TRC is offering several additional optional public meetings and an illustrated brochure to increase public awareness and participation. TRC's methodology statement will outline what is currently known about the survey area as well as how the work will be undertaken for both archival and field research. The kick-off meeting will include a review of existing FMSF survey forms and a City-produced GIS or hard-copy assessor's map indicating the project area(s) to be surveyed within Pass-a-Grille. At or before this meeting, TRC is requesting the following information from the City:

- An electronic spreadsheet developed from City/county tax assessments, for all properties which the City has targeted for survey. This Excel sheet (on a CD) should include the property address and tax parcel identification number. For tax exempt properties such as churches and public buildings, TRC asks that the address be provided in the spreadsheet.
- GIS data with parcel number and address information and City-produced base maps or hard-copy assessor's map which TRC will use in the field and in the final report.
- A CD with electronic FMSF survey forms for previously surveyed properties.
- Copies (electronic or hard copy) of any previous survey reports or cultural resource studies for Pass-a-Grille held by the City. TRC will conduct additional research at the FL SHPO and elsewhere and copy any information not held by the City.
- A letter of introduction on City of St. Pete Beach letterhead that identifies each team member by name, along with a City Planning staff contact number and e-mail address. This letter will be carried by team members in the field at all times. TRC can provide the City with a sample introductory letter.
- Photocopying of previous reports, FMSF survey forms, and other research materials at the City office shall not be charged to TRC.

4.2 Background Research

Historic research will be conducted to establish an historic context statement for Pass-a-Grille to cover its history and architectural history between the early European settlement period and 1965. The historic context will aid TRC in the evaluation of surveyed properties as contributing/noncontributing resources according to an expanded period of significance. TRC also will examine pertinent information related to the history of St. Pete Beach and Pass-a-Grille in such repositories as the Heritage Village Library and Archives, the St. Pete Beach Public Library; as well as the Library of Congress and the National Archives in Washington, D.C.

Research sources to be consulted by TRC may include:

- Secondary source materials and published histories of the City of St. Pete Beach and Pass-a-Grille,
- Historic Sanborn maps, atlases, historic road maps, soil surveys, and subdivision plats of the St. Pete Beach and Pass-a-Grille survey area;
- Census records for St. Pete Beach and Pass-a-Grille;
- Historic city directories of St. Pete Beach and Pass-a-Grille;
- Historic photographs and postcard views of St. Pete Beach specifically Pass-a-Grille;
- Knowledgeable local informants including the city planner and historical society.

4.3 Fieldwork

Following the research phase, TRC will conduct fieldwork to record and update the selected buildings, structures, sites, and objects in the Pass-a-Grille Historic District. The survey fieldwork will consider the full range of cultural resources in terms of period, theme, property type, architectural form and style. Using the Excel spreadsheet of properties and GIS data provided by the City, the fieldwork will be conducted by a TRC team consisting of two TRC architectural historians. Supplied with a letter of introduction provided by the Town, the survey team will remain on public property and will not enter private property uninvited nor access the interior of private buildings.

The TRC architectural historians will record the required architectural information. TRC will take the required digital photographs using digital SLR cameras with wide-angle lenses where appropriate, keep an accurate photo log, and record the inventory number on the field maps. As part of regular quality control, a portion of each field team's day will be spent reviewing the forms and photographs for completeness.

4.4 Data Entry

After completion of the survey fieldwork, TRC will prepare FMSF forms with photographs and property location maps. The properties will be identified according to whether they are contributing or non-contributing properties to the Pass-a-Grille Historic District and if the contributing status has changed since 2003. A spreadsheet containing this information will be supplied to the City so that the City GIS data can be updated. On January 20 2015, TRC will submit ten (10) sample FMSF forms with photographs and location maps to the City for review and comment.

4.5 Draft Survey Products

On March 20 2015 the following materials will be submitted as hard copies to the City for review and comment:

- Draft Survey Report which will include the following sections:
 1. Abstract;
 2. Introduction;
 3. Methodology statement;
 4. Historic and architectural overview of the survey area, relating to the history of Pass-a-Grille and to the resources surveyed including an update to the narrative in the 2003 NRHP Nomination;
 5. Index of all inventoried buildings and sites, arranged alphabetically by street address;
 6. Further study recommendations; and
 7. Bibliography.
- Representational Sample of FMSF Forms including all properties newly survey accompanied by photographs and maps. All other FMSF forms will be submitted electronically for review.



4.6 Final Survey Products

On April 30 2015 the following materials will be submitted:

The City of St. Pete Beach shall receive copies of all materials produced in connection with the survey. The survey report shall at a minimum include the items listed below, which shall be provided in electronic format as well as with a hard copy.

Final Survey Report which will include the following sections:

1. Abstract;
2. Introduction;
3. Methodology statement;
4. Historic and architectural overview of the survey area, relating to the history of Pass-a-Grille and to the resources surveyed including an update to the narrative in the 2003 NRHP Nomination;
5. Index of all inventoried buildings and sites, arraigned alphabetically by street address;
6. Historic sites inventory forms for all surveyed properties, including photos of inventoried resources, completed on the provided electronic inventory forms
7. Further study recommendations; and
8. Bibliography.

Florida Master Site File Forms

TRC shall prepare and update all existing and new Florida Master Site File (FMSF) forms. This includes the 508 existing FMSF in the Pass-a-Grille Historic District and all newly surveyed resources that TRC and City Staff find appropriate to be added to the FMSF. Each form with be accompanied by photograph(s), city base map, and USGS map printed on acid-free paper.



5.0 PROPOSED SCHEDULE

Below, TRC provides the proposed project schedule for the Pass-a-Grille Historic Resources Survey. TRC is prepared to dedicate the resources needed to complete the project assignment on time and on budget. Our staff resources are deep enough to deploy additional personnel on the project if unexpected situations arise.

DATE	ACTIVITY	PRODUCT TO CITY	PRODUCT TO TRC
December 2014	Contract negotiated and awarded	Signed and executed contract	Signed and executed contract
December 2014	Meeting with City of St. Pete Beach		• Maps of Pass-a-Grille Historic District • Existing FMSF forms • Excel Sheet of properties to be surveyed • Letter of introduction for survey team
December, 2014-January, 2015	Background research in City of St. Pete Beach, Tallahassee, and Washington, D.C.		
January-March 2015	Survey and research in Pass-A-Grille		Letter of introduction
January 20, 2015	Initial Survey Concludes	10 Representative Draft FMSF forms in hard copy format	
January 20 2015-February 2, 2015	Review of Draft FMSF Forms		Review comments due on February 2, 2015
March 20, 2015	Draft Report and Sample FMSF Forms completed	• Draft survey report • FMSF Forms for newly surveyed resources in Hard Copy • FMSF Forms for previously surveyed resources electronically	
March 20 2015-April 10, 2015	Review of Draft Report and FMSF Forms		Review comments due on April 10 2015
April, 2015	Finalize survey products (forms, maps, photos), DVD and Final Report		
April 30, 2015	Final Products Submitted	All final survey products including final survey forms and Final Report	
April 30, 2015	Project End		

6.0 FEE FOR SERVICES

The proposed fee for services to conduct the Pass-a-Grille Historic Resources Survey as outlined in this proposal according to the standards and guidelines of the Florida SHPO for the City of St. Pete Beach is **\$42, 550** with work invoiced and payments processed according to the RFP and the Grant Agreement.

In addition, TRC is pleased to offer several optional services to increase public awareness and appreciation of the historic resources survey in Pass-a-Grille.

Optional Work Items:

- TRC proposes that two public meetings should be conducted to gain a better understanding of the community's historic priorities and to better understand the dynamics, history and heritage of local residents. These meetings held at the start of the project and half-way through will allow the community to have a role throughout the survey process and will create stronger community involvement. As these meetings are not in the scope of work as defined in the RFP an additional expenditure for these meetings would be: **\$1000 per meeting.**
- TRC will write, print, and distribute a brief informational brochure describing the goals and purposes of the survey, describing the survey procedures and expected results, an explanation of what constitutes a contributing property, and providing contact information. A copy can be left with individual property owners during the survey, as well as distributed to libraries and historical groups. The costs for producing this brochure would be **\$1500.**



APPENDIX A

WRITING SAMPLE: FORT PIERCE, FL HISTORIC CONTEXT (2007)

4.1 INTRODUCTION

This historical overview of Fort Pierce provides a context within which the significance of architectural resources in Fort Pierce can be evaluated, both individually and collectively. The historic context is based on research contained in published histories, National Register nominations, city and county land records, and previous architectural and historical studies of Fort Pierce and St. Lucie County. Historic maps and atlases of the area, individual building and property histories, and interviews with property owners and local historians have supplemented this information. The historical overview of Fort Pierce is organized according to the following time periods, corresponding to important dates in the city's history:

-  **Pre-Historic Period (Pre-1513)**
-  **Colonial Period (1513-1820)**
-  **Early Settlement Period (1821-1918)**
-  **Fort Pierce and the Florida Land Boom (1919-1930)**
-  **Great Depression and World War II (1930-1945)**
-  **Post-War Fort Pierce (1945-1960)**

4.2 PREHISTORIC PERIOD

Native Americans were most probably first drawn to the St. Lucie County-Fort Pierce area by the abundance of fish and game along the banks of the Indian River. According to archeological investigations carried out in the area over the last thirty years, Fort Pierce is located at a crossroads of the boundaries of Circum-Glades, East-Central, and Okeechobee Basin aboriginal culture contact. (Adams et al 1992: 2) The Ais Indians are most closely tied to the Fort Pierce area and several sites associated with this tribe have been identified, including an Ais midden and burial sites. The original site of the later Fort Pierce settlement is located adjacent to an Ais mound and spring. (Fryman 1973: 8.1)

4.3 COLONIAL PERIOD (1513-1820)

First discovered by Ponce de Leon in 1513, the southern half of the Florida peninsula was only thinly settled by Europeans for nearly 300 years thereafter, and was known mostly only to missionaries, fishermen, pirates, and a few intrepid settlers. Contacts between the Spanish explorers and the native Indian residents of the coastal areas of Florida were few and are largely unrecorded. By and large, the Spanish were indifferent to settling the area, which they mapped principally as an aid to coastal navigation. In 1565, a brief attempt at settlement in the Indian River region was made by troops commanded by Spanish Admiral Pedro Menendez de Aviles, but it was abandoned within a few weeks. (Adams et al 1992: 3)

The history of Fort Pierce and the rest of Florida during the eighteenth century were linked with the European battles for dominance in the New World. Present-day Fort Pierce and St. Lucie County

were part of the Florida territory controlled by Spain between 1565 and 1763. After 1763, Florida came under British rule. Most settlement during the Spanish and British colonial periods occurred along the coast of Florida in the form of large, thinly settled land holdings and plantations.

Reflecting the constantly shifting balance of power in Europe, Florida alternated between British and Spanish ownership after 1763, reverting to Spanish rule between 1784 and 1821. By the late eighteenth century, the Spanish were granting lands to non-Spaniards in an attempt to encourage permanent settlement in this unstable region. In the Fort Pierce area, John Hutchinson obtained a 2,000-acre grant between the St. Lucie and Indian River inlets in 1807. (Adams 1992: 4)

4.4 EARLY SETTLEMENT PERIOD (1821-1918)

In 1821, Florida was ceded by the Spanish to the United States and thereafter created a territory. Population growth in Florida during the early nineteenth century was reflected in the creation of additional counties from the division of existing large ones. St. John's and Escambia Counties were created soon after territorial status was attained in 1821. In 1824, Mosquito County, which included present-day Fort Pierce, was created. Further divisions created St. Lucie County in 1844, which was renamed Brevard County in 1855.

Settlement in south Florida was hampered by a lack of reliable transportation routes and by repeated Indian uprisings. These disturbances came to a head during the bloody Second Seminole War (1835-1842) which ultimately resulted in the driving out of the native Indian populations. During 1837, a chain of forts was built across the Florida peninsula between Tampa Bay and the Indian River inlets. In January 1838, troops under Lt. Colonel Benjamin K. Pierce built a small palmetto log block house on a bluff located four miles south of the Indian River inlet; the outpost was named Fort Pierce for its commander. Abandoned by 1842, Fort Pierce was destroyed by fire in December 1843. (Fryman 1973: 8.3) The site of Fort Pierce, including the adjacent Ais mound, is listed in the National Register of Historic Places.

The end of hostilities finally opened up most of Florida for sustained settlement. Both the Federal and territorial governments sought to encourage the clearing and settlement of farms throughout Florida during the antebellum period. The Armed Occupation Act of 1842 granted 160-acre tracts to new settlers who in turn served as a buffer against Indian raids. The Federal government also surveyed large sections of the state during this period. With its population finally on the upswing again, Florida entered the Union in 1845 as the 27th state.

By 1845, some 1,200 settlers were estimated to be living in the Indian River region. (Adams et al 1992: 7) The beginnings of Fort Pierce's historically important agricultural economy first appeared in the 1840s in the form of cattle ranches and small citrus and pineapple groves. A small village known as Susanna was reputedly established in the area in the 1840s; however, no above-ground traces of Susanna remain today. (Adams et al 1992: 7)

In 1861, Florida seceded from the Union and joined the Confederacy. The Civil War had little direct effect on Fort Pierce or the surrounding region. Nonetheless, the abandonment of farms by their soldier-owners, as well as the Union blockade of Florida's ports and coastline had a drastic effect on the agricultural economy. Although Florida's agricultural economy was disrupted by the end of

slavery, both cattle and pineapples regained their importance in the Indian River region after the Civil War.

In 1871, Alexander Bell first homesteaded a tract of land located between Taylor Creek to the north and Moore's Creek to the south. (Harrington 2001: 8.2) This became the nucleus of the Fort Pierce area's first residential neighborhood, named Edgartown after the grandson of A. G. LaGow, an early pioneer. Edgartown had a US Post Office and school was taught at the home of Miss Ella Bell. (Harrington 2002: 8.2) Although its extant buildings mostly date from after 1900, Edgartown is still a recognizably early neighborhood in Fort Pierce.

Fort Pierce traces its founding as a community to the establishment of a trading post by Captain Benjamin Hogg in 1879 at the present site of Avenue A and Indian River Drive just a few blocks south of the Edgartown settlement. (Harrington 2002: 8.2) Hogg, a successful trader, operated a freight schooner which delivered goods from the West Indies to a post in Jacksonville where he acquired merchandise for sale at his Fort Pierce store. One of Hogg's employees, Peter P. Cobb later established a general merchandise store in the two-story frame structure built by Hogg circa 1882. Cobb expanded the business facilities at the store on Avenue A by building a long wooden pier that accommodated steam ships and several fish houses.

In 1888, the U.S. Post Office closed its Edgartown location and re-opened just a few blocks away at the P.P. Cobb Store location. Both the village and its post office received the name Fort Pierce at this time. Although the store closed in the 1930s, P.P. Cobb's mercantile building still stands today and is one of Fort Pierce's most recognizable historic landmarks. (Figure 3) The establishment of the Fort Pierce Post Office in 1888 and the promise of a railroad stimulated the platting of the area around the Fort Pierce harbor, whose development was otherwise unregulated by municipal planning regulations. The Aaron Lee map of "Fort Pierce, Brevard County, Florida," drawn in 1888 for the Florida Canning Company, shows the proposed layout of the town south of the existing Edgartown settlement. (Figure 4) The streets as laid out followed a neat grid pattern that still marks Fort Pierce's street plan today. At that time, the street names were more exotic—Palmetto, Tropical, and Seminole Avenues—than the mundane designations—Avenues A, B, and C given them today. (St. Lucie County Plat Book 1-189)

Development in the new Fort Pierce settlement was scattershot during the 1890s, however, and many individual lots remained undeveloped, not to be filled in until later periods of prosperity in the 1910s and 1920s. The plat for "Carlton's Addition to Fort Pierce" was filed in September 1893 and included portions of Atlantic, Boston, and Citrus Avenues between South 3rd and South 7th Streets. (St. Lucie County Plat Book 1-167) A few of the modest frame vernacular residences built during the 1910s can still be seen in this section of Fort Pierce.

As was true throughout Florida, Fort Pierce's greatest period of development awaited the arrival of the railroad. The visionary Standard Oil Company magnate Henry M. Flagler established luxury resorts at St. Augustine, Ormond Beach, and Palm Beach along Florida's Atlantic coast in the 1880s and 1890s. In 1894-1895, Flagler's Florida East Coast (FEC) Railway (which incorporated the pre-existing Jacksonville, St. Augustine & Titusville Railroad) reached Fort Pierce. (Adams et al 1992: 10) The FEC route continued on to Miami by 1896 and extended as far as Key West by 1912. Then as now, the FEC tracks run north-south a few blocks west of the harbor area. A frame passenger depot and freight facilities soon followed. (Figure 5)



Figure 3 P.P. Cobb Store, 100 Avenue A, Fort Pierce



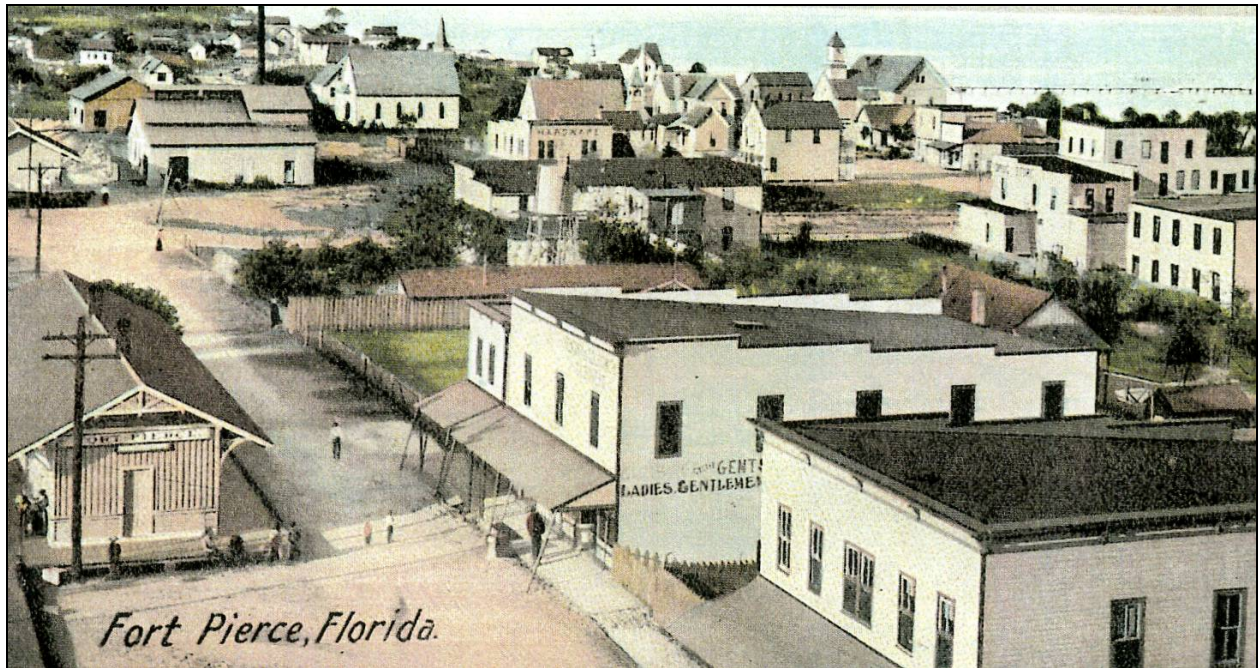


Figure 5 Postcard View of Fort Pierce, circa 1900-1910

The most important effect of the railroad's arrival was the opening up of new Northern markets for products of the Indian River region's citrus, cattle, and fishing industries, making Fort Pierce a major shipping point for these products from this part of south Florida. As a result of extensive swamp drainage operations carried out beginning in the late 1890s, land to the west of Fort Pierce was opened up for intensive agricultural development. The town's growth was further stimulated by the establishment of an FEC Railroad division point at Fort Pierce, which spurred the growth of rail yards, support facilities, and even dormitory housing for railroad workers. (Harrington 2002: 8.1)

The distinguishing features of Fort Pierce's earliest architecture can be seen in published views of Fort Pierce dating from circa 1900-1910. Fort Pierce's visual character, established as early as the late 1890s, consists of a well-defined industrial and commercial sector near the Indian River waterfront, with residential areas and a few churches scattered to its northwest, west and south. Orange Avenue, running east-west, served as the city's principal thoroughfare, and contained a mixture of commercial and residential buildings. The city has grown more or less organically and in spurts since that time, with many buildings having been built on previously undeveloped lots and a significant number of historic resources having been demolished for modern post-World War II construction.

On February 2, 1901, Fort Pierce became an incorporated town, with 53 of its 66 eligible voters present for the occurrence. (Harrington 2002: 8.3) The early 1900s saw a series of "firsts" for Fort Pierce: the Indian River Telephone Company brought the first telephone service to the town in 1902 and the first bank was established in Fort Pierce in 1903. In 1905, the "Dittmar and McCarty's Addition to Fort Pierce" opened up areas for residential development to the area west of North Fourth Street (present US Route 1). (St. Lucie County Plat Book 1-3)

Things continued to look up for Fort Pierce in the early 1900s. In 1905, St. Lucie County was revived, carved out of Brevard County. Fort Pierce, as the fastest developing industrial and commercial hub in the region, was the logical choice for the new county seat. The first St. Lucie County courthouse, a Classical Revival-style brick building with a central octagonal dome, was completed in 1909 on South Second Street. In the county, many large tracts to the west of Fort Pierce were developed for citrus fruit and pineapple production, increasing the importance of Fort Pierce as a shipping hub for the Indian River region's produce. (Adams 2000: 8.1) By 1910, St. Lucie County's population had reached 4,000, with nearly 1,400 residing in Fort Pierce.

Space was by now badly needed for these new residents of Fort Pierce. The platting of several sections outside of Fort Pierce's original harbor-front area began in earnest around 1910, although in some cases the subdivisions barely got beyond the drawing board. Fort Pierce Heights was platted by the Home Investment Company of Georgia in 1911. (St. Lucie County Plat Book 1-39) Floriana Park, comprising portions of Oleander and Hibiscus Avenues between Delaware and Orange Avenues, was platted in 1912. That same year a small Fort Pierce Beach subdivision was platted along the Atlantic Ocean on Hutchinson Island, but the island's isolation from the rest of Fort Pierce and several serious hurricanes prevented much development there until the 1920s. (St. Lucie County Plat Book 2-6A)

Oakland Park, a twelve-block area located south of Delaware Avenue between South 6th and 10th Streets, was platted as one of Fort Pierce's largest residential subdivisions in 1912-1913. (St. Lucie County Plat Book 2-7) Several frame homes dating from the 1910s line its streets, although most of the subdivision was filled out during later periods of development.

African-Americans, until recently almost unmentioned in published histories of St. Lucie County or Fort Pierce, played a vital part in the development and growth of Fort Pierce even before its inception. Many African-Americans living in Fort Pierce at the turn of the twentieth century were descended from slaves who had worked the plantations of Mosquito and Brevard Counties before the Civil War; many more had moved to the Fort Pierce area to take jobs in the rapidly expanding citrus groves and packing plants. (Jackson 1996: 40) A few worked as porters or unskilled laborers for the FEC Railroad, which by the early 1900s was the city's biggest employer.

Around 1901, a small group of Fort Pierce's African American parents organized a school, with classes held in a tin building on North Eighth Street. (Jackson 1996: 35) The building had previously been used by the school district to house supplies for the city's white school. In 1906, a new permanent school was erected next to this building. Fort Pierce's schools were to remain legally segregated for much of the twentieth century.

In 1903, only two years after the city's incorporation, Mt. Olive Missionary Baptist Church was organized in the Cobb's Bottom (now Brown's Court) section of Fort Pierce. The congregation began with eleven members. In 1904, a widow, Dorcas Hudson, gave land for the building of the first St. Paul's African Methodist Episcopal (AME) Church. (Jackson 1996: 28) The church burned a few years after and the congregation moved to a location at the northwest corner of Eighth Street and Avenue B. The site is now home to Greater New Bethel Baptist Church, rebuilt several times after fires and hurricanes. (Figure 6)

Although there may have been a certain amount of social fraternization between whites and blacks in Fort Pierce during this period, residential areas for both races were strictly separate, with segregation enforced by both deed restrictions and law shortly after Fort Pierce's incorporation. African-Americans were concentrated in an area of Fort Pierce located west of US Highway 1 and generally north of Orange Avenue. In 1911, the St. Lucie Investment Company platted Emancipation Park, a residential subdivision for African Americans that included Booker and Dunbar Streets and Avenue D between North 27th and North 31st Streets. (St. Lucie County Plat Book 1-38) Lincoln Park was another large subdivision for African-Americans in Fort Pierce and was located north of Avenue D.

The Sanborn insurance maps of Fort Pierce in both 1915 and 1918 show the area north of Moore's Creek and the canal already highly developed, with many small frame houses punctuated by grocery stores, billiard parlors, boarding house, restaurants, and several churches. (Sanborn Insurance Map Company 1915 and 1918) Although altered through demolitions, hurricane damage, and later development, this historically African-American area of Fort Pierce still gives a close approximation of its appearance from the 1910s and 1920s. Several streets such as North Tenth Street and Douglas and Dundas Courts are still lined with small one-story frame vernacular houses, some of them of shotgun design. (Figure 7)



Figure 6 St. Paul's African Methodist Episcopal Church, Fort Pierce



Figure 7 **Typical Shotgun House, Douglas Court, Fort Pierce**

Quite a different image was conveyed along Indian River Drive, an area reserved for wealthy white landowners. One of the earliest and grandest homes built along this road was Cresthaven (now the Boston House), constructed in 1909 for its owner William T. Jones. (Zimny 1985: 8.1) This two-story Classical Revival-style house with an imposing central portico is probably Fort Pierce's earliest brick residence and has been recognized with listing in the National Register.

In 1913, the expansive dreams of Fort Pierce's leaders, who presided over a city by then barely a quarter-century old, were expressed in the decision to build a large permanent school building along Delaware Avenue. (Bennett 1985: 12) The St. Lucie County School was completed in 1915 to the design of Jacksonville architect W.B. Camp. (Zimny 1983: 8.1) Built in a hybrid Mediterranean Revival/Mission Style, it was described by one contemporary as "the most magnificent, the most modernly planned and the most architecturally beautiful public school building in Florida." A companion structure, built to house the county's high school students, was built in the same style by Fort Pierce architect John Sherwood in 1924 (expanded again 1926) and was for many years the only public high school between Stuart and Melbourne. (Zimny 1983: 8.2)

4.5 FORT PIERCE AND THE FLORIDA LAND BOOM (1919-1930)

Throughout Florida, the 1920s was a period marked by frenzied real estate speculation and development—the "Florida Land Boom." Several factors went into producing this phenomenon, which seemed to engulf Florida more than most other states. Nationally, there was a pent up demand for housing following the end of World War I and the ensuing short recession. The unregulated real estate and mortgage industries made loans readily available to many first time home buyers. The nation was fascinated with Florida in the 1920s, fueled by movies and by the aggressive advertising of promoters and local Florida Chambers of Commerce. Vacationing there was no longer just the domain of the rich, who arrived by train and stayed in expensive luxury hotels. Instead, anyone who could afford a Model T car and the price of gas could drive to Florida to vacation or to live part-time. At first, these new visitors stayed in tourist camps or boarding houses, but by the early 1920s, the market was such that builders and developers were swamped with requests for new ready-built homes in Florida's burgeoning seaside communities. (GAI Consultants 2003: 12-13)

All of this served as background for Fort Pierce's own "Land Boom" of the early 1920s. The city was ripe for expansion in its residential districts. The population of Fort Pierce had shot up from nearly 1,400 in 1910 to 2,115 in 1920, with many more winter residents housed in the city's hotels and boarding houses. By 1927, the population was reported to be 8,500 (R.L. Polk Co. 1927: 22)

Throughout the city, new residential subdivisions were platted and lots sold and resold for quick profits. A downtown Fort Pierce lot sold for \$65,000; house lots were \$6,000, and a parcel of land might change hands eight or ten times in one day. (Janus Research 2003: 26) Those who chose to build homes in the city besieged local builders and architects for designs. The architect John Sherwood reported that in 1924 he had received commissions to design buildings in Fort Pierce valued at over \$600,000. (Adams 1995: 8.1) Between 1925 and 1926, building permits increased in value from \$361,950 to \$929,736 (R.L. Polk 1927: 22) Local investors also financed a casino on the Atlantic beachfront, a toll bridge between the mainland and the beach, and several improvements to the Fort Pierce port.

Numerous residential neighborhoods were developed in Fort Pierce as a result of the increased real estate speculation of the 1920s. Developments with such euphonious names as Palm Haven, Dreamland Park, and San Lucie Plaza filled the county plat books. The Sunrise Trust Company registered a plat for the Pinewood Subdivision in Fort Pierce in 1923. (St. Lucie County Plat Book 5-24) This large residential subdivision, located west of US Route 1, extended south from Georgia Avenue to Ohio Avenue. Its centerpiece was Sunrise Boulevard, a wide divided avenue with a central grassy median strip and sidewalks that ran at a diagonal to Fort Pierce's prevailing grid street pattern. The layout of Sunrise Boulevard may have been influenced by the "City Beautiful" movement then prevalent in city planning. The Pinewood neighborhood retains numerous examples of small Mission-style homes, as well as later homes from the late 1940s and 1950s built when the area became more fully developed.

Further south along Sunrise Boulevard, between Virginia Avenue on the north and Edwards Road on the south, was what was planned as Fort Pierce's most exclusive neighborhood, the Maravilla Subdivision. Its plat, filed in 1924, revealed the great hopes of its backers, the Keystone Realty Company. (St. Lucie County Plat Book 4-47B and 4-68) A nine-hole golf course was planned, along with stuccoed arches spanning the two entrances on Sunrise Boulevard. Deed restrictions specified appropriate setbacks, construction cost minimums, and the use of a Spanish design motif. (Adams 1995: 8.3) In early 1924, six "Spanish bungalows" were completed and plans were underway for the construction of several more. The 1926-1927 *Fort Pierce City Directory* lists nearly 30 households along Sunrise Boulevard. Although the subdivision eventually failed to live up to its grandiose vision, the neighborhood still retains many Mediterranean Revival and Mission-style homes from the late 1920s and 1930s, along with later houses from the 1940s and early 1950s. Among the most notable is the Jules Frere House at 2404 Sunrise Boulevard, begun in 1928 but not completed until 1931. The house is listed in the National Register. (Figure 8)

Builders advertised the low cost of housing to prospective buyers: "Bungalows have been erected for as little as \$250 and \$300 and a two-story house of attractive architecture for \$1,000." (Adams 1992: 13) By the 1920s, mass-produced and catalogue houses, along with the pervasive influence of popular architectural styles, had their effect on Fort Pierce's residential neighborhoods. Houses in the Mediterranean Revival, Mission, Bungalow, and Colonial Revival Styles were built alongside the more regionally distinctive frame vernacular houses of the late 1890s and early 1900s. Along with the handsome paved streets and granite curbs, they lent an appearance of middle-class solidity to the Oakland Park, Delaware Avenue, and downtown residential neighborhoods. The lakefront area along Indian River Drive, previously considered undesirable because of its proximity to the railroad and the busy shipping docks, was developed with several new and expensive homes in the fashionable Mediterranean Revival and Colonial Revival Styles of the 1920s.

During the 1920s, Fort Pierce's residents were for the most part decidedly working or middle-class as would be expected from the city's predominant economic activities of fishing, citrus-packing, the FEC railroad, and smaller trades. A casual perusal of the 1926-1927 *Fort Pierce City Directory* shows Mrs. Estelle Clark, a stenographer, living at 1906 Orange Avenue; Forrest Cobb, a bookkeeper, living at 119 North Eleventh Street; Miss Roxie Gilliam, a teacher at St. Lucie High School, living at 113 Alma Court; and Jay Palmer, an employee of the Georgia Barber Shop, living at 503 Orange Avenue. African-American residents were as yet not listed separately in the city directories, although their names were identified with an asterisk. Percy Peek, an undertaker, lived at 414 North Eleventh Street; Fisher Parker, a cook, lived at 708 Avenue B; Melissee Patterson, a teacher at Lincoln Park



Figure 8 Jules Frere House, 2404 Sunrise Boulevard, Fort Pierce

Academy, lived at 417 North 10th Street; and Rebecca Gordon boarded at 322 North 8th Street. (R.L. Polk 1926-1927: 115, 131, 159)

The fruits of this greatly increased prosperity were seen throughout Fort Pierce, and the city experienced an almost complete physical makeover during the height of the Florida Land Boom period. The small but talented band of licensed architects practicing in Fort Pierce during this period left their mark on the city in the form of numerous civic and commercial commissions, in addition to residences. During the 1920s, “the City put into place its best public architecture and with it acquired the Mediterranean ambiance that typified south Florida in the golden age of the 1920s.” (Figure 9)

The list of significant buildings erected during this period is impressive for such a small town. Perhaps the best known is the Sunrise Theater, completed in 1923 to the design of Fort Pierce architect John Sherwood. The building represents the transition between the simpler Mission style and the more elaborate Mediterranean Revival Style. (Figure 10) At its completion, it was the largest movie theater on Florida’s East Coast between Miami and Jacksonville (Harrington 2002: 8.1). Its fame was such that it is said that soon thereafter Fort Pierce began calling itself the “Sunrise City.” The Sunrise Theater is listed in the National Register. Later, Sherwood went on to design the extension of the St. Lucie High School, completed in 1924.

A new Fort Pierce City Hall was completed in 1924. Also designed in the Mediterranean Revival Style, its architect was William W. Hatcher of Alabama, and its builder was J.C. Hannow. Recently restored and currently leased by Main Street Fort Pierce, the Old Fort Pierce City Hall is listed in the National Register. Hatcher had previously designed the nearby Raulerson Building in Fort Pierce, another Mediterranean Revival-style commercial building and went on to design the First United Methodist Church on Orange Avenue in 1925 and the third expansion of the St. Lucie High School in 1926. (Harrington 2001: 8.6) Across the street from City Hall was the Peacock Building, another fine example of the Mediterranean Revival Style, completed in 1925.

The Arcade Building, a handsome two-story Mediterranean Revival-style commercial building, was completed in 1926 to the design of West Palm Beach architect Willis Irwin. (Weaver 2001: 8.1) (Brackett 2001: 1-2) Irwin undoubtedly had the arcaded commercial buildings designed by Addison Mizner along Palm Beach’s Worth Avenue in mind. The building is notable for the expensive materials used, including glazed terracotta, wrought iron, antique cedar, and imported tiles. The Arcade Building is listed in the National Register. (Figure 11)

City improvements kept pace with the expanding population and economy. In 1924, a causeway was completed connecting Fort Pierce with Hutchinson Island and plans were soon hatched for the development of hotels, housing, and recreational facilities along the beachfront. Fort Pierce built a new water plant in 1926 at a cost of over \$300,000. (Adams et al 1992: 14) Twenty-four miles of paved roads were built in the city during the 1920s, most complete with sidewalks.

The South Florida real estate market began to slow appreciably in late 1925 when the FEC Railroad, needing to move freight other than just building materials to its destinations in South Florida, put an embargo on shipments of these products. Starved for lumber and concrete block, many builders and contractors were forced to cancel construction contracts, creating a ripple effect. In Fort Pierce, the collapse of the venerable Bank of Fort Pierce came as a shock to the local financial community (Harrington 2002: 8.5) Two especially strong hurricanes hit South Florida in 1926 and 1928,

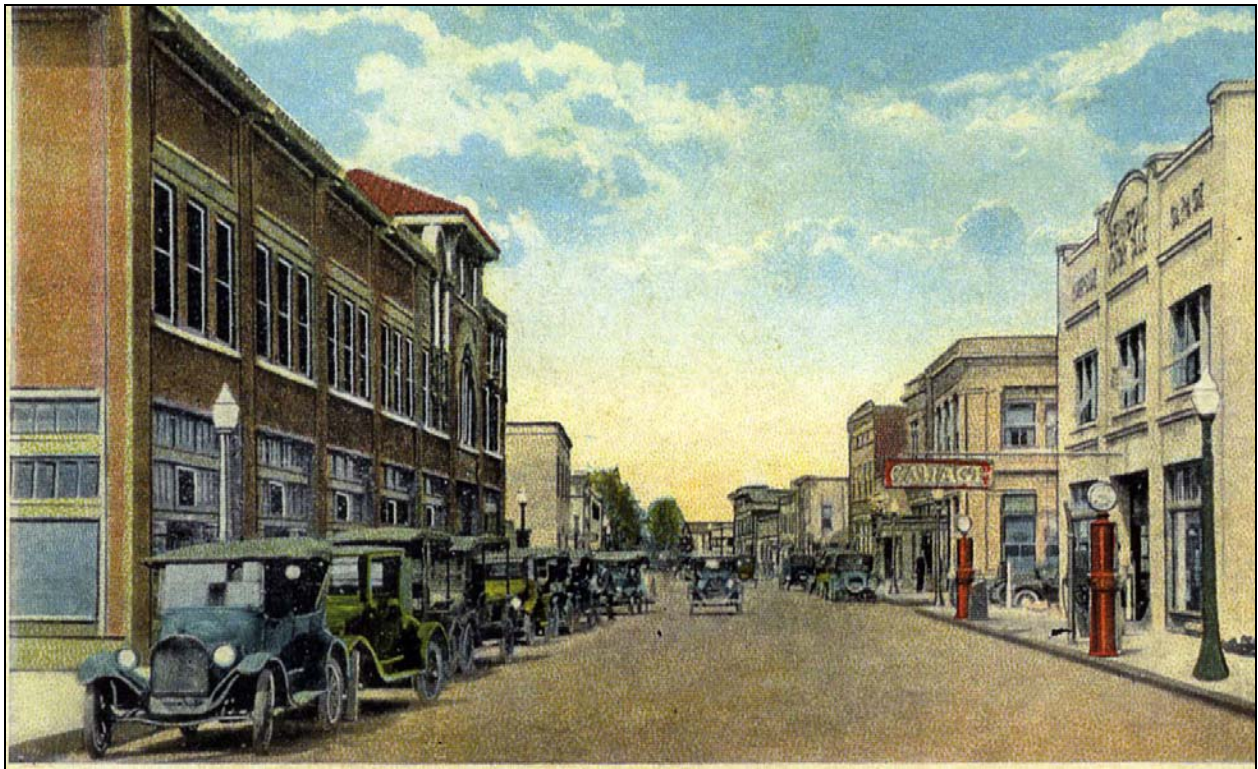


Figure 9 Circa 1925 Postcard View of Second Street in Downtown Fort Pierce



Figure 10 Sunrise Theatre, 117 South Second Street, Fort Pierce



Figure 11 Arcade Building, 101 US Highway 1, Fort Pierce

toppling many parts of the already shaky real estate economy. In many respects, Florida entered the Great Depression ahead of the rest of the country.

Although not immune to these developments, Fort Pierce had too diversified an economy and too strong an agricultural base to succumb entirely to an economic depression. Its political and economic leaders proceeded apparently undaunted throughout the late 1920s with their plans to improve the port facilities at Fort Pierce, bring road improvements to St. Lucie County, and build a new electrical and power line station on the outskirts of Fort Pierce. (Adams 1992: 15) In competition with Miami, the Fort Pierce port facilities acquired a deeper channel, a turning basin, additional jetties, and improvements to the inlet. Through these measures, Fort Pierce was able to leap from being the major shipping point for St. Lucie County to becoming central Florida's regional export center. Citrus from this region comprised as much as 79 per cent of Florida's yearly total. (Adams et al 1992: 14)

4.6 GREAT DEPRESSION AND WORLD WAR II (1930-1945)

By 1930, Fort Pierce was claiming a population of 4,803 year-round residents, a considerable reduction from its 1928 estimated population of nearly 8,000. (Adams 1995: 8.2) Residential construction slowed during the 1930s compared to the previous decade, with homes built during this period merely filling out existing subdivisions rather than newly developing ones. For economic reasons, builders generally reverted to the simpler frame and masonry vernacular forms of the early part of the century, rather than the more opulent and more expensive Mediterranean Revival Style of the 1920s.

Fort Pierce was better able to survive an economic downturn than many communities its size in Florida due to the existing infrastructure it had developed during the previous two decades. The electrical and water plants were publicly owned, as were its docks. It boasted the most extensive system of paved streets in a multi-county area. (R.L. Polk 1931: 8) The City also benefited from its position along important highways, such as US Highway 1 which ran directly through the downtown, and Route A1A (variously known as Jensen Beach Boulevard, Park Boulevard, and Ocean Drive on maps of the period) (Janus Research 2003: 177). In 1935, a 167-acre municipal airport was completed just to the south of Fort Pierce.

The deep-water port facilities at Fort Pierce were the largest between Jacksonville and Miami. Building on the improvements made to it during the 1920s, the Federal government undertook additional widening of the shipping channel, and warehouses and refrigerated storage buildings along its waterfront were constructed with private funds. (Figure 12) The harbor terminal, consisting of two earthen bulkheaded piers, remained municipally owned. (Adams et al 1992: 17)

Civic belt-tightening meant that the city's government and its commercial leaders no longer took the lead role in building the town's architecture. That role was taken up to a lesser extent by the Federal government, which was responsible for two important commissions in Fort Pierce. In 1934, the US Post Office Department announced that a new Post Office facility was to be built in Fort Pierce to the tune of \$72,000 (Harrington 2002: 8.5) Designed in a restrained Classical Revival Style by Supervising Architect Louis Simon, the Fort Pierce Post Office was completed at its location on Orange Avenue in 1935. (Figure 13) Like many New Deal-era post offices around the country, the lobby of the Fort Pierce Post Office was graced with a mural commissioned by the Works Progress

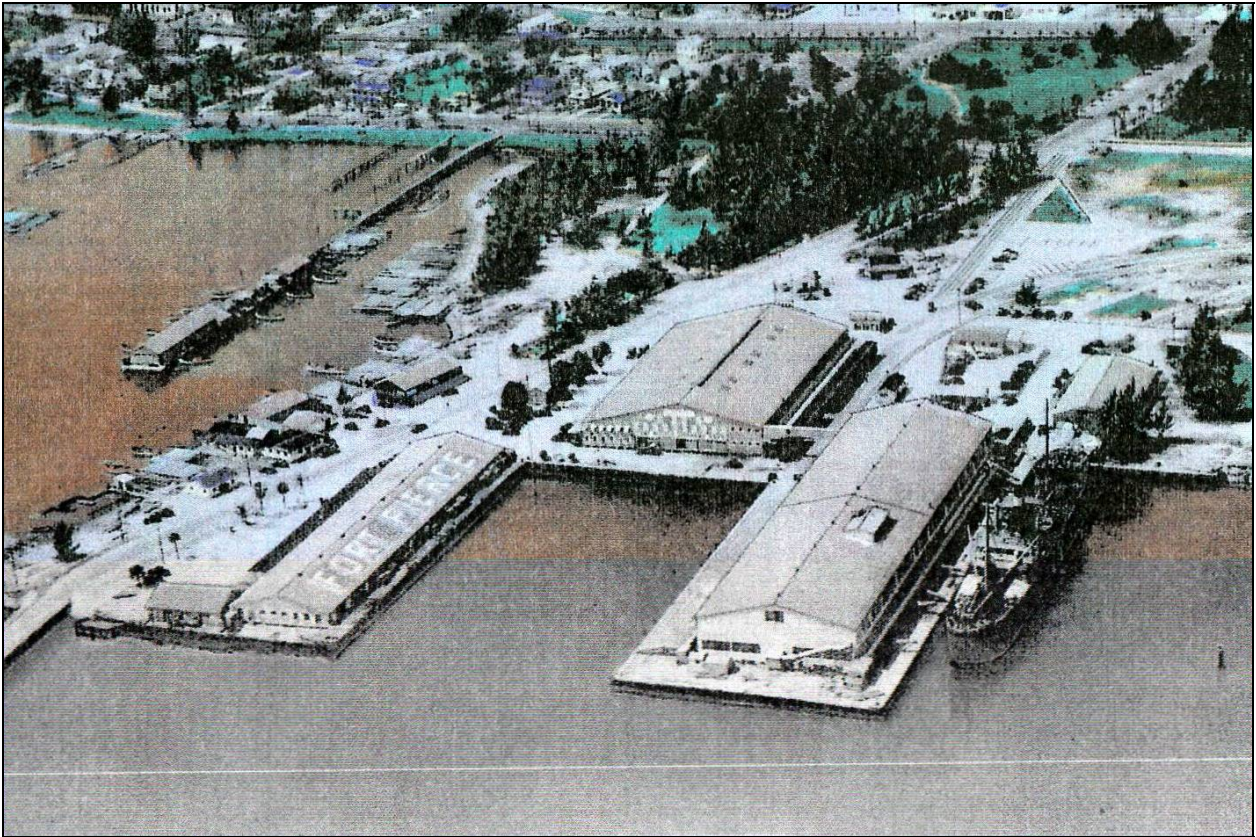


Figure 12 Circa 1935 Postcard View of the Fort Pierce Docks and Citrus Packing Plant



Figure 13 Old Fort Pierce US Post Office, 500 Orange Avenue, Fort Pierce

Administration: a painting by artist Lucille Blanch depicting “Osceola Holding Informal Court with His Chiefs.” (Harrington 2001: 8.7) The old Fort Pierce Post Office (currently vacant) is listed in the National Register. The other major Federally-financed building in Fort Pierce during this period, the U.S. Coast Guard Station, was completed in 1937 on the northern tip of South Hutchinson Island, facing the Fort Pierce inlet.

By 1940, the US population census recorded the city’s population at 8,040 indicating that Fort Pierce was now out of the Depression. The entry of the United States into World War II quickened the pace of life in Fort Pierce and South Florida in general. World War II brought an influx of soldiers on training missions to the region, as well as increased prosperity for manufacturers.

With its all-weather climate, South Florida was an ideal location for military training operations, particularly for the North Africa Theater. In 1943, the US Navy established an amphibious training base at Hutchinson Island, appropriating the US Coast Guard Station there for its headquarters and building a vast complex of temporary housing on the island. (Adams et al 1992: 19) The few houses that had been built on the island during the 1920s and 1930s were also taken over or if not usable, were demolished. The US government also took over operations of the Port of Fort Pierce.

4.7 POST WAR FORT PIERCE (1946-1957)

Fort Pierce and South Florida benefited greatly from the economic expansion that followed the end of World War II. Veterans who had trained in Florida during the war, as well as newly enriched retirees moved permanently to Florida. Many portions of the state expanded their economic base beyond agriculture and winter-based tourism. Fort Pierce’s population shot up in the immediate post-war period, reaching 13,502 in 1950 according to the US Census Bureau.

Faced with a pent-up demand for housing, developers and builders were quick to respond. Many new subdivisions were platted and developed in Fort Pierce during the late 1940s and early 1950s. Several of these were in the historically African-American sections of Fort Pierce, such as Carver Heights (encompassing Avenues M, N, and O between North 25th and 27th Streets) and Bunche Park (encompassing Dunbar and Carver Courts between North 29th and 31st Streets). (St. Lucie County Plat Books 10-18 and 10-19A) One of the best-known developments from this period is Hibiscus Park, laid out and registered in two stages between 1946 and 1948. The earliest section extended from the west side of Texas Court to South 13th Street for one block south of Georgia Avenue. The second part, platted by the Indrio Development Corporation in May 1948, extended this development east from Texas Court to South 10th Street. (St. Lucie County Plat Books 8-11 and 8-43) Today, the Hibiscus Park neighborhood contains a nearly intact collection of masonry vernacular and early Ranch-style houses with a distinctly suburban feel.

The effects of this continued expansion of the city’s residential areas are seen in the constantly rising population figures for Fort Pierce and St. Lucie County. By 1956, the city’s population was estimated at 24,000, with St. Lucie County at 35,000. (R.L. Polk 1957: 3)

South Florida was flexing its political muscle as well; in 1952 Fort Pierce native Daniel McCarty was elected Florida’s 31st Governor after failing in an earlier attempt in 1948. This capped a long political career that included McCarty’s election as Florida’s youngest Speaker of the House in 1941 and his

decorated military service during World War II. Although Governor McCarty died after only nine months in office, his administration supported construction of the Florida Turnpike and was influential in establishing medical schools at the University of Florida and the University of Miami. In Fort Pierce, he is commemorated by the Daniel McCarty Memorial Highway (a portion of US 1 within the city limits) and the Daniel McCarty Middle School.

By the 1950s, Fort Pierce's tourist visitors seldom arrived by train anymore and no longer preferred to stay in large centrally located downtown hotels such as the New Fort Pierce Hotel or the Colonial Hotel, which were seen as fussy and old-fashioned. Instead, many new motels were built along US Highway 1. Among these were the Nowalk Motel (advertising 14 rooms with 14 baths), the Capri Motel, the Sky-Way Motel, and the Palomino Motel with its lifelike palomino pony sign out front. (R.L. Polk 1951: 223-224) Motels, many of them designed around whimsical themes, offered modern, clean accommodations as well as convenience to the motoring public who were provided with on-site parking courts. (Figure 14) In the late 1950s, the local Chamber of Commerce inaugurated the Sandy Shoes festival, a celebration of the city's early cattle-herding history. The festival also included swimsuit competitions and parades.

Tourist motels were also built on Hutchinson Island beginning in the late 1940s; this area had been opened up for commercial and residential after the US Navy abandoned its training facility there following the end of the war. Developers rushed to re-plot the earlier subdivisions on Hutchinson Island that had lain dormant during the 1920s and 1930s. (St. Lucie County Plat Book 8-27) Fort Pierce Beach and the Surfside Subdivision were re-platted during this period. By 1956, according to the St. Lucie Chamber of Commerce, "a large number of residents are choosing to make their homes on the two beaches fronting the Atlantic Ocean." (R.L. Polk 1957: 2-3), making this the area of choice for new construction. Unlike the grandiose (and unfulfilled) schemes planned for the beachfront areas during the 1920s, the subdivisions planned during the 1950s were directed at the retiree and middle-class couples or families. Lots were small and the resulting houses were usually simple one-story cinder-block homes with an attached carport or garage. Numerous homes from the 1950-1960 period are still standing along Fernandina and Hernando Streets and St. Lucie Court on Hutchinson Island.

Alongside the placid Eisenhower-era image of shuffleboard-playing retirees and aging cattlemen, Fort Pierce had a lively if generally unknown artistic scene during the 1950s. (Zimny 1984: 8.1) One of its leaders was Albert E. "Bean" Backus (1906-1990), a self-taught artist and life-long resident of Fort Pierce. Backus began his career painting posters for the Sunrise Theatre, and then moved to painting landscapes of Florida's backwoods. His paintings, with their vivid sunsets and tropical flowers, are now highly prized by collectors. Backus' home and studio was the simple two-story frame vernacular building now standing at Second Street and Avenue A. Backus mixed freely with such wealthy art patrons as Dorothy Binney Palmer, an heir to the Binney & Smith crayon company, whose home at "Immokolee" outside Fort Pierce was a magnet for authors and artists. (Johnston 1994: 8.6) Backus also inspired and encouraged a small group of mostly African-American artists who adopted his style of painting for landscapes of rural Florida. These artists were dubbed "Highwaymen" for their practice of selling their paintings alongside back roads and highways in Florida.

The writer and folklorist Zora Neale Hurston was a frequent guest at the Backus home and studio. Born in 1891 in Notasulga, Alabama, Hurston was a recipient of Rosenwald and Guggenheim fellowships and was one of the first blacks to graduate from Barnard College in New York City. Her

autobiographical work, *Dust Tracks on the Road*, won the Anisfield-Wolf award from the *Saturday Review* in 1943. She spent the last years of her life in semi-obscurity in Fort Pierce at her home at 1734 Avenue L. Here, she worked on her last book, *The Life of Herod the Great*, and also taught at Lincoln Park Academy. She died in 1960 in Fort Pierce and is buried in the nearby Fort Pierce cemetery. The Zora Neale Hurston Home is a National Historic Landmark. (Figure 15)

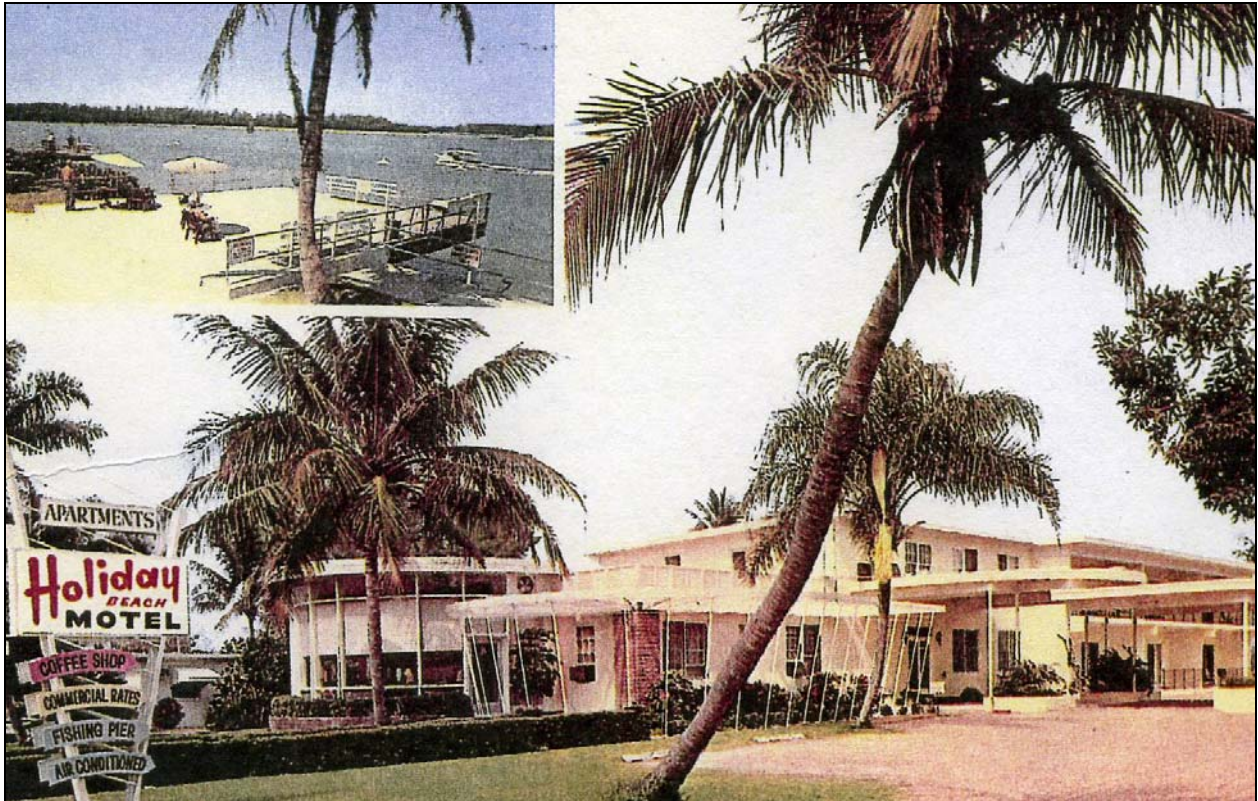


Figure 14 1950s Postcard View of Holiday Motel, 1750 Seaway Drive, Fort Pierce



APPENDIX B

HISTORIC DESIGNATION REPORT RICHARDSON HOUSE, POMPANO BEACH, FL (2013)

INTENSIVE SURVEY REPORT—RICHARDSON HOUSE

POMPANO BEACH HISTORIC SITES SURVEY—2013

Property Name: RICHARDSON HOUSE (Historic)

Property Address/Tax ID No.: 217 NW 6TH AVENUE (BLANCHE ELY AVENUE),
POMPANO BEACH, FL/484235220090

Subdivision/Block/Lot: BEVILL & SAXONS ADDITION (3-2b), Block 3, Lot 2

Owner Name: JOUNICE RICHARDSON

Original/Current Use: RESIDENCE/RESIDENCE

Date of Construction: Early-mid 1920s

Style: FRAME VERNACULAR

Location and Setting: The Richardson House is located on the west side of NW 6th Avenue in a mixed residential/commercial area of NW Pompano. The C. Pat Larkin Community Center parking lot is across the street. A pebble-stone parking space is to the north of the house. The house is unusual in that it is sited at a slight angle to the street, indicating that the originally unpaved NW 6th Avenue was straightened and/or re-aligned when it was paved.

Architectural Description: This 1-story, 3-bay-wide and 4-bay-deep Frame Vernacular residence has a rectangular plan and stands on a continuous foundation, although it was probably originally built on brick or masonry piers with the spaces since filled in and stuccoed over. Originally sided with weatherboard, the house was stuccoed at an unknown date. The hipped roof with wide overhanging eaves is covered with composition shingles and extends on the east (front) to shelter a 1-story porch. The porch is supported by squared posts and has a knee-wall. Originally open, the porch is now screened. The house has a centered, single-leaf door on the east, as well as a rear entrance. Fenestration consists of single and paired 1/1 double-hung sash windows with wood surrounds.

Alterations/Additions: Originally covered with frame siding, the house was stuccoed at an unknown date.

Condition: Excellent/**Good**/Fair/Poor/Ruin/Site

Historical Information (historical aspects of the site/ structure as well as any other significant factors which may determine the property as a historic site/ structure (i.e. special aesthetics; cultural, architectural, or engineering factors; and any dates, events or persons associated with the site or structure).

Settlers who came to Pompano in the 1890s and early 1900s discovered that the rich soil and nearly year-round growing season made the area ideal for intensive farming. After some initial attempts to cultivate pineapples, farmers turned to growing tomatoes, beans, and other vegetables (Hobby 2010: 31). After acquiring large tracts of land in and around Pompano, farmers soon were faced with the critical problem of finding labor to clear and cultivate their land, plant and harvest crops, and then sort and pack the crops for shipment by rail. There was simply not enough local labor, so the call went out for farm workers or “bean pickers.”

Throughout the 1910s and 1920s, workers came to Pompano from the citrus groves of northern Florida (always subject to unexpected freezes and frosts) and the cotton fields of southern Georgia and South Carolina, where the cotton crops had been decimated by the boll weevil, seeking employment in this growing center of winter vegetable truck farming (Harvey 2013 interview).

Farmers also sent agents to spread the word in Miami, hoping to attract skilled farm workers coming to that city from the Bahamas. This was at a time when the Bahamian agricultural economy was suffering, forcing many of its people to move elsewhere for work. Several consecutive bad growing seasons in the early 1900s put a strain on the British colony’s farmers. Rising American import duties on Bahamian agricultural production, as well as on sisal (hemp) and sponges, caused these industries to collapse. New economic opportunity beckoned in Florida, and by the early twentieth century regular steamship service between Miami and Nassau made the trip to Florida cheap and convenient (Craton et al 2000: 151). Although British colonial officials preferred to keep Bahamians on the island to maintain population stability, nearly 12,000 people (or roughly 20 per cent of the islands’ population) had left by 1920 to seek work in the US (Hobby 2010: 29).

From the 1890s through the 1930s, black men and women who emigrated from the Bahamas to south Florida were the primary work force for the region, building the railroads and highways that opened Florida to tourists and residents. In the early decades of this century, Bahamian laborers would work during the day on the construction of railroads and resort towns, and then gather in the evenings to help build their own residences, shops, hotels, and churches. In Florida, the Bahamian newcomers found jobs in a variety of occupations and activities. While most of the earlier Bahamians were men, the emergence of resort hotels in south Florida provided special opportunities for Bahamian women, especially as maids, cooks, laundry and service workers (Colburn 1995: 134-135).

Soon, families such as the Armbristers, Rolles, Majors, Lyttons, and Richardsons were moving from the Bahamas to Miami and then on to Dania, Ft. Lauderdale and Pompano. Unlike in some other south Florida communities, Bahamians did not form their own “colony” in Pompano but instead mixed freely and intermarried with other African-American newcomers to the city. Bahamians and workers from elsewhere in the US lived in the same neighborhoods and attended the same churches and schools (Armbrister 2013 interview).

One such settler was William Richardson, who with his wife Olivia emigrated from the Bahamas to Florida in 1905. Like most other Bahamian families, the Richardsons began work as laborers on one of the vast farms owned by Pompano’s white farmers, but eventually acquired a small farm of their own where they built their home.

US Population Census Schedules for the 1920s through 1940s provide some information on the Richardson family in Pompano. In 1920, William Richardson rented property with his wife Olivia and daughter Elizabeth (11) and worked as a farm laborer. By 1930, he owned his own house located at 217 NW 6th Avenue in Pompano worth \$1,000 and resided there with his wife Olivia (a laundress) and daughter Edna (5) and grand-daughter Albertha Johnson (1½). His occupation was listed as a share-cropper on a truck farm. In the 1935 Florida State Census he was still listed as owning his home on NW 6th Avenue. In the 1940 Census, he was listed at this address, continuing to farm, while his wife and Edna were listed as farm laborers (US Population Census 1920-1940).

Bahamians brought several distinctive characteristics to Pompano and the other parts of south Florida where they settled. First was a long tradition of independent farm ownership and experience growing pineapples, tomatoes, and other vegetable crops. After the end of slavery in the colony in the 1830s, many large plantations were simply abandoned by their British owners and taken over by their former slaves. Through a unique system of “commonage,” descendants of these slaves could inherit parcels of these plantations, whether or not they were first-born males (Craton et al 2000: 75). This tradition of independent farming continued when they arrived in Florida. Although Bahamians often began as farm employees living in owner-provided housing, many eventually acquired small 10-15 acre farms of their own.

Bahamian immigrants also put to good use their skills as boat builders and house builders. Bahamian vernacular architecture, with its roots in Africa, was ideally suited to a tropical climate and builders took full advantage of siting, materials, and construction materials to create a readily identifiable house type. Their earliest houses in Florida probably utilized Bahamian “wattle and daub” construction, involving the “wattling”, or weaving, of branches and twigs to make a frame for a wall. Daub was a mixture of mud and straw which was then applied, or “daubed” onto the walls and into the gaps, to seal the wall against the elements (Craton et al 2000: 103). By the 1910s, most houses were built using modern framing

techniques and sturdy Dade County pine, which was impervious to termites and rot. Houses were built atop brick or concrete piers to allow for circulation beneath the house, were sided with weatherboard, and often featured simple plank doors and windows with top-hinged louvered or solid wood shutters. Louvered vents provided attic circulation, and both front and back doors were positioned to provide maximum air circulation. Wide overhanging eaves provided shelter from the sun.

Another identifiable characteristic was the use of a hipped roof, with the short side facing the street. In the Bahamas, the framing often was left exposed on the interior, creating an open airy space broken only by partition walls. In the US, a ceiling was more common, thus creating a small attic or crawl space above. At first, roofs were thatched with palm fronds in the Bahamian tradition, but by the 1920s, most houses had pressed metal or asphalt shingles. The hipped roof nearly always extended out to shelter a front porch. Later, this porch often was screened or even enclosed as air-conditioning became more prevalent in the 1940s.

The house built by William Richardson on NW 6th Avenue in the early to mid-1920s displays many of these typical Bahamian characteristics, including the hipped roof, the front porch, sash and awning windows, pier foundation (since stuccoed), and front and back entrances. Like many other frame houses from this period, it has been stuccoed to provide more protection from the elements and has had its porch partially enclosed.

Does property meet City of Pompano Criteria for Designation? YES. The Richardson House was built by settler William Richardson sometime in the early- to-mid 1920s and is typical of the frame houses built by the Bahamian agricultural workers who came to Pompano and settled there beginning in the early 1900s. Many of these Bahamians were skilled builders and were responsible for the construction of numerous houses throughout Pompano. The Richardson House has a typically Bahamian-style hipped roof that overhangs to shelter the full-width porch and was originally built on brick or masonry piers (now covered) to provide ventilation. Like many houses from this period formerly sheathed in weatherboarding, the Richardson House was stuccoed to ensure more protection from the elements.

The Richardson House satisfies Criteria A (African-American history) and C and E (Bahamian-influenced architecture in Pompano). Character-defining features that apply to the application for a Certificate of Appropriateness would be the hipped roof overhanging to form a porch, awning windows, and stuccoed exterior.

The City of Pompano Beach Criteria for Designation includes the following:

Integrity: The proposed historic district, structure, or site shall possess integrity of location, design, setting, materials, workmanship, ambiance, and/or association.

Special Significance: The proposed historic district, structure, or site shall be of special significance in terms of its historical, archeological, architectural, or cultural importance to the city, county, state, or nation. Special significance is present if the proposed district, structure, or site:

- a. Is associated with events that have made a significant contribution to the broad patterns of the history of the city, county, state, or nation;
- b. Is associated with the lives of persons significant to the history of the city, county, state, or nation;
- c. Embodies the distinctive characteristics of an architectural style that is significant for the study of a period, method of construction or use of indigenous materials;
- d. Represents the work of a master architect, designer, or builder whose individual work has influenced the development of the city, county, state, or nation;
- e. Is recognized for the quality of its architecture and retains sufficient features showing its architectural significance;
- f. Is a geographically definable area possessing a significant concentration of well-designed structures or other objects or sites united by past events or by a plan or physical development;
- g. Is a geographically definable neighborhood united by culture, architectural styles, or physical development;
- h. Has yielded, or may be likely to yield, information important in prehistory or history; or
- i. Is listed in the National Register of Historic Places or the Florida Master Site File, or as a Broward County Archeological or Historical Cultural Resource Site, or in the case of a proposed historic district, includes individual properties so listed.

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PHOTOGRAPHS



Richardson House, 217 NW 6th Avenue



Richardson House, 217 NW 6th Avenue



Richardson House, 217 NW 6th Avenue



Richardson House, 217 NW 6th Avenue



A typical 19th-century Bahamian cottage with hipped roof thatched with palm fronds, stuccoed exterior, plank door, and top-hinged shutters. Source: *Islands in the Sun: A History of the Bahamian People*, Vol. 2, page 174).



This undated photo shows the porch set within the hipped roof overhang of the Bahamian-style Jack Swain House, located at the NE corner of NW 6th Ave and NW 3rd St. Source: Rev. Mack photograph collection, African-American Research Library, Ft. Lauderdale, Fl.



APPENDIX C

BROCHURE SAMPLE: FORT PIERCE, FL (2007)

FORT PIERCE HISTORIC SITES SURVEY



Introduction

The history of Fort Pierce is an integral part of the colorful past of St. Lucie County and South Florida. Taking its name from the fort built in 1837 during the Seminole War, the town first developed in the 1870s. In 1905, it became the seat of newly formed St. Lucie County. Ft. Pierce boomed during the 1920s and again after World War II. Today, it is a thriving city of almost 40,000 with a keen awareness of its historic past.

The story of Fort Pierce comes alive in its many historic buildings and neighborhoods. Numerous landmarks, such as the Sunrise Theater, the old St. Lucie High School, and the old Fort Pierce City Hall have been placed on the National Register of Historic Places. The City has designated several neighborhoods as historic districts and takes an active interest in the recognition and protection of its historic architectural legacy.

What is the Fort Pierce Historic Sites Survey?

An historic sites survey can be compared to a population census for historic structures, in which basic information about a historic building, such as its age, style, and building materials are recorded and then included in a citywide database. The information collected during the historic sites survey provides the basis for the identification and protection of important historic buildings and neighborhoods in Fort Pierce.

Why is the Historic Sites Survey being done now?

The last historic sites survey was conducted in Fort Pierce in 1992 and identified more than 800 buildings built before 1942. This survey, now 15 years old, does not include many buildings from the City's "recent past" dating from the 1940s and 1950s, a period of significant physical expansion in Ft. Pierce. It is estimated that over 2,000 buildings in Ft. Pierce date from before 1957.

What kinds of buildings are included in the Ft. Pierce Historic Sites Survey?

A wide variety of buildings and structures in Fort Pierce will be included, such as:

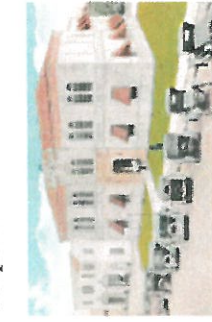
Residences
Apartment Buildings
Stores
Public Buildings
Churches
Schools
Gas Stations
Bridges
Parks

Typically, only buildings 50 years or older are included in the Fort Pierce Historic Sites Survey, although more recent buildings of exceptional importance may also be surveyed. The historic sites survey will also identify and define historic neighborhoods and groups of significant buildings in Ft. Pierce as potential historic districts.



Who is conducting the Historic Sites Survey and for how long?

The City has retained the cultural resource firm of TRC Environmental Corporation to conduct the Fort Pierce



Historic Sites Survey. TRC architectural historians will survey buildings throughout

Fort Pierce Monday through Friday during the entire month of March 2007. They will carry with them identification and a letter of introduction from the City.

Do I need to provide access to my property or building?

No, TRC architectural historians will be conducting the survey entirely from the street, much like the County Tax Assessor would do. There will be no need for interior access and they will not enter your property without your express permission. The surveyors will take down basic information on the building's appearance, style, and materials and photograph the building using a digital camera.

How can I help out?

If you have information on the history of your house or building, contact the City of Fort Pierce Historic Preservation Urban Designer at the phone number or e-mail address listed at the end of this brochure.

Finally, let your elected officials know that you support the cause of historic preservation in Fort Pierce!

After the survey is completed, what happens next?

The Fort Pierce Historic Sites Survey is an essential tool guiding the City's redevelopment and reinvigoration. The City will use the collected information as a basis for understanding its historic fabric and patterns of development. The City may also encourage the designation of historic structures and neighborhoods that are threatened by inappropriate development or demolition.



How can I find out more about the Fort Pierce Historic Sites Survey?

There will be a Final Report which will summarize the results and findings of the Historic Sites Survey. This report will be reviewed and adopted by the City Commission at a regular public meeting. The collected architectural and historic information will also be entered into a data base. All information is publicly accessible.

For further information about the Fort Pierce Historic Sites Survey, please contact Christina Croxell, Historic Preservation Urban Designer at:
Tel: 772.460.2200 ext. 237
or by e-mail at
CCroxell@city-ftpierce.com

The Publication has been financed in part with historic preservation grant assistance provided by the Bureau of Historic Preservation, Division of Historical Resources, FL Department of State, assisted by the FL Historical Commission. However the Contents and opinions do not necessarily reflect the views and opinions of the FL Department of State, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Florida Department of State.



APPENDIX C

BROCHURE SAMPLE: FORT PIERCE, FL (2007)

GEOFFREY B. HENRY, M.A.

EDUCATION

M.A., Architectural History, University of Virginia, 1982

B.A., Architectural History, University of Virginia, 1980

PROFESSIONAL REGISTRATIONS/CERTIFICATIONS

National Park Service, 36 CFR, Part 61-Architectural Historian

AREAS OF EXPERTISE

Mr. Geoffrey B. Henry has project management and technical experience in the following general areas:

- Section 106 and 4(f) Compliance
- Historic Architectural Surveys
- National Register Nominations
- Individual Building Documentation
- Preservation Plans and Architectural Design Guidelines

REPRESENTATIVE EXPERIENCE

Mr. Geoffrey B. Henry has over 30 years of experience in the fields of cultural resources management, architectural history, and historic preservation. His responsibilities have included managing and directing large-scale architectural identification and evaluation surveys; producing NRHP eligibility and effects determinations; developing mitigation measures for adverse effects; and Section 106/110 compliance documentation. Additionally he has compiled HABS/HAER documentation; written National Register nominations for individual resources and historic districts; researched and written historic contexts, and prepared architectural design guidelines for historic districts. Mr. Henry's management experience includes initiating, writing, and presenting proposals; preparing project budgets and scopes of work; effective client development and marketing; hiring, training, and mentoring junior-level staff; and developing architectural history as a viable element of cultural resource management.

Florida Grant-In-Aid Survey Experience

City of Pompano Beach Planning Department, Historic Resources Survey of Old Pompano – Broward County, FL (Project Manager: 2012-2013)

Mr. Henry managed and directed the Historic Resources Survey of "Old Pompano" including 141 buildings in the earliest settled section of Pompano Beach, with structures dating from the early 1900s to 1971. The survey entailed background research and field survey of the buildings in the historic downtown, including residences, churches, and commercial structures. A special focus was the historically African-American section of Old Pompano. Following the

reconnaissance survey, there was an intensive survey of 20 structures identified by the City Planning Department. Final products of the survey included a survey report, completed Florida Master Site File forms for 141 properties, and recommendations for historic landmarking of two potential historic districts and 10 historic individual resources in Pompano Beach. The project also included four public meetings to engage the public and residents in the survey process.

City of Fort Pierce Department of Planning, Historic Properties Survey of Pre-1957 Buildings, Fort Pierce, FL (2007: Project Manager).

Mr. Henry managed and directed the Fort Pierce Historic Properties Survey, including fieldwork to record 1,607 resources within the city limits 50 years or older. This number included 634 previously identified resources and 973 newly identified resources (of the 835 previously recorded resources in Fort Pierce, 195 had been demolished and 6 resources had duplicate FMSF numbers). As a result of the fieldwork and historical research conducted as a part of this survey, TRC identified eleven (11) individual properties and nine (9) historic districts in Fort Pierce potentially eligible for listing in the National Register of Historic Places (NRHP). Five (5) of these nine historic districts have previously been designated as locally significant by the City of Fort Pierce. The final survey report recommended that the remaining four (4) districts be designated as local historic districts by the City. It is also recommended that further historical research, including informant interviews, be conducted to establish boundaries for an expanded Avenue D Historic District in Fort Pierce.

City of Key West Planning Department, Architectural Survey - Key West, FL (Project Manager: 2003-2004)

Mr. Henry managed and directed the comprehensive survey update of 2,590 historic resources in the Key West Historic District for the City of Key West Department of Planning. The survey produced an up-to-date Final Report which provided recommendations for future survey and historic designation in Key West. This survey fulfilled a vital need for the City which uses this survey information on a daily basis during the architectural review process.

City of Kissimmee Planning Department, Architectural Survey - Kissimmee, FL (Project Manager: 2003-2004)

Mr. Henry managed and directed comprehensive 750-building survey of Kissimmee, Florida for the City of Kissimmee Department of Development. The survey updated a 1991 survey and recommended 4 new historic districts in Kissimmee.

Historic Florida Keys Foundation, Monroe County (Florida Keys) Architectural Survey - Monroe County, FL (Project Manager: 2003)

Mr. Henry managed and directed the comprehensive architectural survey of Monroe County's unincorporated areas for the Historic Florida Keys Foundation and Monroe County Department of Planning. This survey, the first since 1983,

identified over 300 historic resources including buildings, bridges, cemeteries, recreation buildings, historic districts, and potential Monroe County landmarks.

City of Hollywood Planning Department, Hollywood Beach Architectural Survey - Hollywood, FL (Project Manager: 2003)

Mr. Henry managed and directed the comprehensive Architectural Survey and National Register evaluation of Hollywood Beach, Hollywood, FL. The survey included 102 buildings and produced recommendations for 6 historic districts in Hollywood Beach eligible for National Register and local landmark designation.

City of Lake Worth Planning Department, Lake Worth Historic Sites Survey and Historic Designation Reports - Lake Worth, FL (Project Manager: 2002)

Mr. Henry managed and directed the comprehensive Architectural Survey of 1100+ historic resources in four local historic districts in Lake Worth, FL. The survey produced updated architectural information on these structures, as well as four local historic district nomination reports and recommendations for National Register-eligible districts and buildings in Lake Worth.

City of Pensacola Planning Department, Brownsville Architectural Survey - Pensacola, FL (Project Manager: 2002)

Mr. Henry managed and directed the comprehensive Architectural Survey of the 321-building Brownsville neighborhood in Pensacola and Escambia County, Florida for the Escambia County Redevelopment Authority. The proposed National Register District will be a key to Brownsville's economic revitalization. Work included a presentation on Brownsville's architectural and history.

City of Winter Park Planning Department, Winter Park Architectural Survey - Winter Park, FL (Project Manager: 2001)

Mr. Henry managed and directed the Architectural Survey and National Register evaluation of Winter Park, Florida. Final report produced: *City of Winter Park, A Late Nineteenth Century Central Florida Resort Town*, for the City of Winter Park.

City of Tavares Planning Department, Downtown Tavares Architectural Survey - Tavares, FL (Project Manager: 1999)

Mr. Henry managed and directed the comprehensive architectural survey and evaluation of the Downtown Tavares Historic District. The survey included 138 historic resources and the preparation of an historic context for Tavares.

Osborne School National Register Nomination for the City of Lake Worth

Mr. Henry researched and wrote the National Register nomination for the 1949 Osborne Elementary School in Lake Worth FL, the city's only historically African-American school building.

SPECIALIZED TRAINING

- Section 106 Training, National Preservation Institute, 2001

PROFESSIONAL AFFILIATIONS

- National Trust for Historic Preservation
- Society of Architectural Historians

G. ELLEN RANKIN

EDUCATION

B.S., Architectural History, University of Virginia, 2004

B.A., Archaeology, University of Virginia, 2004

M.A., Historic Preservation, Georgia State University, Anticipated 2014

PROFESSIONAL REGISTRATIONS/CERTIFICATIONS

National Park Service, 36 CFR, Part 61-Architectural Historian

AREAS OF EXPERTISE

Ms. Rankin has technical experience in the following general areas:

- Historic Architectural Surveys
- Section 106/110 and 4(f) Compliance-Related Surveys and Evaluations
- National Register Nominations
- Individual Building Documentation
- Preservation Plans and Architectural Design Guidelines

REPRESENTATIVE EXPERIENCE

Ms. Rankin is an Architectural Historian with TRC. Possessing an academic background in both archaeology and architectural history, she has for the past eight years conducted Phase I/II/III archaeological investigations and large-scale architectural surveys, producing eligibility and effect determinations; mitigation of adverse effects; and Section 106/110 and 4(f) Compliance-Related Surveys and Evaluations. Additionally she has compiled HABS/HAER documentation; written National Register nominations for historic districts; researched and written historic contexts for both architectural and archaeological resources and is proficient with all phases of database management for cultural resource projects Ms. Rankin has worked on projects across the East Coast involving federal clients such as the Federal Emergency Management Agency, Tennessee Valley Authority, and the United States Army, as well as private-sector clients and state, county, and municipal governments.

Historic Architectural Surveys:

City of Pompano Beach Historic Resource Survey, Pompano Beach Florida (Project Architectural Historian: 2012-2013).

Ms. Rankin served as Project Architectural Historian during the Pompano Beach Historic Resource Survey, including fieldwork to record approximately 250 resources and the intensive-level survey of 20 property types. The architectural survey included a historic context of Pompano Beach, the development of an access database, photography, and recommendations for historic district designation and further preservation activities.

City of Roanoke Historic District Survey, Roanoke, Virginia (Project Architectural Historian: 2011-2012).

Ms. Rankin served as Project Architectural Historian during the Melrose-Rugby and Riverland Historic District Surveys, including fieldwork to record over 300 resources within the two proposed historic districts. The architectural survey included data entry, site plans, survey maps, and photographic documentation.

Town of Greenwich Conservation Department, Architectural Survey, Greenwich, CT (Project Architectural Historian: 2011-2012)

Ms. Rankin was the architectural historian for the architectural survey of the Old Greenwich section of Greenwich CT conducted for the Greenwich Department of Conservation and the Connecticut Division of Culture and Tourism. The architectural survey included a detailed survey of 280 historic resources, a historic context for the Old Greenwich area, the development of an access database, photography and mapping, and recommendations for historic district designation and further preservation activities.

City of Georgetown Department of Planning, Georgetown Historic District Survey, Georgetown SC (Project Architectural Historian: 2010)

Ms. Rankin served as Project Architectural Historian during the Georgetown Historic District Survey, including fieldwork to record 900 resources within the National Register-listed historic district. As a result of the fieldwork and historical research conducted as a part of this survey, TRC identified possible areas for expansion of the district boundaries. The final survey report recommended that the period of significance be expanded to include the 1922-1960 time period. Final products included a comprehensive historic district inventory, maps which identified building by period of construction and contributing status, South Carolina Department of Archives and History Intensive-level historic structure forms and photographs, and a report.

Heartland Corridor, Survey of Historic Bridges and Tunnels along Norfolk/Southern Railroad line, McDowell, Mercer, Wyoming, and Mingo Counties WV (Architectural Historian: 2008)

Ms. Rankin served as an architectural historian for the architectural survey of 112 bridges and tunnels (as well as 4 abandoned tunnels) along the Norfolk/Southern main line between Cowan, Virginia and Bull, West Virginia. The major deliverable for this project was a popular history of the rail corridor between these two points: *Through the Coalfields: The Development of the Norfolk & Western Railway Through Southwestern Virginia and Southern West Virginia, Including a Survey of Historic Tunnels and Bridges Along the Radford and Pocahontas Divisions*. This history is a written record of the general history, people, and companies involved in the Norfolk & Western Railway's construction, maintenance, and ownership. Additional survey products included a photographic record and completed state historic inventory forms (West Virginia, Virginia, and Kentucky) for the 116 historic resources along the project corridor, drawings completed of the portal openings for five tunnels (Cowan, Cooper, Pembroke, Williamson, and Big Sandy No. 4 Tunnels), and mapping of all surveyed resources on labeled sections of USGS 7.5-minute quadrangle maps.

City of Fort Pierce Department of Planning, Historic Properties Survey of Pre-1957 Buildings, Fort Pierce, FL (Project Architectural Historian: 2007).

Ms. Rankin served as Project Architectural Historian during the Fort Pierce Historic Properties Survey, including fieldwork to record 1,607 resources within the city limits 50 years or older. This number included 634 previously identified resources and 973 newly identified resources (of the 835 previously recorded resources in Fort Pierce, 195 had been demolished and 6 resources had duplicate FMSF numbers). As a result of the fieldwork and historical research conducted as a part of this survey, TRC identified eleven (11) individual properties and nine (9) historic districts in Fort Pierce potentially eligible for listing in the National Register of Historic Places (NRHP). Five (5) of these nine historic districts have

previously been designated as locally significant by the City of Fort Pierce. The final survey report recommended that the remaining four (4) districts be designated as local historic districts by the City. It is also recommended that further historical research, including informant interviews, be conducted to establish boundaries for an expanded Avenue D Historic District in Fort Pierce.

City of Manassas Department of Planning, Architectural Survey, Manassas, Virginia (Project Architectural Historian: 2006)

Ms. Rankin served as architectural historian during the survey and documentation of the approximately 500 historic resources (including parks, commercial buildings, and dwellings) within the locally designated City of Manassas Historic District and the processing of comprehensive survey information, including data entry, site plans, survey maps, and photographic documentation. She designed an Access database to meet the specific needs of the City and assisted with the preparation of the survey report and final recommendations.

County of Arlington, Arlington Historic Sites Survey, Phase IX, Arlington, Virginia (Project Architectural Historian: 2005)

Ms. Rankin directed the on-site survey of 800 historic resources in the northern part of Arlington County. She was responsible for processing the comprehensive survey information, including the data entry, site plans, survey maps, and photographic documentation.

District of Columbia, Foxhall Village Architectural Survey, Washington D.C. (Project Architectural Historian: 2005)

Ms. Rankin participated in the on-site survey of approximately 370 historic resources, performed the data entry of on-site and archival documentation, prepared digital images and maps, and made recommendations for boundaries for a historic district.

City of Key West Planning Department, Architectural Survey, Key West, Florida (Project Architectural Historian: 2003–2004)

Ms. Rankin served as project architectural historian for the comprehensive survey update of 2,590 historic resources in the Key West Historic District for the City of Key West Department of Planning. The survey produced an up-to-date Final Report which provided recommendations for future survey and historic designation in Key West. This survey fulfilled a vital need for the City which uses this survey information on a daily basis during the architectural review process.

City of Kissimmee Planning Department, Architectural Survey, Kissimmee, Florida (Project Architectural Historian: 2003–2004)

Ms. Rankin served as project architectural historian and data base manager for the comprehensive 750-building survey of Kissimmee, Florida for the City of Kissimmee Department of Development. The survey updated a 1991 survey and recommended 4 new historic districts in Kissimmee.

National Register of Historic Places Nominations

- Ansley Park (Boundary Expansion)-*Pending (Georgia)*
- Claremont Historic District (*Virginia*)
- Meadow Grove Farm Historic District (*Virginia*)
- Washington Heights Historic District (*District of Columbia*)
- Arlington Heights Historic District (*Virginia*)
- Westover Historic District (*Virginia*)
- Virginia Heights Historic District (*Virginia*)
- Homes Run Acres Historic District (*Virginia*)
- Schoellkopf Power Plant Site (*New York*)
- Walpack Center Historic District (Boundary Expansion)-*Pending (New Jersey)*

Section 106/110 Compliance:**Spier Falls-Rotterdam New 115K Transmission Line Project, Niagara Mohawk Corporation d/b/a National Grid, Saratoga and Schenectady Counties, NY (Project Architectural Historian: 2010)**

Ms. Rankin served as the project architectural historian for the architectural survey in connection with the proposed upgrade of Spier Falls-Rotterdam New 115K transmission line corridor. The survey involved SHPO coordination, background research, fieldwork on over 50 resources (including buildings, farmsteads, hydropower facilities and districts), report preparation, and assessment of effects from the upgrade to NRHP-listed and -eligible resources.

Maine Power Reliability Program, Central Maine Power, Androscoggin County ME (Architectural Historian: 2010)

Ms. Rankin served as an architectural historian for the architectural survey in connection with the proposed upgrade of Segment 256 and construction of Segment 255 of the Central Maine Power transmission line corridor. The survey involved SHPO coordination, background research, fieldwork on over 200 resources (including buildings, farmsteads, hydropower facilities and districts), report preparation, and assessment of effects from the upgrade to NRHP-listed and -eligible resources.

North Carolina Department of Transportation, Architectural Survey, Jackson County, North Carolina (Architectural Historian: 2012)

Ms. Rankin served as an architectural historian for the Phase I/II cultural resource survey for the proposed improvements and upgrades of Cope Creek Road (SR 1449). This survey provided documentation and National Register eligibility recommendations for properties within 1000-feet of the current corridor. Ms. Rankin was responsible for the data entry, conducted the background research on the individual properties, and assisted with determinations of eligibility.

AES LLC, Cultural Resources Evaluation for Snowy Creek Wind Farm, Preston County, West Virginia (Architectural Historian: 2009-2010)

Ms. Rankin served as an architectural historian for the architectural survey of historic resources within the 5-mile APE of the proposed AES Snowy Creek Wind farm in Preston County. The project involved fieldwork, historic research, and assessment of visual effects to

NRHP-listed and -eligible architectural resources. Types of properties identified and assessed include the Cathedral State Park, farmsteads, summer cottages and resorts, historic districts, cemeteries, and dwellings. The project also involved contact with local public-interest and historic preservation groups.

Bangor Hydroelectric Company, Downeast Reliability Project, Hancock and Washington Counties ME (Architectural Historian: 2009-current)

Ms. Rankin served as an architectural historian for the architectural survey in connection with the development of a 42-mile transmission line route between Ellsworth and Harrison. The survey involved the documentation of historic structures and the Washington County Railroad line within the project APE and submission of a determination of NRHP-eligibility and assessment of effects report.

Central Maine Power, Architectural Survey, Waldo, Kennebec and Lincoln Counties, Maine (Architectural Historian: 2008-2010)

Ms. Rankin served as an architectural historian for the Phase I/II architectural survey of 10 segments (84 miles long) of Central Maine Power transmission line corridors due for upgrades. The survey involved SHPO coordination, background research, fieldwork on over 1000 resources (including the NHL Fort Knox State Park, buildings, structures, and districts), report preparation for the 10 segments, and assessment of effects from the upgrade to the NHL Fort Knox State Park, NRHP-listed, and -eligible resources. Ms. Rankin was also responsible for the final product submittal including all forms, photographs and report productions.

East Tennessee Natural Gas LLC, Proposed Greenway Pipeline Expansion Project, Wythe and Russell Counties, VA (Architectural Historian: 2008).

Ms. Rankin assisted with the historic architectural survey within the Project's Area of Potential Effects, including any resources that might potentially be impacted by blasting. One NRHP-listed resource—Wythe County Poorhouse Farm (VDHR ID# 98-0030)—and two previously identified resources—Tremough (VDHR ID# 98-5139) and Stone House Farm Ruin (VDHR ID# 98-0019)—are located within the project APE. Ms. Rankin responsibilities included completion of VDHR Reconnaissance-level Inventory Forms, along with digital and film photographic documentation.

AES Wind LLC, Architectural Survey, Randolph and Barbour, West Virginia (Architectural Historian: 2007-2009)

Ms. Rankin served as project architectural historian for the Phase I/II cultural resource survey within the 5-mile APE of the proposed 8-mile AES Wind farm atop Laurel Mountain in Barbour and Randolph Counties. The project involved fieldwork, historic research, and assessment of visual effects to NRHP-listed and -eligible architectural resources (including the NHL Davis and Elkins Historic District and NRHP-listed Laurel Mountain Battlefield). The project also involved contact with local public-interest and historic preservation groups.

Tennessee Valley Authority, Architectural Survey, Alabama, Georgia and Mississippi (Architectural Historian: 2007-Current)

Ms. Rankin has completed several cultural resources inventories for Tennessee Valley Authority (TVA) in relation to the construction of substations and/or replacement of existing transmission lines/towers. These projects involve the identification of historic structures, historic research, and assessment of visual effects to NRHP-listed and -eligible

architectural resources. The projects included coordination between TVA, the Alabama Historical Commission, the Georgia Department of Natural Resources, Georgia Historic Preservation Division, and the Mississippi Department of Archives and History.

National Aeronautics and Space Administration, Architectural Survey, New Orleans, Louisiana (Architectural Historian: 2006)

Ms. Rankin served as project architectural historian for the historic structure survey at this NASA facility. The project entailed the survey and evaluation of resources constructed during WWII and during the period of NASA's Apollo Manned Lunar Landing Program. Resources from both periods were recommended eligible for the National Register. The project included an evaluation of three barges used to transport the Saturn V booster from Michoud to nearby Stennis Space Center in Mississippi and Kennedy Space Center in Florida. The project required close coordination with the facility, the Louisiana Division of Historic Preservation, and the Alabama Historical Commission (due to the barges being owned by Marshall Space Flight Center in Huntsville).

U.S. Army Reserve, Architectural Survey and Evaluation, New York and New Jersey. (Project Architectural Historian: 2006)

Ms. Rankin served as an architectural historian in the survey of 20 U.S. Army Reserve Buildings in New York and New Jersey. She researched and developed a historic context for each of the facilities constructed between 1910 and 1960. Ms. Rankin was responsible for the data entry, creation of site plans, assisted with determinations of eligibility, and assisted with the final product submittal including all forms and photographs.

Individual Building Documentation

Maine Historic Preservation Commission, Maine Historic Building Record Documentation, Auburn, Maine (Project Architectural Historian: 2013)

Ms. Rankin served as project architectural historian for the Maine Historic Building Record documentation for the D.P. Field Farm in Auburn, Maine. The documentation was comprised of large format and digital photography, interior floor plans, site plans, and a historic narrative of the buildings and agricultural practices of the farm.

City of Carrollton, HABS Documentation, Carroll County, Georgia (Project Architectural Historian: 2010)

Ms. Rankin served as project architectural historian for the HABS documentation for the Davis Homes complex in the City of Carrollton. The documentation was comprised of digital photography, blueprints, site plans, and a historic context on the role of public housing on the citizens of Carrollton, GA.

City of Waycross, HABS Documentation, Ware County, Georgia (Project Architectural Historian: 2009)

Ms. Rankin served as project architectural historian for the HABS documentation for the Bailey Heights complex in the City of Waycross. The documentation was comprised of medium format photography, blueprints, site plans, and a historic context on the role of public housing on the citizens of Waycross, GA.

City of East Point, HABS Documentation, Fulton County, Georgia (Project Architectural Historian: 2009)

Ms. Rankin served as project architectural historian for the HABS documentation for the Hillcrest and Washington Carver Homes in the City of East Point. The documentation was comprised of medium format photography, blueprints, site plans, and a historic context on the role of public housing on the citizens of East Point, GA.

Gwinnett Historical Society, Jackson Log Structure on Elisha Winn Property, Gwinnett County, Georgia (Project Architectural Historian: 2008)

Ms. Rankin conducted a historical and architectural study of the Jackson Log Structure located on the Elisha Winn Property in Dacula, Georgia for the Gwinnett Historical Society. This study included a survey and evaluation of the structure for its eligibility for the National Register of Historic Places (NRHP); establishing the structure's construction history, including an examination of its possible Cherokee connection; and recommendations for a future use(s) for the structure.

Savannah State University, Savannah State Log House, Savannah, Georgia (Project Architectural Historian: 2008)

Ms. Rankin served as project architectural historian for the historical and architectural study of the Information House (Building 0105) located on the Savannah State University Campus in Savannah, Georgia. This study included historic research, survey, and evaluation of the structure for its eligibility for the National Register of Historic Places (NRHP).

Oakleigh Plantation, HABS Documentation, Albemarle County, Virginia (Architectural Historian: 2004)

As part of her undergraduate coursework, Ms. Rankin served as an architectural historian for the HABS documentation for the Oakleigh Plantation in the County of Albemarle. The documentation was comprised of medium format photography, blueprints, site plans, and a historic context on the development of the plantation.

Preservation Plans and Architectural Design Guidelines**Macon Cemetery Preservation Corporation, Conditions Assessment and Preservation Plan for the Linwood Cemetery, Macon, Georgia (Architectural Historian: 2007)**

Ms. Rankin served as an architectural historian for the conditions assessment of the 13-acre Linwood Cemetery in Macon, Georgia. Containing over 4000 burials each grave was identified and current state was noted. The assessment put forth issues to be implemented in a preservation plan to assist the Macon Cemetery Preservation Corporation and the City of Macon to stabilize and preserve the historically significant cemetery.

Maryland State Highway Administration, Historic Context and Survey of Mid-20 Century Highway Bridges in Maryland (Architectural Historian: 2004)

Ms. Rankin assisted in the comprehensive historic context study of mid-20th century highway bridges in Maryland for the Maryland State Highway Administration. This major study included a survey of 25 highway bridges and development of a classification system for the evaluation of mid-20th century highway bridges for the National Register.

**University of Virginia, Office of the University Architect, Charlottesville, Virginia
(Intern: 2004)**

Ms. Rankin conducted research and participated in site surveys to update the University of Virginia's Master Plan. She documented approximately 152 buildings and landscapes, including the Rotunda and Lawn; the McKim, Mead, and White-designed buildings; and the James Madison law office.

PROPOSAL

NOVEMBER 2014

**PASS-A-GRILLE HISTORIC
RESOURCES SURVEY**

PREPARED FOR:

CITY OF ST. PETE BEACH
155 COREY AVENUE
ST. PETE BEACH, FL 33706

Sensitive Information: Not For Public Distribution

R. CHRISTOPHER GOODWIN & ASSOCIATES, INC.
309 JEFFERSON HIGHWAY, SUITE A ■ NEW ORLEANS, LA 70121

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Firm Qualifications



R Christopher Goodwin & Associates, Inc. welcomes the opportunity to provide the City of St. Pete Beach our services for the historic resources survey of Pass-a-Grille. The following technical proposal demonstrates our ability to execute the work associated with this project effectively and professionally.

R. Christopher Goodwin & Associates, Inc. (RCG&A) is a nationwide company with offices in Tallahassee, Florida; New Orleans, Louisiana; Las Cruces, New Mexico; Frederick, Maryland; and, Lawrence, Kansas. We specialize in detailed, comprehensive, and truly interdisciplinary cultural resource management services. Over the past 33 years, RCG&A has established our corporate reputation for client responsiveness, professionalism, and product excellence; our surveys and reports have been acclaimed by review agencies such as the Florida Division of Historical Resources, Louisiana State Historic Preservation Office, Historic Preservation Division of the Georgia Department of Natural Resources, Kansas State Historical Society, Ohio State Historic Preservation Office, the Department of Defense, the Federal Emergency Management Agency, the Army Corps of Engineers, and the Department of Veterans Affairs. The success of our past survey projects has been the result of our corporate commitment to the full integration of applied technologies such as Geographic Information Systems. The professional expertise of our permanent staff, combined with our extensive experience with data compilation and analyses technologies afford our clients cost-effective and time-efficient products of unsurpassed excellence.

RCG&A worked with the National Park Service, FEMA, and the Army Corps of Engineers in post-Katrina New Orleans to develop a fast, effective, and innovative method for conducting large-scale architectural survey. RCG&A has effectively deployed the methodology that emerged from this partnership to document over **35,000 buildings around the nation**. This protocol is a three-step process: conduct background research to identify development trends and select a range of architectural data that will be collected; collect that data in the field with GPS data, digital photography, and enter the data into an architectural database on a

RCG&A - The Experienced Survey Team

- **Local knowledge and expertise**
- **Experience with FMSF forms**
- **Unparalleled experience with integrated and accurate digital survey**
- **Accurate and fast: 25-30 properties surveyed per team per day**

handheld computer; tie the data back together to create an interactive GIS database and map with a complete set of architectural data and clickable photographic documentation. The survey can be conducted from the public right-of-way, and typically includes a full complement of architectural information, such as construction date, type, style, roof and foundation type, cladding, construction method, chimney location, etc. This survey methodology is in keeping with National Park Service Bulletin *Guidelines for Local Surveys: A Basis for Preservation Planning* (No. 24), and is being codified by the National Park Service GIS division as a national standard for architectural survey. No firm has more experience with this method of collecting architectural survey data than RCG&A.

Our recent **Florida** work exemplifies this experience. RCG&A completed a Phase I cultural resources survey and archeological inventory of the proposed SR 87 expansion corridor in Santa Rosa County, Florida on behalf of the Florida Department of Transportation, District III. As part of this survey, survey crews recorded all historic standing structures encountered during the survey and inventory of the proposed project corridor. The Florida Master Site Files forms for the individual buildings were completed utilizing handheld GPS units to ensure efficient use of survey personnel, maximize accurate data collection, and expedite the completion of the survey. High resolution



digital photographs were taken of all structures 45 years or older sited within or adjacent to the proposed project corridor. As a part of this project, 135 structures were surveyed utilizing the advanced methodology. The architectural investigations were undertaken in accordance with the standards and guidelines set forth by the Florida Bureau of Archaeological Research, Division of Historical Resources in its *Guide to Historical Structure Forms* and guidelines established by the National Park Service in its *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*.

Furthermore, RCG&A recently surveyed over 21,000 buildings under a **grant** program. The Hazard Mitigation Grant Program (HMGP) is a nationwide initiative of the Federal Emergency Management Agency (FEMA) to seek and implement ways to prevent damage caused by natural disasters through grants to state agencies, local governments, Native American tribes or au-

thorized tribal organizations, or private non-profit organizations requesting hazard mitigation funding. RCG&A initiated field survey of residential and non-residential structures, lots, cemeteries, and cultural resource loci within the geographic boundaries of six National Register of Historic Places historic districts: the Bywater, Holy Cross, Uptown, South Lakeview, Irish Channel, and Gentilly Terrace. The surveys included their respective extensions, and the proposed extension to the Esplanade Ridge NRHD. This survey work built on previous resurvey of existing National Register Historic Districts on behalf of FEMA. Secretary of the Interior-qualified architectural historians recorded the contributing status of surveyed properties, over 30 fields of data for each building, as well as the overall eligibility of each individual district as a whole. RCG&A surveyed more than 21,000 properties in less than 16 months. The Louisiana SHPO has reviewed the data and concluded with a higher than 99 percent overall concurrence rating with field evaluations made by RCG&A.

Our experience with the wide variety of American architecture is evident in our surveys of historic resources over multiple counties in northwestern Ohio. On behalf of Iberdrola Renewables, Inc., architectural historians with RCG&A completed archival research and reconnaissance-level architectural survey within a five-mile radius of the proposed Dog Creek Wind Energy Project in Allen, Paulding, Putnam, and Van Wert Counties, Ohio. This project was completed in accordance with Chapter 4906-17-08 (D), Cultural Impact,

NRHP Historic District	Number of Buildings Surveyed	Period of Significance
Bywater	2161	1807-1935
Holy Cross	883	1880-1936
Irish Channel	1656	1850-1926
South Lakeview	166	1910-1951
Uptown	11554	1820-1935 (recommended to 1965/70)
Gentilly Terrace	672	1909-1949
Esplanade Ridge	4735	1830-1930

of the Ohio Revised Code. Surveyors recorded inventory data for a total of 3,198 buildings, 5 structures, and 16 cemeteries, for a total of 3,219 identified historic resources in less than two weeks in the field. The architectural investigation identified two potential National Register of Historic Places historic districts, 13 properties that may possess the qualities of significance for individual listing in the National Register of Historic Places, and 22 properties linked to important historical themes that may possess those qualities of significance and integrity required for National Register consideration (36 CFR 60.4 [a-d]). The resulting report detailed the historic development of the area and summarized findings of the architectural survey, including the breadth of domestic vernacular architectural in rural northwestern Ohio, the high style Second Empire courthouse of Van Wert, and the agricultural complexes of historic farmhouses, barns, and various dependencies of the region.

For additional examples of our work, please see the project descriptions beginning on page 15. Every one of the example projects were completed on time and on budget; no modifications were requested.

Project Approach

Kick-Off Meeting

RCG&A will schedule a kick-off meeting immediately upon Award to coordinate project details with the City of St. Pete Beach. Participants will discuss desired methods of communication, finalize the project work plan, and plan upcoming tasks. This meeting may occur by phone.

Background Research

Background research will commence with the review of the records of the Florida Division of Historical Resources in Tallahassee; the focus will be on gathering the existing Florida Master Site File records of Pass-a-Grille, but any survey reports, records, and other pertinent data will also be culled from the SHPO files. RCG&A will also review the original NRHP nomination for Pass-a-Grille as well as the 2003 expansion of the district boundaries. These documents will form the research foundation for the reexamination of the historic district.

Additional research will be conducted on the history of Pass-a-Grille and its development to inform the identification and review of potential additional contributing resources.

Field Survey

RCG&A staff will undertake comprehensive architectural field survey of Pass-a-Grille based on the existing data available from the Florida Master Site Files. All work will be completed in accordance with the provisions of the project Scope of Work and with protocols established by the Florida Division of Historical Resources. Survey will proceed building-by-building, block-by-block, using aerial photographs to assure that all contributing and non-contributing buildings and structures are documented. On the sidewalk in front of every building in the district, we will collect a GPS point, project it to the front door of the building, take high-resolution digital photographs of the building, and collect all the information for the survey database; this data will include all fields from the Florida Master Site Files. The survey will be conducted using handheld Trimble GPS/computer units to record each element of the district. Each data field will be completed with the highest degree of accuracy. Overall project status will be tracked on “Master” aerial maps, which are updated in real-time at the close of every field session.

The survey team will be responsible for documenting each building and structure applying the digital photography protocol including photos of the primary façade, side elevations, and character-defining architectural features identified in the field.



Additional photographs of the district, including streetscapes and landscapes, will be executed to portray fully the character of the existing district.

Each survey team will consist of one senior and one junior member. The senior team member will operate the Trimble and will be responsible for all architectural assessments and evaluation, including estimates of construction date, building type, style, and integrity. Additionally, senior team members are responsible for entering the data for these professional evaluations in the Trimbles in the field. These senior team members all meet or exceed the Secretary of Interior's *Professional Qualifications Standards* (48 FR 44716) for Architectural History, Architecture, or Historic Architecture. Our designated team members have completed thousands of these surveys. The junior team member will be responsible for photographs and for maintaining accurate and legible paperwork, as well as for providing offset bearing and distance for projecting GPS points onto buildings. These junior team members do not require the same skill set, and may not meet the SOI standards for Architectural History, History, or Historic Architecture. Thus, they will bill at a more advantageous rate to the City of St. Pete Beach. Surveyors will be briefed fully on background data and provided such resources as Sanborn Fire Insurance maps to support accurate field recordation.

QA/QC

Survey data will undergo two phases of internal QA/QC for completeness and accuracy prior to submission. Team members will review data points for accuracy and consistency daily, immediately

following compilation of fieldwork. The team leader then reviews all data, including the digital photos, for consistency and accuracy. This allows us to identify and address any data gaps, or photos that do not meet quality standards. All QA/QC efforts will take place immediately following data collection, to ensure that submission of the data and photos is not delayed.

Survey Report

Following field survey, RCG&A will complete a survey report that conforms to Chapter 1A-46 of the *Florida Administrative Code* and fulfills the requirements of the Florida Division of Historical Resources. Per the requirements, the final survey report will be in the following order: title page, table of contents, list of figures, list of tables, acknowledgements page that identifies the funding sources as a grant provided by the Bureau of Historic Preservation of the Florida Division of Historical Resources, introduction, summary of background research, narrative history, research design, discussion of project work, conclusions and recommendations, and bibliography. Supporting data, including maps, photographs, and data tables, will be included as needed throughout the report. The report will conform to Tura-bian style guide.

The final survey report package will consist of the final survey report, digital survey data, printed FMSF forms, survey map on 7.5' USGS map, Division of Historical Resources survey log, digital photographs on both CD and hard copy, and GIS data layers.

Within one week of Award	Kick off meeting and commence background research
January 2015	Complete resurvey effort
By January 20, 2015	Submit at least four sample FMSF forms for review
February 2015	Complete data QA/QC and draft survey report
By March 20, 2015	Submit draft survey report, FMSF forms, maps, photographs, and associated graphics
April 2015	Incorporate comments
By April 30, 2015	Submit final survey report, final FMSH form with accompanying maps and documentation

Project Schedule

RCG&A will execute the above phases following the proposed project schedule. The presentation of findings will be scheduled in conjunction with the City of St. Pete Beach, but we anticipate late March or early April 2015 in order to incorporate any comments or concerns into the final survey document.

Project Management

The principal investigator for the Pass-a-Grille historic resources survey will be Katy Coyle, Assistant Vice President of Architectural and Historical Services for RCG&A. Ms. Coyle has managed large scale architectural surveys in Florida, Ohio, and Louisiana and will bring the experience to St. Pete Beach to ensure a the completion of the survey in a timely fashion. Project management will be conducted by Kelly Sellers Wittie, Project Manager. Ms. Wittie will handle the day-to-day management of the project and client relations. The architectural survey and background research will be directed by Jill Adams, Historic Preservation Specialist. Ms. Adams managed field crews for the HMGP surveys in New Orleans and will

utilize this experience to complete the fieldwork in a timely and efficient manner. She will be assisted in the field by Angelique Theriot, Historic Preservation Specialist. Ms. Theriot served as a senior member of the HMGP architectural survey of over 22,000 buildings in New Orleans. Craig Matthews, GIS Specialist, will handle data processing and mapping for the Pass-a-Grille survey. Heidi Post, Report Production Manager, will apply her fluency in Adobe InDesign to create a professional survey report with fully integrated text and graphics.

RCG&A does not anticipate using subcontractors for the completion of the Pass-a-Grille Historic Resources Survey.

For resumes of staff, please see page 8.

Project Cost

For the completion of the Pass-a-Grille Historic Resources Survey, RCG&A anticipates a firm fixed price of **\$38,378.12**.

PROJECT REFERENCES

Gail Lazaras

Lead HP Specialist

Louisiana Recovery Office

Federal Emergency Management Agency

Phone: 504-762-2133

Email: Gail.Lazaras@fema.dhs.gov

Applicable Projects: FEMA Hazard Mitigation Grant Program, FEMA Demo Survey, FEMA Historic District Resurvey

Ginny Jones

Architectural Historian

Division of Historical Resources

State of Florida

Phone: 850.245.6333

Email: ginny.jones@dos.myflorida.com

Applicable Projects: Dog Creek Wind Energy Project, FEMA Demo Survey, FEMA Historic District Resurvey

C. Elliott Perkins

Executive Director

Historic District Landmarks Commission

City of New Orleans

Phone: 504-658-7040

Email: ceperkins@nola.gov

Applicable Projects: Local Historic District Study of the Mid-City National Register Historic District

Key Personnel



KATY COYLE

Assistant Vice President

Ms. Katy Coyle, M.A., Assistant Vice President, directs the Goodwin & Associates, Inc. History and Architectural History program in New Orleans since 2000, and was the guiding force for this firm's effort in post-Katrina emergency response support projects, and has completed historical research and historic preservation projects for private and public sector clients including the U.S. Department of Veterans Affairs, Federal Emergency Management Agency, U.S. Army Corps of Engineers, New Orleans District, New Orleans Historic District Landmarks Commission, El Paso Energy, Tennessee Gas Pipeline Company, Southern Natural Gas Company, and Florida Gas Transmission Company.

Ms. Coyle has extensive experience working in archives, including the National Archives, has worked in every archive in New Orleans, as well as all the major collections in Baton Rouge, Natchitoches, and Lafayette. She is uniquely positioned to perform the research necessary for cultural resources management and is well aware of the types of historical information necessary for interdisciplinary architectural and historical efforts.

Ms. Coyle exceeds the Secretary of the Interior's *Professional Qualification Standards* for History. Since joining Goodwin & Associates, Inc. in 1999, she has completed over 100 projects.

SELECTED EXPERIENCE

Senior Project Manager, Phase I Cultural Resources Survey and Archeological Inventory of the Proposed SR87 Expansion Corridor, Santa Rosa County, Florida.

For this project, Ms. Coyle supervised the architectural survey of the proposed SR 87 expansion corridor in Santa Rosa County, Florida utilizing the Florida Master Site File forms via handheld GPS units. Approximately 20 miles of proposed project rights-of-way were assessed, extending from the north bank of Clear Creek and terminating at the Alabama/Florida border; a total of 135 historic structures were recorded within the area and reviewed for National Register of Historic Places eligibility.

Senior Project Manager, Architectural Survey for the Blue Creek Wind Farm Project, Paulding and Van Wert Counties, Ohio

Ms. Coyle developed survey protocol and managed survey teams for the architectural survey and evaluation on behalf of Iberdola Renewables, Inc. for the proposed Blue Creek Wind Energy Project in Paulding and Van Wert counties, Ohio. The project was subject to compliance with the Ohio Revised Code and Section 106 of the NHPA. The survey covered those areas within a five-mile radius of the proposed wind energy project, encompassing a total of 261 square miles. Inventory data were recorded for 2,475 buildings, structures, and cemeteries. The architectural investigation identified two districts, 23 individual resources, and 40 properties linked to two important historical themes that possess those qualities of significance and integrity required for National Register consideration (36 CFR 60.4 [a-d]).

EDUCATION

- M.A., History, Tulane University, 1997.
- B.A., Anthropology, Bryn Mawr, 1989.
- Training, Section 106 Compliance
- Training, Advanced Section 106 Compliance

YEARS OF EXPERIENCE

- RCG&A, Inc. = 15
- Other = 10

QUALIFICATIONS

- Exceeds Secretary of Interior's *Standards* for History
- Project expertise in cultural history
- Managed large-scale architectural surveys



KELLY SELLERS WITTIE

Project Manager and Architectural Historian

Ms. Kelly Sellers Wittie, M.A., serves as Project Manager and Historian in the New Orleans office of RCG&A. Ms. Wittie specializes in intensive-level research, heritage documentation, and Section 106 compliance on behalf of federal clients. She has personally evaluated more than 3,000 structures for National Register eligibility since 2007. In 2011, Ms. Wittie became lead of the team responsible for the documentation of seven National Register Historic Districts in New Orleans. In less than 16 months, Ms. Wittie's team documented more than 18,000 properties.

Ms. Wittie conducted extensive research into historic sites and buildings for the recent FEMA Hazard Mitigation Grant project, which involved reviews of primary and secondary source materials that were used to both develop and contextualize the documentary record. These sources included not only books and journals, but vertical files, theses and dissertations, card indices, newspapers, census records and Parish statistics.

SELECTED EXPERIENCE

Architectural Historian, Historic District Resurvey and Architectural Survey for Debris Removal Projects, New Orleans, Louisiana

Served as senior member of survey team in the execution of both the Resurvey of National Register of Historic Places historic districts, and emergency survey of buildings that were eligible for FEMA-funded demolitions, as part of the Debris Removal program. In all, RCG&A conducted architectural survey using FEMA's Trimble-based data dictionary on over 17,000 building and lots throughout Southeast Louisiana. Each structure within the districts received a detailed assessment not previously achieved for the historic districts of New Orleans. Information recorded during these surveys included building type, architectural style, period of construction, and evaluation of material and design integrity. Each structure received individual documentation applying GPS technology and high resolution digital photography. All survey work was performed in accordance with the Secretary of the Interior's *Standards and Guidelines for Archeology and Historic Preservation*.

Historian & Architectural Historian, Third Generation Veterans Hospitals

Ms. Wittie has completed two National Register of Historic Places evaluations of US Naval hospitals later activated by the Veterans Administration (now the Department of Veterans Affairs). In 2012, Ms. Wittie documented the Long Beach VAMC in Long Beach, California. The US Navy initiated construction of this hospital in December 1941 in anticipation of World War II. In 1964, VA built a 12-story office building and medical tower, rendering the campus ineligible for the NRHP. In 2013, Ms. Wittie evaluated the Carl Vinson VAMC in Dublin, Georgia, for NRHP eligibility. The US Navy built the campus in 1943 and later used the hospital as a rheumatic convalescent and research unit. VA took over the hospital in 1948. Ms. Wittie recommended the campus to be eligible for listing in the NRHP under Criterion A: *Health/Medicine* and Criterion C: *Architecture*.

EDUCATION

- M.A., History, Southeastern Louisiana University, 2007.
- B.A., History, Millsaps College, 2004.
- Training, Section 106 Compliance

YEARS OF EXPERIENCE

- RCG&A, Inc. = 6
- Other = 4

RELEVANT QUALIFICATIONS

- Experienced in the preparation of historic contexts
- SOI-qualified architectural historian with working knowledge of American history
- Experience managing large scale architectural surveys



JILL ADAMS

Historic Preservation Specialist

Ms. Jill Adams, M.P.S., Historic Preservation Specialist, received her Bachelor of Business Administration degree from Millsaps College and her Master of Preservation Studies of Architecture degree at Tulane University. Prior to joining RCG&A, Ms. Adams was the Real Estate Deputy Coordinator for New Orleans Area Habitat for Humanity where she managed over 150 properties and assisted in pre-construction site services for over 100 Partner Families in the New Orleans Metro Area. In 2009, Ms. Adams contracted with RCG&A as a Senior Team Member for the Resurvey of the Central City NRHD in New Orleans, LA. She also completed several reconnaissance-level architectural surveys of proposed wind farms in Northwest Ohio, identifying varying rural and agricultural structures.

In 2012, Ms. Adams returned to RCG&A and served as a field leader for the FEMA Hazard Mitigation Grant Program (HMGP) Resurvey in New Orleans, Louisiana. As part of an 8-person survey crew, she completed a Geographic Information System (GIS) based historic resurvey of seven National Register Historic Districts including: Uptown, Irish Channel, Holy Cross & Extensions, Bywater & Extensions, Esplanade Ridge Extension, Gentilly Terrace, and South Lakeview. The survey crew made determinations of eligibility for over 18,850 buildings. Ms. Adams was responsible for preparing background materials for the survey teams, daily data QA/QC, and submission to FEMA.

Most recently, Ms. Adams assisted the U.S. Department of Veterans Affairs (VA) with the National Register of Historic Places determination of eligibility for the Jamaica Plain VA Medical Center in Boston, Massachusetts. As part of VA's Third Generation U.S. Veterans Hospitals study, she completed documentation of the Jamaica Plain VA Medical Center, which included photographs, historical research, and historical narrative for 14 buildings.

SELECTED EXPERIENCE

Architectural Historian and Field Leader, Architectural Inventory of the South Lakeview, Gentilly Terrace, Bywater, Irish Channel, and Uptown National Register Historic Districts and Proposed Extensions to the South Lakeview, Bywater, Irish Channel, and Esplanade Ridge National Register Historic Districts in New Orleans, Louisiana

Duties included survey of contributing and non-contributing elements to seven National Register historic districts throughout New Orleans, management of the survey team, preparing background materials for the survey teams, completing QA/QC assessments of the data, and downloading and submittal of the data to FEMA.

Architectural Historian, Multiple Property Submission to the National Register of Historic Places for Third Generation U.S. Veterans Hospitals, Nationwide.

Ms. Adams conducted the site assessment for the Boston VAMC in Jamaica Plain; the assessment consisted of photodocumentation of the individual buildings of the hospital campus, historic research of both primary and secondary sources at local repositories and VA collections, and review of historic buildings plans. She drafted the determination of eligibility for Boston as well as the Overton Brooks VAMC in Shreveport, Louisiana. Both reports were submitted recently to VA.

EDUCATION

- M.P.S., Preservation Studies, Tulane University, 2008.
- B.B.A., Millsaps College, 2003.

YEARS OF EXPERIENCE

- RCG&A, Inc. = 3
- Other = 6

QUALIFICATIONS

- Exceeds Secretary of Interior's *Standards* for Architectural History
- Field leader for large-scale architectural surveys in urban environments.



ANGELIQUE THERIOT

Historic Preservation Specialist

Ms. Angelique Theriot, Historic Preservation Specialist, graduated with honors from the University of New Orleans in 2008 with a B.A. in Anthropology and earned a M.A. from the same institute in 2010. While at UNO, Ms. Theriot studied Urban and Regional Planning with specialization in Historic Preservation. During her studies, Ms. Theriot worked as an intern with Madame John's Legacy, a house museum operated by the Louisiana State Museum. Her studies focused on the unique preservation challenges of the historic structure and the relationship between history and archeology.

Ms. Theriot began working in the laboratory of R. Christopher Goodwin & Associates, Inc. in 2010. Her tasks included lithic analysis, data synthesis, and reporting. Ms. Theriot joined the Goodwin & Associates, Inc. architectural survey team in 2011.

SELECTED EXPERIENCE

Architectural Historian, Architectural Inventory of the South Lakeview, Gentilly Terrace, Bywater, Irish Channel, and Uptown National Register Historic Districts and Proposed Extensions to the South Lakeview, Bywater, Irish Channel, and Esplanade Ridge National Register Historic Districts in New Orleans, Louisiana

Duties included survey of contributing and non-contributing elements to seven National Register historic districts throughout New Orleans, management of the survey team, preparing background materials for the survey teams.

Architectural Historian, Federal Housing in Louisiana Historic Context, Statewide

Served as architectural historian development of a statewide historic context on federal housing in Louisiana. Primary research included local archives in New Orleans, Louisiana and the Housing and Urban Development (HUD) archives in Washington, D.C. Developed the hypothesis that the experience of building public housing in New Orleans shaped the creation of federal policy via analysis of public housing design guidelines from the immediate post-war period. Identified federally-funded housing developments and associated building types from the period surrounding World War II.

EDUCATION

- M.A., Urban and Regional Planning, 2010.
- B.A., Anthropology, University of New Orleans, 2008.

YEARS OF EXPERIENCE

- RCG&A, Inc. = 4
- Other = 4

QUALIFICATIONS

- Exceeds Secretary of Interior's *Standards* for Architectural History
- Experience with architectural surveys in urban areas



CRAIG MATTHEWS

GIS Specialist

Craig Matthews, B.A., Graphics and GIS Specialist, received his Bachelor of Arts in Geography, with a concentration in Historical Geography and an emphasis on Anthropology, in 2008 from the University of New Orleans. After graduation, Mr. Matthews worked for URS Corporation creating FEMA Flood Insurance Maps and mapping out various phases of construction projects. Mr. Matthews also worked as a contractor to the U.S. Army Corps of Engineers as the lead GIS Analyst for an extensive, state wide (LA) mitigation project.

Before graduating with his Bachelors, Mr. Matthews worked diligently to expand his breadth of skills by interning at multiple organizations including: U.S. Army Corps of Engineers, NASA DEVELOP Program, and R. Christopher Goodwin & Associates, Inc. Through these internships Mr. Matthews became skilled in the use of Geographic Information Systems including ESRI ARCGIS 10 (including multiple extensions), GRASS GIS and GeoMedia Pro, Remote Sensing (ERDAS Imagine 8.7), and Computer Aided Drafting (Microstation and AUTOCAD 3D). After joining the Graphics Department at R. Christopher Goodwin & Associates, he expanded his skill set to include Trimble GPS data collection and processing.

Mr. Matthews' responsibilities include the production of field maps, uploading and downloading Trimble data as well as general management and troubleshooting of the Trimble GPS Units, creating and manipulating GIS vector and raster data, creating site plan views, excavation profiles, project overview maps, historical map overlays, predictive archeological modeling, and the creation of graphics for project report production.

EDUCATION

- B.A., Geography, University of New Orleans, 2008

YEARS OF EXPERIENCE

- RCG&A, Inc. = 4
- Other = 5



HEIDI R. POST

Editor

Ms. Heidi R. Post, B.A., is the Report Production Manager for the New Orleans office of R. Christopher Goodwin & Associates, Inc. She joined the offices of R. Christopher Goodwin & Associates, Inc., in 1997 as Production Assistant. In January of 1999, Ms. Post was promoted to Report Production Manager. At that time, she devised an updated layout for our reports, integrating digital photographs, color topographic quadrangles, and historic map overlays. Since then, she has produced hundreds of reports that have been praised repeatedly by both clients and government review agencies. In addition to producing all reports for the New Orleans office, she has produced several multi-volume reports for the Maryland, New Mexico, and Kansas offices.

She continues to improve the design and efficiency of producing reports, and is skilled in the use of the following software programs: Adobe InDesign CS5, Adobe Acrobat, Adobe Photoshop CS6, and Microsoft Office. Ms. Post has created many outreach, informational, and promotional displays and brochures; she oversees production of the Louisiana Archeological Society Newsletter and serves as technical editor for the aforementioned LAS Bulletin.

EXPERIENCE

Produced and edited, *From Staple Guns to Thumbtacks: Flyer Art from the 1982-1995 New Orleans Punk & Hardcore Scene*, Compiled by Pat Roig, Lulu Press

Ms. Post created in Adobe InDesign several authentic feeling, punk-style page templates for the different sections of the book. She placed over 300 images in chronological sequence, editing the files as necessary for size and visual appeal. Additionally, Ms. Post edited and formatted numerous anecdotes submitted by various writers, as well as the front and back matter, book half title page, title page, and copyright page. Finally, she prepared the 400+ page file to meet the requirements for the press.

Co-produced and edited, *And God Looked Away: A Katrina Journal*, Author, M. Bevis, Jr., Lulu Press

Ms. Post edited the manuscript for grammatical and typological errors and clarity. She formatted the document to the author's specifications, including chapter divisions, headers and footers, and photo layout. Finally, she created the table of contents, title page, front matter, book half title page, copyright page, and title page.

Producer/Co-producer Louisiana Archeological Society (LAS) Bulletins 2001-2009

Ms. Post designed the style and page templates for the LAS Bulletins. She formatted multiple chapters with text, images, and tables; created tables of contents, front matter, and title pages; and designed wraparound covers. Ms. Post worked with the editor, and her production assistant to insure that bulletins met the LAS guidelines. Finally, she printed, and oversaw printing for approximately 400 copies of all volumes and coordinated with a local printing & binding company to have the volumes perfect bound.

Produced, *An Embarrassed Pecuniary Condition: The Rise and Fall of the Star Hill Refinery in Antebellum West Feliciana Parish*

Ms. Post designed, edited, and produced the report titled above about the most significant archeological mitigation effort undertaken by the Louisiana Department of Transportation on an antebellum sugar mill. A copy of the cover of this report, designed and produced exclusively by Ms. Post, is included as an appendix to this proposal.

EDUCATION

- B.A., English Literature, University of New Orleans, 1994.
- Visual Arts Discipline, New Orleans Center for Creative Arts, 1987-1989.
- Owner and Chief Designer, Ex Post Facto Jewelry.

YEARS OF EXPERIENCE

- RCG&A, Inc. = 17
- Other = 3

QUALIFICATIONS

- Extensive experience in preparing public outreach documents
- Developed templates for complex, multi-volume reports
- Proficient in desktop publishing software for the production of the highest quality professional reports



Firm Experience



Project Completion:

2013

Key Personnel:

Katy Coyle,
Sr. Project Manager

Kelly Wittie,
Project Manager

Jill Adams,
Architectural Historian

Angelique Theriot ,
Architectural Historian

Project Description:

Hurricanes Katrina (DR-1603-LA), Rita (DR-1607-LA), Gustav (DR-1786-LA), and Ike (DR-1792-LA) devastated the people and the extant building stock of Louisiana and Mississippi. The Hazard Mitigation Grant Program (HMGP) is a nationwide initiative of the Federal Emergency Management Agency (FEMA) to seek and implement ways to prevent damage caused by natural disasters. In southeast Louisiana, the primary threat to property is flooding, both from typical precipitation and destructive storms. Since 2011, the FEMA HMGP has provided on-going support for disaster recovery through reconstruction and mitigation of residences, businesses, critical facilities, and infrastructure within the affected area. As a federal undertaking, the HMGP is subject to federal historic preservation laws, regulations, and Executive Orders. The Programmatic Agreements (PAs) negotiated by FEMA to satisfy its responsibilities under Section 106 of the National Historic Preservation Act are designed to resolve adverse effects to historic properties that derive from this complex federal program.



In 2012, RCG&A initiated field survey of residential and non-residential structures, lots, cemeteries, and cultural resource loci within the geographic boundaries of the Bywater, Holy Cross, Uptown, South Lakeview, Irish Channel, and Gentilly Terrace National Register Historic Districts, including their respective extensions, and the proposed extension to the Esplanade Ridge NRHD. This survey work built on previous resurvey of existing National Register Historic Districts on behalf of FEMA. For the most part, resurvey proceeded in accordance with the methodology refined over the course of NRHD surveys conducted under the Secondary Programmatic Agreement executed to address the effects of building demolitions following Hurricanes Katrina and Rita in Louisiana. The purpose of the survey was the creation of a GPS-based inventory database and digital photography collection. Teams also surveyed the Proposed Esplanade Ridge Extension, and more minor extensions to the South Lakeview, Bywater, and Holy Cross NRHDs. This data recorded the contributing status of surveyed properties, as well as the overall eligibility of each individual district as a whole.

In addition to GPS data collection, the field team also photographed surveyed properties, and these photographs were added and geospacially linked to the inventory database as well. This documentation included photographs of each property's façade and front obliques, as observed from the public right of way in each district. Photographers also documented notable architectural details featured on each property. Empty lots, cemeteries, and parks were recorded with photographs that documented the feature's overall landscape. The field team also took digital imagery of neighborhood streetscapes in each district, in order to record the overall condition and characteristics of characteristic blocks in each National Register Historic District. Whenever possible, the team recreated historic streetscape photographs available in the New Orleans Public Library's City Archive and the collections of the Library of Congress. These photographs as a whole document both the development and deterioration throughout the various neighborhoods of New Orleans.

The survey resulted in the collection of more than 18,000 properties in less than 16 months. The Louisiana SHPO has reviewed the data and concluded with a higher than 99 percent overall concurrence rating with field evaluations made by RCG&A.

2010

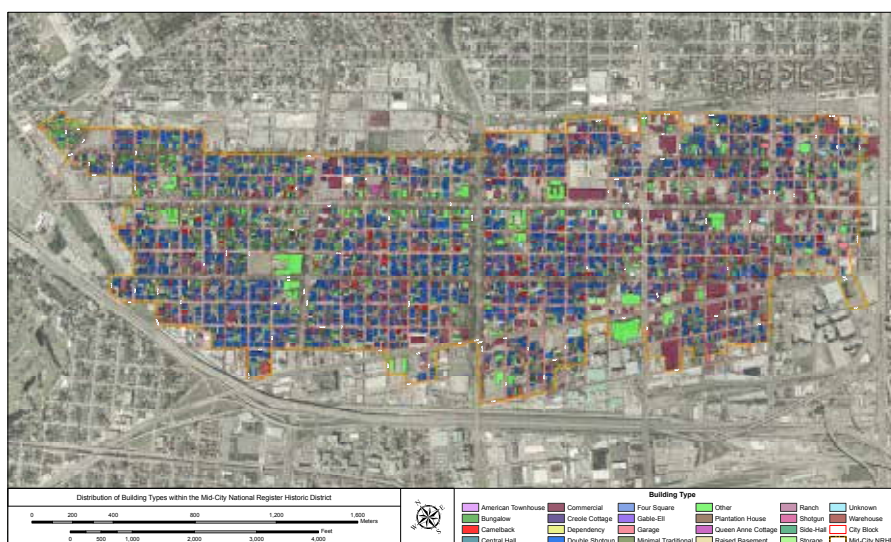
Katy Coyle,
Sr. Project Manager

Kelly Wittie,
Project Manager

In 2010, the New Orleans Historic District Landmarks Commission (HDLC) tasked R. Christopher Goodwin & Associates, Inc. with developing recommendations for a local historic district in the Mid-City neighborhood. Given the development of the majority of Mid-City started after the drainage projects of the late nineteenth century, the housing stock exhibited numerous examples of Craftsman, Colonial Revival, and other early twentieth century architectural styles. All work was completed in accordance with the Secretary of the Interior's Standards for Archeology and Historic Preservation, and was executed by professional architectural historians and historians whose qualifications meet or exceed the professional qualification standards established by the Secretary of the Interior in their respective fields.



This report presented boundary recommendations for a proposed Mid-City local historic district, based on the analysis of a GIS-based architectural survey; historic research; visual inspection; and communications with the public, neighborhood residents and associations, and the HDLC. The Mid-City National Register Historic District (Mid-City NRHD) covers a large swath of central New Orleans. RCG&A architectural historians considered subdividing the district into smaller, discrete local historic districts as represented by distinct shifts in building types, styles, and construction dates. However, as some local historic districts have utilized existing National Register historic district boundaries as guidelines, the report also analyzed the Mid-City NRHD for its potential as a large local district. RCG&A also identified significant individual structures, which may be eligible for local landmark status, according to their potential local historic district. The report also made recommendations regarding neighborhood-specific architectural features such as the particular column type that is found as part of Eastlake style houses, particularly shotguns known as “inverted superimposed splayed cup” turned columns concentrated in the Mid-City area.





Nationwide Historic Context and National Register of Historic Places Nominations for Third Generation of U.S. Veterans Hospitals

Project Completion:

Ongoing

Key Personnel:

Katy Coyle,
Sr. Project Manager

Kelly Wittie,
Project Manager

Jill Adams,
Architectural Historian

Project Description:

The U.S. Department of Veterans Affairs (VA) retained R. Christopher Goodwin & Associates, Inc. (RCG&A) to develop a multiple property submission to the National Register of Historic Places (NRHP) for Third Generation Hospitals. VA's "Third Generation" of Veterans hospitals were built following World War II, when VA responded to the healthcare needs of the burgeoning Veteran population with a massive construction campaign that called for the construction of over 70 new hospitals at the cost of \$448 million in 1946. These hospitals, constructed from 1946 to 1958 throughout the United States, sought to provide the best healthcare in modern facilities for the total Veteran population of approximately 19 million; World War II represented 15 million Veterans.



For this ongoing project, RCG&A developed a nationwide historic context outlining the creation of these hospitals, commonly referred to as the "Third Generation" of VA hospitals, and assessed forty individual hospitals for National Register of Historic Places eligibility based on the historic context. To develop the historic context, Secretary of Interior qualified architectural historians and historians utilized primary and secondary sources, including extensive research at repositories such as the National Archives, archives held by the VA, and the New York Public Library. Developing an inventory of all Third Generation hospitals was the first step in this research, which included the identification of the early hospitals that influenced future development. Historians researched non-federal hospital construction for the post-war period, in order to place the Third Generation hospitals in the framework of nationwide hospital construction instigated by the Hill-Burton Act of 1946. While the majority of the constructed facilities were general medical hospitals, the VA also constructed special facilities, designated as "Tuberculosis" or "Neuropsychiatric" hospitals, for the areas of specialization; therefore, historians conducted research regarding the care and treatment for those diseases during this period.

Architectural historians, who exceed the Secretary of the Interior's Standards for Architectural History, conducted forty site visits across the country to conduct detailed architectural assessments of Third Generation hospitals, to gather the data necessary to produce determinations of eligibility for the National Register, and to execute nominations for inclusion on the NRHP. To date, the Third Generation project has resulted in a total of 22 NRHP nominations for historic districts and individual buildings and 18 draft reports for those properties that are not eligible. Each hospital and its grounds were extensively documented to meet National Park Service standards, including the main structures, associated dependencies, landscape features, and the surrounding neighborhood. Historic architectural plans were located and examined to determine the changes that occurred to the facility in the intervening years. The resulting individual NRHP nominations placed each hospital within the larger historic context for the Third Generation. For those hospitals determined to not possess the necessary requirements for eligibility, a report addressing the determination was submitted to VA.

RCG&A has completed successfully the historic context and individual reports and nominations within the framework, budget, and deadlines established by VA through the course of the Third Generation project.

National Register of Historic Places Nomination, St. Augustine National Cemetery, St. Augustine, Florida

Project Completion:

2011

Key Personnel:

Katy Coyle,
Sr. Project Manager

Project Description:

The U.S. Department of Veterans Affairs engaged R. Christopher Goodwin & Associates, Inc., (through prime contractor Tom King) for the purposes of completing a National Register of Historic Places (NRHP) nomination for the National Cemetery located in St. Augustine, Florida. St. Augustine National Cemetery became part of the National Cemetery system in 1881, but burials had been taking place on the site throughout the course of the nineteenth century. Before it was a cemetery, the site had a rich history as part of a Franciscan monastery during the Spanish colonial period, the location of military barracks, one of the largest buildings built by the English during their control of Florida, and, finally, as a United States military post. The cemetery contains a mix of traditional military cemetery markers and unique monuments and headstones, including three coquina pyramids.

Goodwin & Associates, Inc. historians, who exceeded the Secretary of Interior's Standards for History, conducted archival research at the National Archives and Records Administration (NARA) in Washington, D.C., the Research Library at the St. Augustine Historical Society, and at the St. Francis Barracks. Historic maps were of particular importance, illustrating the numerous changes that have occurred to the site since the earliest days of Spanish occupation. NARA records contained the history of the management of the site since it became a national cemetery. Newspaper articles from various St. Augustine publications also provided information regarding the site, particularly the transfer of the remains of soldiers buried at other military cemeteries in Florida to the St. Augustine facility.

At the cemetery, Goodwin & Associates, Inc. SOI-qualified architectural historians surveyed the property, including photodocumentation of the site and its significant markers. Given the site's long history, a range of markers are present. Clustered at the southwestern corner of the site, the oldest markers date to the early nineteenth century when the cemetery served as the final resting place for soldiers attached to Fort Marion. These markers exhibit the range of traditional iconography from that period, including obelisks, lambs, ivy, broken columns, and laurel wreaths while many of the headstones feature elaborate inscriptions describing the deceased. The most notable of the monuments from this period is the three coquina pyramids of the Dade Monument. Utilizing the iconic Egyptian form associated with commemoration and death, the Dade Monument memorializes soldiers killed during the "Dade Massacre" of the Florida Second Seminole War.

When the cemetery was folded into the national cemetery system, the standard markers began to populate the site. The St. Augustine National Cemetery has examples of the Civil War Type, with the recessed shield, as well as the General Type, granite and bronze flat markers, and headstones for unknown soldiers.

Associated buildings were also documented, including the WPA-era lodge and rostrum made from the local coquina. The resulting nomination was submitted to the National Cemetery Administration, complete with photos compliant with the photo policy of the National Park Service. **This project demonstrates Goodwin & Associates, Inc. familiarity with national cemeteries, experience conducting cemetery survey, as well as our understanding of the historic resources located at national cemeteries.**





Dog Creek Wind Energy Project in Allen, Paulding, Putnam, and Van Wert Counties, Ohio

Project Completion:

2009

Key Personnel:

Katy Coyle,
Sr. Project Manager

Kelly Wittie,
Project Manager

Jill Adams,
Architectural Historian

Project Description:

RCG&A refined our survey protocols in November and December 2009. On behalf of Iberdrola Renewables, Inc., architectural historians with RCG&A completed archival research and reconnaissance-level architectural survey within a five-mile radius of the proposed Dog Creek Wind Energy Project in Allen, Paulding, Putnam, and Van Wert Counties, Ohio. This project was completed in accordance with Chapter 4906-17-08 (D), Cultural Impact, of the Ohio Revised Code. Surveyors recorded inventory data for a total of 3,198 buildings, 5 structures, and 16 cemeteries, for a total of 3,219 identified historic resources in less than two weeks in the field. The architectural investigation identified two potential National Register of Historic Places historic districts, 13 properties that may possess the qualities of significance for individual listing in the National Register of Historic Places, and 22 properties linked to important historical themes that may possess those qualities of significance and integrity required for National Register consideration (36 CFR 60.4 [a-d]). The resulting report detailed the historic development of the area and summarized findings of the architectural survey.





Phase I Cultural Resources Survey and Archeological Inventory of the Proposed SR87 Expansion Corridor, Santa Rosa County, Florida

Project Completion:

2007

Key Personnel:

Katy Coyle,
Sr. Project Manager

Project Description:

R. Christopher Goodwin & Associates, Inc. recently surveyed the northern portion of Florida's Santa Rosa County for the expansion of State Road 87. The corridor itself constitutes a historic transportation route which has been used for over a century. The majority of the architectural building stock in this area that predates the Twentieth Century was destroyed by hurricanes. This project included identification and evaluation of both the architectural and archeological resources within a one mile radius of the Area of Potential Effects (APE).

The architectural survey performed as part of this project included integrating data from the existing Florida Master Site Files with data collected on handheld GPS-based Trimble units to maximize efficiency in the field. An RCG&A survey team composed of 2 architectural historians who exceeded the Secretary of Interior's Standards for Architectural History conducted the fieldwork. Field survey included the inventory of 257 standing structures. During this survey, RCG&A identified 60 structures within the APE that qualified as historic; 49 of these were built between 1930 and 1957, while 11 were built prior to 1930. The surveyors identified 2 buildings that possessed the qualities of significance for inclusion on the National Register of Historic Places. The fieldwork was concluded in just ten field days.

This project demonstrates both our experience in documenting architectural resources in Florida, and our familiarity with Florida Master Site Files forms. RCG&A has a record of 100% SHPO concurrence with our eligibility determinations in Florida.



City of St. Pete Beach

Pass-a-Grille Historic Resources Survey



**ENVIRONMENTAL
SERVICES, INC.**

7220 Financial Way, Suite 100
Jacksonville, Florida 32256
904-470-2200

ENVIRONMENTAL SERVICES, INC.

Post Office Box 840231
St. Augustine, Florida 32080

Phone 904-824-5494 * Fax 904-470-2112

www.environmentalservicesinc.com

20 November 2014

City of St. Pete Beach
c/o Chelsey Welden
155 Corey Avenue
St. Pete Beach, Florida 33706

RE: Pass-a-Grille Historic Resources Survey

To Whom It May Concern:

Environmental Services Inc. (ESI) is pleased to provide the City of St. Pete Beach our credentials for performing the "Pass-a-Grille Historic Resources Survey". Our goal is to provide the City of St. Pete Beach with the highest quality, most responsive services in all facets of a project and to perform these services in the most efficient manner possible. The tasks outlined in the RFP are typical of those handled routinely by the ESI cultural resource staff. ESI is a leader among cultural resource and environmental consulting firms in the Southeast, and will provide the County with a team whose members have extensive experience performing a variety of historic site services throughout Florida, and the Southeastern United States. ESI's familiarity with state and federal regulations, our extensive statewide experience, and our strong commitment to customer service will further enhance our ability to meet your needs. We offer the County diversity and depth of technical staff, knowledge of governmental procedures, high quality technical capabilities, and strong commitment to customer service.

The ESI cultural resource team looks forward to working with the City staff to accomplish the tasks listed in the Scope of Work.

Sincerely yours,

ENVIRONMENTAL SERVICES, INC.



Brent M. Handley
Vice President/Senior Manager



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Company Information

Environmental Services, Inc. (ESI) is a woman-owned small business enterprise specializing in environmental matters. The firm has been in business for 28 years with its headquarters in Jacksonville, Florida. ESI provides quality responsive services in a variety of disciplines including wetlands, protected species, mitigation services, cultural resource assessments, soil science investigations, environmental contamination, stream restoration, forest management and agricultural services, greenhouse gas qualification, carbon offsets and sustainability. Through our commitment to quality, responsiveness and diversity, ESI is a leading environmental consulting firm regionally and internationally.

The ESI cultural resource team has performed 1,550 projects of many types over a period spanning approximately 21 years. We take particular pride in our reputation for accomplishing high quality professional work, and strive to maintain that at all times. Our methods include extensive in-house communication on practical and theoretical issues, constant study of evolving methods and theories in archaeology, and dependence upon a strong team approach to all elements of our work. We also conduct critical in-house editing of all written documents to ensure quality, and we cooperate fully with all review agency staff. As the investigation process has become more refined through time, ESI staff has excelled in meeting the ever more stringent standards imposed by state and federal agencies to assure that no sites are overlooked or inappropriately evaluated. Further, two senior ESI staff members have attended the Section 106 training course held by The Advisory Council on Historic Preservation (ACHP), and are listed in the Register of Professional Archaeologists (RPA).

Location of Firm

Environmental Services, Inc.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256

Experience and Demonstrated Success

ESI has conducted several neighborhood, city, and county-wide surveys in response to the Florida Administrative Code adopted in the 1990s that requires all municipalities to inventory historic resources. Some of these include: City of Holly Hill, City of Oviedo, City of New Smyrna Beach, a neighborhood in Gainesville, St. Johns County, Charlotte County, Jacksonville Beaches, and North Riverside in Jacksonville. In addition, ESI has also conducted historic structure analysis at 13 Florida Army National Guard Armory/Readiness Centers, and recently updated the WWII era historic district located within the Camp Blanding Training Center, Clay County, Florida.

ESI has conducted projects similar to the scope of work being proposed for City of St. Augustine. Specifically, ESI generated archaeological predictive models for St. Johns, Duval, and Charlotte Counties, Suwannee River Water Management District lands, the City of Fernandina Beach, and seven counties in North Carolina. These studies required the analysis and evaluation of all cultural resource records documented in those locations and confirming the resource location. In addition, ESI has successfully completed large scale historic structure surveys, both city-wide and county-wide.

Many of the projects described above were funded by the town, city, or county governments along with grant money awarded to them through the Department of State, Division of Historical Resources. ESI is very familiar with the grant process and its timeframes. ESI maintains FMSF information for the entire state of Florida by routinely downloading the data.

Listed below are some of the examples mentioned above in more detail:

Brevard County Historic Sites Survey, Brevard County, FL

ESI just recently conducted a Historic Site Survey for Broward County. The project was funded in part by the Florida Department of State-wide Division of Historical Resources and Broward County. The two main goals of the Phase Survey was for all of the forms documenting cultural resources in Broward County to be reviewed for duplication, and to visit those resources to determine current conditions. In addition ESI gathered all information for these previously recorded resources and added it to their specific Florida Master Site Files (FMSF) forms.

Charlotte County Historic Resources Survey, Charlotte County, Florida

This project was initiated in 2008 by the Charlotte County Parks, Recreation & Cultural Resources Historical Division, who sought archaeological services from ESI on behalf of Charlotte County Board of County Commissioners. The county allocated funds to conduct the second phase of a historical and archaeological study of the unincorporated areas of the county in order to assist in preserving above and below ground cultural resources. The scope of work called for the testing and refinement of the existing predictive model developed during the Phase I survey; the recording of roads, cemeteries, bridges, railroads, airports and structures not surveyed during the Phase II survey; and the visiting of previously recorded archaeological sites to ascertain their status of preservation and provide updated Florida Master Site Files site forms.

As a result of the Phase II Survey of Historic Resources, County owned property was subjected to subsurface testing to test the existing predictive model, the predictive model was refined, and 41 previously recorded archaeological site and bridges were revisited. In addition, the following newly recorded resources were documented: a previously unrecorded mound; five historic cemeteries; 15 historic roadways; 3 historic railroad beds and 230 historic structures

Beaches Area Historical Society Survey

The Florida Master Site File of the Department of State updated their data entry program, SmartForm in 2002. In early December 2002 and January 2003, ESI became the first user of the new format, preparing 1276 historic structure forms as a result of a grant funded survey of the Jacksonville Beaches on behalf of the Beaches Area Historical Society, the City of Atlantic Beach and the City of Jacksonville. During this project ESI worked closely with DHR staff to develop and streamline the new SmartForm. ESI regularly works with SmartForm to record historic structures on small project areas as well as large county-wide surveys. A final report was successfully submitted and approved by the Division of Historical Resources in July, 2003.

Historic preservation, the process of protecting and maintaining buildings, structures, objects, and archaeological materials of historical significance, can be separated into three phases: (1) identification; (2) evaluation; and (3) protection. This survey represents an important step in the preservation of historical resources in the beaches area of Duval County. Documents produced in conjunction with the survey, including the Florida Site File forms and the report, provide information that BAHS members, property owners, residents, county and city staffs and other municipal officials can utilize to make informed decisions and judgments about resources that have value to individuals and to the community at large.

North Riverside Historic Structure Survey

The City of Jacksonville contracted with ESI to conduct an architectural and historical survey of the North Riverside community in downtown Jacksonville. The survey team recorded 928 resources in the North Riverside neighborhood that appeared to be at least fifty years old. The year 1953 was selected as the

cut-off date to fulfill the fifty-year criteria used by the National Register of Historic Places (NRHP) for assessing historic buildings. Building age was estimated using various sources, including Sanborn Company maps, a 1953 Jacksonville City Directory, the dates of subdivision platting and recording, dates provided by the Duval County property appraiser's office, and architectural evidence, which is based on comparisons between documented examples of resources of similar size and design.

The neighborhood contained a large and diverse collection of resources. During the survey, commercial buildings, private homes, industrial buildings, a meeting hall, schools, six bridges, a park, and a railroad observation passenger car were recorded and updated. The survey included background research; a pedestrian survey of historic resources; preparation of Florida Master Site File forms for historic buildings and updates for previously recorded buildings; preparation of a survey map of the project area; and preparation of a final report. The survey revealed that the North Riverside community contained one of the most diverse collections of buildings and structures in Jacksonville, Florida. The survey recommended the development of three historic districts to protect North Riverside's historic mix of commercial, education, industrial, and residential structures: historic-period bridges; parks; and railroad cars. All deadlines were met for completion of this project.

Oviedo Historic Structure Survey

The City of Oviedo contracted with ESI to perform a two phase historic structure survey and evaluation. The goal of the survey was to identify and evaluate the significance of the historic standing structures in the Lake Charm neighborhood and downtown Oviedo. The Scope of Work outlined by the City included background research, the development of a chronology of historical events, identification of significant individuals in the Oviedo area; completion of fieldwork necessary to carry out an inventory of historic structures in the area; preparation of Florida Master Site Files for historic buildings and updates for previously recorded buildings; preparation of a survey map of the project area; and preparation of a final report containing all of this information and meeting the standards of the grant agency.

ESI then began the second phase of the Oviedo Historic Structure Survey. This survey included the analysis of structures in the outlying areas of Oviedo encompassing the communities of Slavia, Jamestown, and Black Hammock along with the unincorporated areas surrounding Geneva, Chulutoa and Winter Springs. This survey involved a pedestrian survey of the structures along with historical background research of the communities. ESI also prepared SmartForms for each structure and a final report detailing the survey findings and recommendations.

St. Johns County Archaeology Predictive Model

ESI prepared a cultural resource predictive model for St. Johns County, Florida in 2001. St. Johns County received a Grant-in-Aid from the Florida Department of State to conduct an archaeological study of the unincorporated areas of the county in order to assist preservation of below ground cultural resources. The Scope of Work called for the development and delivery of a reconnaissance level Archaeological Survey of St. Johns County, including a predictive model to determine areas of the unincorporated county with high, medium, and low probability of archaeological resources. Literary and field information was gathered that facilitated the development of GIS layers showing the probability for locating archaeological sites throughout the county. In 2007, ESI was contracted by St. Johns County to update the original predictive model. New information included topographical data that was available during the 2001 study, as well as cultural resources that were recorded in recent years.

Key Team Members

ESI Senior Archaeologists are professionally qualified according to the standards of the Register of Professional Archaeologists (RPA), which assures that they are held to the highest level of responsibility and expertise. Further, all ESI Archaeology staff have an established and proven track record in historic resources documentation consistent with the professional standards established by the Florida department of State, Bureau of Archaeological. All ESI senior archaeological staff has attended Section 106 training courses and hold advanced degrees; presently we have four Master degreed staff and a Ph.D. candidate working in Florida. ESI archaeological staff is qualified according to the *Secretary of the Interior's Professional Qualifications Standards* (36 CFR 61).

Project Manager

Mr. Brent Handley will serve as the point of contact and project manager for this project. Mr. Handley has 20 years of experience in the archaeological and historical field. He has a Masters in Anthropology as well as a Bachelors in Anthropology. He has completed numerous projects over the last 20 years that have included archaeological and historical surveys, which included research, documentation (including preparation of FSMF site inventory and survey log forms) and report writing, numerous of these projects have also included working with ESI's GIS department to document the sites/structures. He has also had extensive experience with Section 106 of the National Historic Preservation Act. Mr. Handley is also a local to the City of St. Augustine he and his family have lived there for over 15 years which makes Brent an ideal project manager for this project.

Brent Handley, M.A., RPA

Vice President/Project Manager



Education:

2000 M.A. University of Connecticut
1993 B.A. University of Southern Maine

Years Experience:

With ESI – 10
Overall – 18

Selected Affiliations:

Register of Professional Archaeologists
Society for American Archaeology
Florida Archaeological Council-Board of Directors

Areas of Expertise:

Faunal Analysis
Human Remains
Prehistory
Project Management

Responsibilities with ESI:

- Archaeology Division Director
- Regulatory Agency Coordination
- Multiphase Archaeological Evaluation
- Project Management and Quality Review
- Report Writing and Editing

Selected Project Experience:

- Historic Structure Analysis of 11 Armories for Florida Army National Guard
- Phase II and III Survey of Historic Resources for Charlotte County, FL
- Historic Property Survey of Holly Hill, Volusia County, FL
- Phase I and II Historic Structure Survey, The City of Oviedo, Florida

Additional Team Member

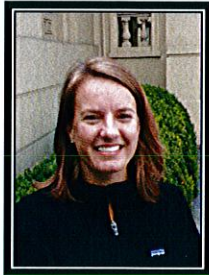
Patricia Davenport is a Historic Resource Specialist with over fourteen years of experience in management, conservation and preservation of monuments, cemeteries, and historical landmarks. She has gained extensive knowledge by working with independent contractors, preservation firms, government agencies and historical societies. Ms. Davenport performs Section 106 reviews, architectural assessments and valuations on invasive biological growth and plant material on historic structures for ESI. In previous

Key Team Members

positions, she worked with organizations managing rehabilitation and adaptive use projects for historic structures as well as with firms focusing material conservation and cemetery preservation.

Patricia Davenport, M.F.A.

Historic Resource Specialist

**Education:**

2007 M.F.A. Savannah College of Art and Design
1999 B.S. Auburn University

Years Experience:

With ESI – 2
Overall – 14

Selected Affiliations:

National Trust for Historic Preservation
Georgia Historical Society

Areas of Expertise:

Historic Preservation
Cultural Heritage
Architectural History
Architectural Conservation
Architectural Assessments

Responsibilities with ESI:

- Multiphase Architectural Evaluation and History
- Project Management and Quality Review
- Report Writing and Editing

Selected Project Experience:

- Assessment and Evaluation of Historic Structures, City of Jacksonville, Florida
- Historic Resource Survey, Bayview Garden, Pinellas County, Florida
- Historic Resource Survey, Meldrim Assessment, Effingham County, GA

*Resumes for both Brent and Patricia can be found immediately after this page.



ENVIRONMENTAL SERVICES, INC.

BRENT HANDLEY, MA, RPA
Vice President & Senior Manager

Education Level:

M.A. Anthropology
University of Connecticut, 2000

B.A. Geography/Anthropology
University of Southern Maine,
1993

Years Experience:

18

Professional Affiliations:

- Registered Professional Archaeologist (RPA)
- Florida Archaeological Council, Inc.
- St. Augustine Archaeological Association
- International Council of Archaeo-Zoologist
- Southeastern Archaeological Conference

Mr. Handley is a registered professional archaeologist (RPA) with over 18 years experience in academic research and cultural resource management projects. He is a Senior Archaeologist and the Archaeology Division Director for Environmental Services, Inc. Brent supervises all phases of cultural resource assessment, including logistical organization, daily field operations, primary and background research, artifact analysis, and the writing of final reports, as well as business development, people development and all financial performances of the division. Previous cultural resource management projects have included cultural resource assessment surveys, monitoring, test excavations, and block excavations in Connecticut, Florida, Georgia, Maine, Massachusetts, New Hampshire, New Jersey, New York, and Rhode Island. These projects have been successfully completed for clients such as the United States Coast Guard, the Army Corps of Engineers, United States Navy, Army National Guard, and the Department of Transportation, as well as private companies and public utility companies.

ESI Project Experience

- Historic Structure Analysis of 11 Armories/Readiness Centers for the Florida Army National Guard.
- Historic architectural assessment, Site 8SJ2843, St. Johns County, FL
- Phase II and III Survey of Historic Resources for Charlotte County, FL
- Numerous Archaeological and Historical Assessment of Cell Towers all of Florida
- Historical and Archaeological Investigation of the The Natural Bridge Battlefield Historical Site, Leon County, FL
- Cultural and Historical Survey of Second Seminole War Battlefield Sites at Riverbend Park, Palm Beach, FL
- Historical Research and Windshield Survey of the Clay County Multimolda Tract, Clay County, FL
- Archaeological and Historical Investigation of the Loxahatchee Battlefield, Palm Beach, FL
- Historic Property Survey of Holly Hill, Volusia County, FL
- Historic Structure Survey of The City of Oviedo, Phase I and Phase II, Oviedo, FL
- Survey and Mitigation of Adverse Impacts to the Camp Blanding North Cantonment Historic District and Habs Level III Documentation, FL
- Historic Structure Survey of structures in unincorporated St. Johns County, FL
- Historic Structure Survey of Northwest 5th Avenue Historic District, Gainesville, FL
- Intensive cultural resource survey, Majestic Oaks Tract, Hernando County, FL
- Intensive cultural resource assessment survey, Oceanique Tract, St. Lucie County, FL
- Data recovery of the north portion of the Blue Goose Midden Site (8IR15) Seasons Development Tract, Indian River County, FL
- Intensive cultural resource assessment survey, Vista Royale Tract, Lake County, FL
- Intensive cultural resource assessment survey, Lake Monroe Trail at Gemini Springs Park, Volusia County, FL
- Data recovery, southern portion of the Lancaster/Collins Site 8BR1647, Brevard County, FL



ENVIRONMENTAL SERVICES, INC.

PATRICIA DAVENPORT Historic Resources Specialist

Education Level:

MFA Historic Preservation,
Savannah College of Art and
Design, 2007

B.S. Environmental Design,
Auburn University, 1999

Years Experience:

14

Professional Affiliations:

- National Trust for Historic Preservation
- Georgia Historical Society

Ms. Davenport is an Architectural Historian/Preservation Specialist with over fourteen years of experience in management, conservation and preservation of monuments, cemeteries, and historical landmarks. She has gained extensive knowledge by working with independent contractors, preservation firms, government agencies and historical societies. Ms. Davenport performs Section 106 reviews, architectural assessments and valuations on invasive biological growth and plant material on historic structures for ESI. In previous positions, she worked with organizations managing rehabilitation and adaptive use projects for historic structures as well as with firms focusing material conservation and cemetery preservation.

Project Experience

- Historic Structure Survey, Meldrim Assessment, Effingham County, GA
- Historic Resource Survey, Bayview Garden, Pinellas County, Florida
- Assessment and Evaluation of Historic Structures, City of Jacksonville, Duval County, FL
- HABS Level III, Loran-C Tower Jupiter Inlet, Palm Beach County, FL
- Conditions Assessment for St. Peter's Episcopal Church Cemetery, grounds and monuments, Fernandina Beach, FL
- Archaeological Technician Phase I and Feature Excavation for new CAT Intermodal Station, Savannah, Chatham County, GA
- Cultural Resource Assessment Survey, First Coast YMCA, Duval County, FL
- Cemetery Preservation including cleaning and consolidation of headstones and curbing, Randolph Cemetery, Columbia, SC
- Cemetery Preservation including masonry repointing (double struck joint), tablet cleaning and vegetation removal, Prioleau Cemetery Naval Weapons Station, Charleston, SC
- Coastal Heritage Society – Old Central of GA Roundhouse Complex Project Manager: Tender Frame Shop Rehabilitation and Adaptive Use for Preservation Team Offices; Boiler Room building assessment (including invasive vegetation growth and masonry deterioration); Compressor Room masonry assessment and roofing project
- Coastal Heritage Society – Old Central of GA Roundhouse Complex Historic Brick Storm Drain Inspections with Pipeline inspections team
- Developed Protocols for Testing and the Removal of Unwanted/Invasive Vegetation from Historic Brick Structures at the Old Central of GA Roundhouse Complex and Old Fort Jackson moat wall and interior casemates, Savannah, GA
- Monument Preservation including cleaning and consolidation, preparation for pointing and patching, Baron Von Steuben and Marquis de Lafayette monuments, Washington DC
- Monument Preservation, Sgt. William Jasper Monument in Madison Square, Savannah, GA
- Monument Conservation, Cleaning and Restoration, Colonial Park Cemetery and Laurel Grove Cemetery in Savannah, GA and Yeamans Hall Cemetery in North Charleston, SC
- Historic Paint Analysis, Universalists Unitarian Church of Savannah and Asbury United Methodist Church, Savannah, GA
- Historic Savannah Foundation and SCAD - Building Assessment, Ethel Tison



ENVIRONMENTAL SERVICES, INC.

PATRICIA DAVENPORT Historic Resources Specialist

House, Savannah, GA

- National Park Service and SCAD – Architectural Survey project updating National Register Listings, St. Augustine, FL
- Graham Condominium Association and SCAD – Historic Research and Architectural Assessment
- Auburn University Rural Studio- Lewis House Construction and Research on Historic Churches in Newbern, AL
- Guest Lecturer 700 level Philosophy and Criticism “Taking What You Learn and Putting it to Use”, (SCAD—HP, Prof. Andres Gaviria), Savannah, GA
- Guest Lecturer 700 level Conservation Laboratory, Instruction on Vegetation Control Issues for Historic Structures, (SCAD—HP, Prof. B.S. Robinson) Savannah, GA
- Organized and hosted Historic Preservation Commission Training with the University of Georgia Outreach Program and GA Department of Community Affairs, Fitzgerald, GA
- Organized and hosted Hands-On Training course on design assistance for Main Street Directors with GA Trust Main Street Design Assistance Coordinator
- Organized Preservation Engineering Workshop on Non-Destructive Testing Methods, Association for Preservation Technology International and the National Center for Preservation Technology and Training, Charleston, SC
- ICLEI Software DATA Entry and report assistance for Greenhouse Gas Study with Trident Sustainability
- Participant with Arthur I. “Buddy” Jacobs, Chairman of the Board of Directors for the Preservation Institute of Nantucket (PIN), for the University of Florida PIN Guest Lecture series in Nantucket
- Class Assistant 700 level Building Assessment II -- Instruction on paint analysis for Asbury United Methodist Church (Prof. Jim Abraham) for SCAD
- Advanced Conservation Project on Monument Cleaning at Laurel Grove Cemetery
- University of Georgia Outreach Program – Your Town Assessment and Planning Project for Plains, GA

City of Jacksonville Historic Structure Survey

FLAGG Design Studio/Chris Flagg

220 East Forsyth Street, Suite A

Jacksonville, Florida 32202

904-354-2704

cflagg@flaggdesignstudio.com

Duration: 2014 – Ongoing

ESI is teamed with Flag Design Studios to provide the City of Jacksonville with an update on all recorded historic structures located in the downtown area. In addition, the survey will also identify all structures not previously recorded built before 1970 and record them as a historic structure. The ultimate goal is to assign historic districts to areas of the downtown that exhibit similar design, age, and function. The project was authorized September and is expected to be completed in the Spring of 2015.

Florida Army National Guard Services

Florida Army National Guard/Matthew Stowe

2305 SR 207

St. Augustine, Florida 32086

904-823-0249

Matthew.j.stowe.nfg@mail.mil

Duration: 2007 - 2014

Since May 2007, ESI has conducted over 15 projects for the Florida Army National Guard that included a cultural resource assessment survey of six training areas and ESI performed Phase II evaluations of 11 potentially eligible sites. The fieldwork strategies during the Phase I investigations included pedestrian inspection coupled with subsurface testing at 12.5, 25, 50, and 100-meter intervals as well as judgmentally throughout the project tract. The results of the Phase I survey included the recordation of 25 new archaeological sites and the survey of two previously recorded sites (8CL140 and 8CL1222). None of these resources revealed characteristics to suggest further work would generate significant new data; therefore these sites were considered ineligible for NRHP listing. The fieldwork strategies during the Phase II investigations included a pedestrian inspection coupled with shovel tests dug at 12.5 and 25-meter intervals along with 1 x 2 meter excavation units. The results of the Phase II evaluations indicate that all 11 sites have low potential to produce new data regarding the local prehistory or history due to their lack of cultural features, lack of diagnostic artifacts, and poor site integrity. Therefore, these sites are not considered eligible for inclusion in the *National Register of Historic Places*, and no further work was recommended.

ESI has also conducted a historic architectural assessment at each armory that included a pedestrian inspection of each building regardless of age, as well as background research. Building age was determined using sources such as topographic maps, historic aerial photographs, informant interviews, and property appraiser information. A professional evaluation of the condition of the buildings was provided based upon visual inspection of structural components, historic integrity, and general appearance of the buildings. Background research included a review of county property records, library and archival research, informant interviews, and historical maps and aeriels. During each survey, structures were evaluated with regard to their meeting the criteria of eligibility for inclusion in the *National Register of Historic Places*, as defined in 36 CFR 60.4, and in consultation with the State Historic Preservation Officer (SHPO). Structures that were not yet 50 years of age were evaluated under Criteria G, regarding their military role and construction during the Cold War era.



References

In addition, ESI conducted a HABS/HAER evaluation of the WWII Historic District located at Camp Blanding, Clay County. This project also included generating text and application for an official State of Florida Historic Marker; the marker was approved in December 2008, and placed outside the Camp Blanding main gates in the summer of 2009.

Ability to Meet Schedule

ESI commits to meeting City of St. Pete Beach's project schedule. If awarded the project Patricia Davenport has the capacity to start immediately on the project.

Deliverable #1 – at least 4 sample FMSF forms will be provided in hardcopy and an electronic version by January 20th, 2015

Deliverable #2 – a draft survey report which includes all sample FMSF forms, photographs and maps will be provided by March 20, 2015. The survey will be performed in accordance with Chapter 1A-46 *Florida Administrative Code*.

Deliverable #3 – 2 copies of the final survey report which includes all sample FMSF forms, photographs and maps will be provided as well as all FMSF forms and documentation which will be submitted as digital documents on CD-R will be provided by April 30th, 2015. ESI will also prepare a presentation to present the findings by April 30th, 2015.

Cost

Budget Item No.	Description	Cost
1	Survey of Historic District	\$33,000.00
2	Update of Florida Master Site Files	\$1,000.00
3	Report & Presentation of Findings	\$1,000.00
Total		\$35,000.00

