



Proposal

Key West Historic Resources Survey

Response to RFP:#007-11 | April 20, 2011

Prepared for:

City of Key West
City Clerk
525 Angela Street
Key West, FL 33040

Prepared by:

GAI Consultants, Inc.
618 E. South Street, Suite 700
Orlando, FL 32801
407.423.8398 | gaiconsultants.com



gai consultants



**ENVIRONMENTAL
SERVICES, INC.**



April 20, 2011

City Clerk
City of Key West
525 Angela Street
Key West, FL 33040

RE: Request for Proposals #007-11—Key West Historic Resource Survey 2011 Project

Dear City of Key West:

GAI Consultants, Inc. (GAI) is pleased to present our qualifications to conduct and complete the City of West's Comprehensive Historic Resource Survey, which comprises approximately 11,175 parcels located within the City of Key West municipal boundaries. Our experience in completing large-scale cultural resources surveys in Florida, our continuing relationship with clients throughout Florida, our ability to mobilize and meet project deadlines with quality products, and the strengths of our staff are illustrated in the following response.

The GAI Team has finalized our recent historical and architectural survey for the Murray Hill Neighborhood in the City of Jacksonville. In the past five years, we have completed surveys in the City of Bunnell, Tavernier, the City of West Palm Beach, and the Village of Islamorada. We have completed similar surveys for clients throughout Florida, including those for the City of Sarasota, the City of Coral Gables, the City of Leesburg, the City of Lake Worth, the City of Winter Park, and the City of Tavares, among others.

Formed in 1958, GAI is a multi-disciplinary architectural/engineering consulting company with locations in Orlando Boca Raton Jacksonville, and Florida. GAI is qualified to provide the following preservation-related services to the City of Key West: architecture, architectural history, planning, historic preservation, archaeology, and landscape architecture.

We are confident that this response provides a full measure of the capabilities GAI brings to this important project. It demonstrates our experience in conducting large-scale reconnaissance- and intensive-level cultural resource surveys, our experience with interpreting historic architectural elements and landscape features and representing spatial development and recommendations for planning purposes, our knowledge of federal and state requirements, and our understanding of grant programs, deadlines, and Florida Division of Historical Resources – Bureau of Historic Preservation expectations.

If you would like additional information, please contact GAI Vice President Richard Cima at 407.423.8398 or Benjamin Resnick at 800.437.2150. We look forward to working with you on this important planning project for the City of Key West.

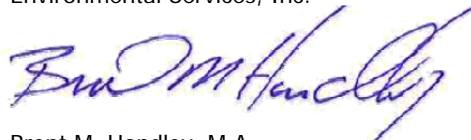
Sincerely,

GAI Consultants, Inc.



Richard A. Cima, P.E.
Vice President

Environmental Services, Inc.



Brent M. Handley, M.A.
Vice President/Archaeology Director

RAC:BR

Information Sheet



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618 E. South Street, Suite 700
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www.gaiconsultants.com



Pittsburgh Office
385 East Waterfront Drive
Homestead, PA15120
P: 412.476.2000
www.gaiconsultants.com

Corporate Description:

Transforming ideas into reality for over 50 years, GAI is an employee-owned, multidiscipline engineering and environmental consulting firm, serving our clients worldwide in the energy, transportation, real estate, water, municipal, government, institutional, and industrial markets from offices throughout the Northeast, Midwest, and Southeastern United States.

Services Offered:

Environmental Engineering and Studies; Civil Engineering; Land Development; Transportation Engineering and Studies; Geotechnical Engineering; Structural Engineering; Cultural Resources; Construction Engineering and Inspection; Surveying; GIS; Landscape Architecture; Electrical Engineering; Mechanical Engineering; Water Resources Management.

Markets Served: Energy, Transportation, Real Estate, Water, Municipal, Government, Institutional, and Industrial.

Founded:

October 1958, Pittsburgh, PA

Staff:

Over 750 employees corporate-wide

Revenue:

Over \$70 million annually

Ownership:

100 percent Employee-owned (ESOP) firm with a 7-member board

Vision:

The Company of Choice... Transforming Ideas into Reality©

Mission:

To Continue Growing as an Integrated Consulting Firm, Creating Value for Our Clients and Employees

Awards (www.gaiconsultants.com/awards):

- 56 Engineering Excellence Awards
- Top 500 Design Firms - Engineering News-Record (ENR) Magazine: 2006, 2007, 2008, 2009
- Top 200 Environmental Firms - Engineering News-Record (ENR) Magazine: 2008
- SMPS National Marketing Excellence Award: 2009
- ZweigWhite National Marketing Excellence Award: 2009

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Contact Sheet

**CONTACT AND
AUTHORIZED
CONTRACTOR:**



Richard A. Cima, P.E.
Vice President

CONSULTANT: GAI CONSULTANTS, INC.
ADDRESS: 618 E. South Street, Suite 700
Orlando, FL 32801
TELEPHONE: 407.423.8398
FAX: 407.843.1070
EMAIL: r.cima@gaiconsultants.com

PROJECT MANAGER: Jared N. Tuk, M.A., Assistant Cultural Resources Manager
TELEPHONE: 800.437.2150 x 1207
FAX: 407.843.1070
EMAIL: j.tuk@gaiconsultants.com

Project Technical Staff

Architectural Historians:

Jared N. Tuk, M.A.
Hannah L. Dye, M.A.
Michael P. Kenneally, M.A.
Tegan D. Baiocchi, M.S.

Survey Assistants/Field Technicians:

Brian T. Parker, M.A., RPA
Ryan Sipe
Blue Nelson

Technical Edit/Layout:

Lynda M. Shirley

GIS Technician:

Amanda J. Wasielewski, M.S.

Introduction

The architectural fabric of the “Old Town” area of Key West, collectively with areas surrounding and outlying this historic core of the city, serve as material representations of significant, yet very different periods in the city’s urban history. Structures located outside the historic core reflect a mid-century period of expansion in response to demand for new houses and supporting businesses on land newly created from submerged areas. In turn, the largest historic preservation district in the State of Florida, containing one of the most exceptional collections of frame vernacular structures in the U.S., avoided major demolitions which were so common in early 1960s urban America. Thus, GAI sees the potential for the Historic Resources Survey project to further illustrate crucial aspects in the spatial development of Key West.

GAI has recently conducted a number of successful large-scale architectural surveys for various Florida municipalities, a number of which included the documentation of 500 or more buildings consistent with the professional standards established by the Florida Department of State, Division of Historical Resources. A partial listing of recent projects is provided below:

- The City of Jacksonville (contact: Joel McEachin, Principal Planner—Historic Preservation - 904.255.7859)
- The City of Bunnell (contact: Ronya Johnson, City of Bunnell Clerk - 386.437.7500)
- Monroe County—Tavernier (contact: Diane Silvia, Executive Director, Historic Florida Keys Foundation - 305.292.6718)
- Village of Islamorada (contact: Kevin Bond, Planning and Development Services Department - 305.664.6421)
- The City of Delray Beach (contact: Amy Alvarez, City Historic Preservation Planner - 561.243.7284)
- The City of West Palm Beach (contact: Friederike Mittner, City Historic Preservation Planner - 561.822.1435)
- The City of Sarasota (contact: Harvey Hogle, City of Sarasota Planning and Redevelopment Department - 941.365.2200x4359)
- The City of Coral Gables (contact: Kara N. Kautz, City Historic Preservation Officer - 305.460.5090)
- Sarasota County (contact: Lorrie Muldowney, Sarasota County History Center - 941.861.1183)

RELEVANT SERVICES OFFERED BY GAI CONSULTANTS, INC.

- Large-Scale Architecture and Structure Surveys
- Thematic Historic Contexts
- National Register of Historic Places Nomination Proposals
- Historic Structure Reports
- Condition Assessment Reports
- Historic Preservation Design Guidelines
- Historic Preservation Plans
- Preservation Education Outreach
- HABS/HAER Recordations

RELEVANT SERVICES OFFERED BY ENVIRONMENTAL SERVICES, INC.

- Historic Structure Surveys
- Background and Archival Research
- Literature Reviews
- HABS/HAER Recordations
- Development of Research Designs
- Cemetery Studies



Keyfact: Located in the (Key West Historic) district are many examples of a distinctive vernacular residential style particular to the Florida Keys-
-the Bahama style house. The houses have extensive wrap around porches and were often embellished with cut or turned woodwork.

Qualifications

Experience of Key Personnel

Through past performance, the GAI team has demonstrated our proactive and innovative approach to communication and issue resolution, and we look forward to continuing this successful management approach on the Key West Historic Resource Survey. The key personnel assembled for this project are skilled and experienced architectural historians and cultural resource specialists. Environmental Services Inc.'s (ESI) staff will support both background data collection, data entry, and the fieldwork phases of the project. The following team members have worked together on numerous successful architectural and historical resource surveys in Florida, including those that have documented well over 500 resources per survey.

With all of our current assignments on schedule for completion, availability projections for these team members to the Key West survey would be a 60% commitment of total billable hours. Our record of consistently meeting or beating our scheduled deadlines, as well as our record of performance, supports our ability to effectively manage historic preservation projects running concurrently.

Project Manager and Assistant Cultural Resources Manager Jared N. Tuk, M.A. has directed large-scale surveys throughout the State of Florida, and through his experience, has developed techniques for streamlining fieldwork while ensuring accuracy. Additionally, Mr. Tuk works closely with GAI's municipal clients to ensure that project objectives are met and exceeded, with high quality deliverables and accurate recommendations. Likewise, Senior Architectural Historian Hannah L. Dye, M.A. has coordinated architectural survey work in Florida, and during GAI's recent survey of Jacksonville's Murray Hill Neighborhood, Ms. Dye facilitated the identification and evaluation of 1,270 resources. Her experience also includes the application of Geographic Information Systems (GIS). Senior Architectural Historian Michael P. Kenneally, M.A. has extensive experience conducting numerous large- and small-scale reconnaissance-level surveys for various city planning departments, municipalities, state and federal agencies, and various organizations in both the public and private sectors throughout the State of Florida, including the Florida Department of Transportation (FDOT). Architectural Historian Tegan D. Baiocchi, M.S. is adept at primary and secondary research that supports GAI's architectural and historical studies to fully develop the historic contexts against which resources are evaluated.

Senior GIS Specialist Amanda J. Wasielewski, P.S.M. is skilled at providing the crucial GIS mapping component of GAI's architectural survey projects and closely works with municipal GIS departments to coordinate an efficient delivery of geospatial data. Ms. Wasielewski has experience in providing GIS mapping to a wide variety of clients throughout the eastern United States, including various Florida municipalities. She has worked closely with clients' GIS departments in integrating historical and architectural survey results into their GIS systems.

GAI project personnel and architectural historians are grounded and proficient in the Secretary of the Interior's Standards and Guidelines for Identification and Evaluation (48FR44716-28). Our staff members exceed the National Park Service qualifications of 36CFR61 and Chapter 1A-46 of the Florida Administrative Code. In addition to the technical services outlined above, GAI offers a successful performance record in meeting project schedules, submitting timely and accurate recommendations, and producing high-quality reports and deliverables. These are all critical elements in the compliance process, since any missing element can have a profound impact on planning commitments.



Resumes

Jared N. Tuk

Assistant Cultural Resources Manager

Education

M.A., Public History/Modern U.S. History,
1998, West Virginia University

B.A., History, 1997, West Virginia
University

Relevant Training/Courses

Leadership and Management Skills, 2010
Advanced Project Management Training,
GAI Consultants, Inc., 2009

Leaders to Watch Program, GAI
Consultants, Inc., May 2008

ASFE Fundamentals of Professional
Practice, 2007

Previous Employment

Historian at Chesapeake and Ohio Canal
National Historical Park 1998

Professional Summary

Mr. Tuk specializes in historic architectural surveys, National Register nominations, Section 106 compliance-related surveys, and historic preservation planning. He has been involved with efforts to identify, evaluate, and preserve historic buildings, districts, and sites, and is a skilled architectural historian specializing in 19th- and early 20th-century architecture. Additionally, he works with municipalities and agencies, as well as the general public, to broaden the understanding of the relationship between historic architectural resources, historic preservation planning, and governmental regulations involved with federal permitting and funding.

Professional Experience Highlights 2006 – 2011

- + Architectural Survey and National Register and local historic register evaluations for 300+ buildings in the unincorporated areas of the Florida Keys, Monroe County, Florida, for the Historic Florida Keys Foundation.
- + Architectural and Archaeological Survey for Islamorada, Village of Islands, Monroe County, Florida
- + Intensive Survey and Historic District Publication for Monroe County, Florida and the Historic Florida Keys Foundation
- + Architectural Design Guidelines for Historic Districts and Landmarks for the Village of Southampton, New York
- + Historic District Design Guidelines for the City of Plant City, Florida
- + Historic Resource Survey of the Murray Hill Neighborhood—Phase II, Jacksonville, Florida, for the City of Jacksonville Planning and Development Department.
- + Architectural Survey of West Palm Beach Local Historic Districts of Prospect Park/Southland Park for the City of West Palm Beach Historic Preservation Division (2010).
- + Historic Structure Survey, City of Bunnell, Flagler County, Florida for the City of Bunnell.
- + Resurvey of Marina Historic District, City of Delray Beach, Palm Beach County, Florida, for City of Delray Beach Planning and Zoning Department.

- + Architectural Survey, local and National Register evaluations, and boundary updates for 250 resources in Old School Square Historic District, Delray Beach, Florida, for the City of Delray Beach.
- + Architectural Survey and local and National Register evaluations for 768 architectural resources in the City of Sarasota, Florida, for the City of Sarasota Planning and Redevelopment Department.
- + Architectural Survey, local and National Register evaluation, and National Register district nomination for 248 architectural resources in the vicinity of the City of Sarasota, Florida, for Sarasota County.
- + Architectural Survey, local and National Register evaluation, and local and National Register district nominations for 760 architectural resources in the City of Sarasota, Florida, for the City of Sarasota Planning and Redevelopment Department.
- + Architectural Survey and National Register and local historic register evaluations for 321 resources in the Brownsville Section of Pensacola, Escambia County, Florida, for the Escambia County Redevelopment Authority.
- + Historic structures survey and local historic register nominations for 1200+ buildings in four historic districts in Lake Worth, Palm Beach County, Florida, for the City of Lake Worth.
- + National Register nomination for the 1949 Osborne Elementary School in Lake Worth Florida--the city's only historically African-American school building.
- + Historic Structures Report for the Plum Island Light Station, Plum Island NY for the US Department of Agriculture. The report included a history of the Plum Island Light Station and comparisons with other historic light stations of Long Island Sound, a conditions assessment, and code compliance study.
- + Historic Preservation Plan for the Fort Terry complex, Plum Island NY for the US Department of Agriculture. The plan included a study of the complex of buildings on the site of Fort Terry, a historic military complex.
- + Development of Historic Resource Guide for the Chesapeake and Ohio Canal, for the National Park Service. The guide was used by the National Park Service to assist future researchers in location of information pertaining to the Chesapeake and Ohio Canal, especially pertaining to its western terminus at Cumberland, Maryland.
- + National Register nomination for the Geneva Downtown Historic District, Geneva, Adams County, Indiana, for the Town of Geneva and Geneva Proud.
- + Historic Structures Report for the former West Virginia State Penitentiary in Moundsville, Marshall County, West Virginia for the Moundsville Historic Landmark Commission and the Moundsville Economic Development Council.
- + National Register nominations for eight historic properties located throughout, Berkeley County, West Virginia, for the Berkeley County Historic Landmarks Commission.
- + Architectural Survey and National Register evaluation of 19 resources within the proposed Gauley Bridge Main Street Historic District, Gauley Bridge, West Virginia, for the Town of Gauley Bridge.
- + Historic Structures Report and state-level recordation of the Marion County Children's Shelter, Fairmont, West Virginia for HNTB and the West Virginia Department of Transportation
- + National Register nominations for Camp Mad Anthony Wayne and Huntington Rotary Parks, located in and near Huntington, Cabell County, West Virginia, for the Greater Huntington Parks and Recreation District.
- + National Register nomination for the Ranson City Hall, Ranson, West Virginia. The nomination included research, writing, presentation, and defense of the nomination to the West Virginia Archives and History Commission.
- + Comprehensive Architectural Survey of 72 historic resources in the Gypsy Historic District, Harrison County, West Virginia for the Harrison County Historic Landmark Commission and the Harrison County Planning Commission.
- + Historic structures survey and National Register nominations for 440 buildings in two historic districts in downtown Martinsburg, Berkeley County, West Virginia, for the Berkeley County Historic Landmarks Commission.
- + Comprehensive Architectural Survey of 90 historic resources in the Spring Mills and North Mountain areas, Berkeley County, West Virginia for the Berkeley County Historic Landmarks Commission.

Hannah L. Dye, MA
Senior Architectural Historian

Education

M.A. Public History 2007, West Virginia University

B.A. Political Science, Minor in History 2005, West Virginia University
2007, Cultural Resource Management, Graduate Certification, West Virginia University

Relevant Training/Courses

American Battlefield Protection Program. Battlefield Grants Workshop for Contractors with Kristen L. McMasters. Tuesday June 29, 2010. National Park Service Headquarters. Washington, D.C.

Affiliations

National Council on Public History
National Trust for Historic Preservation
Preservation Alliance of West Virginia
Southern Historical Association

Professional Employment History

Contract Consultant, Pittsburgh History & Landmarks Foundation, 2007-2008

Doctoral Teaching Assistant, Department of History, West Virginia University, 2007-2008

Research Associate, Dr. Barbara Rasmussen, Historic Preservation & Research Consultant, 2007

Graduate Assistantship, Cultural Resource Management Program, West Virginia University, 2006-2007

Architectural Historian / Cultural Resource Survey Intern, Gray and Pape, Inc., 2006

Professional Summary

Ms. Dye specializes as a historian and architectural historian under the United States Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR Part 61), according to the Federal historic preservation review process, and under Sections 106 & 110 of the National Historic Preservation Act of 1966 and Section 4(f) of the U.S. Department of Transportation Code.

Ms. Dye brings practical experience with Section 106/NEPA compliance and completion of architectural and historical surveys, proven success completing architectural descriptions and significance evaluations by applying the National Register of Historic Places criteria, and experience evaluating project effects on significant properties. Ms. Dye's skills at collecting and interpreting historical documents, identification of historic architectural resources and interpretation of historic cultural landscape features contribute greatly to overall project efforts. She has completed a number of historic resources documents, has successfully nominated properties to the National Register of Historic Places, and is proficient at performing deed and title searches.

Ms. Dye developed on-line coursework and a website for the Cultural Resource Management certification program at West Virginia University. Her experience includes the application of Geographic Information Systems (GIS), and she uses ArcGIS software.

Professional Experience Highlights 2006 - 2011

- + Senior Architectural Historian. Historic Resource Survey of the Murray Hill Neighborhood—Phase II, Duval County, Florida, for the City of Jacksonville Planning and Development Department.
- + Structural/architectural historian for Point Marion community design team, Pennsylvania (April).
- + Prepared and presented a successful National Register Nomination for Lynch Chapel United Methodist Church, Monongalia County, West Virginia for the West Virginia History & Archives Commission.
- + Prepared inventory, historic structure report, and research for the inclusion of the Knee Building, a restored property, in the Downtown Morgantown National Register Historic District.

- + Senior Architectural Historian. Mitigation of NRHP-Eligible Architectural Resources, Documentation of Baltimore and Drum Point Railroad Mitigation Report, Calvert Cliffs 3 Nuclear Project, Calvert County, Maryland, for UniStar Nuclear Development, LLC.
- + Historian. Archaeological Overview and Sensitivity Models, Montezuma National Wildlife Refuge, Cayuga, Seneca and Wayne Counties, New York, for US Fish and Wildlife Service, Region 5, Hadley, Massachusetts.
- + Senior Architectural Historian. Phase I Cultural Resources Survey, Wilson Creek Wind Energy Project, Somerset County, Pennsylvania for AES Wind.
- + Senior Architectural Historian. Conducted Historic Resource Survey for Phase I Cultural Resource Investigations and Phase II National Register Evaluations, Appalachian Gateway Project, Barbour, Doddridge, Harrison, Kanawha, Marshall, and Wetzel Counties, West Virginia, for Dominion Transmission, Inc.
- + Senior Architectural Historian/Background Research. Phase III Data Recovery Excavations, Sites 46Ta23 and 46Ta24, Taylor County, West Virginia for West Virginia Division of Highways.
- + Senior Architectural Historian. Criteria of Effects Assessment and Phase I Cultural Resources Survey, Trans-Allegheny Interstate Line (TrAIL) Project, Grant, Tucker, Preston, Taylor, Marion, and Monongalia Counties, West Virginia for Power Engineers, Inc.
- + Senior Architectural Historian. Phase Ib Management Summary, Archival Research, Bell Bend Nuclear Power Plant, Luzerne County, Pennsylvania, for Areva NP, Inc and UniStar Nuclear Development, LLC.
- + Senior Architectural Historian. Phase I Cultural Resources Survey, PA-WV State-Line to 502 Junction (Segment 16) of the Trans-Allegheny Interstate Line (TrAIL) Project, Dunkard and Perry Townships, Greene County Pennsylvania for Power Engineers, Inc.
- + Senior Architectural Historian. Phase I Cultural Resources Survey, Appalachian Gateway TL-591 Project, Greene, Washington, Allegheny, and Westmoreland Counties, Pennsylvania, for Dominion Transmission, Inc.
- + Senior Architectural Historian. Cultural Resources Constraints Identification and Mapping, Punxy Narrows Project, Jefferson County, for the Pennsylvania Department of Transportation, District 10.
- + Senior Architectural Historian. Phase I Cultural Resources Survey, Ghent Generating Station Proposed Ash Pond and Landfill Project, Carroll and Gallatin Counties, Kentucky for E.ON-U.S., LLC/Kentucky Utilities.
- + Principal Investigator. Historic Architectural/Agricultural Survey as Contract Consultant for Pittsburgh History & Landmarks Foundation (PHLF), Reconnaissance level cultural resource survey of 1,150 historical agricultural sites in Greene and Washington Counties, Pennsylvania.
- + Senior Architectural Historian. Background Research. Land Use History, Erie and Montezuma Wildlife Refuges, New York and Pennsylvania for the U.S. Fish and Wildlife Service.
- + Research Associate. Conducted an intensive cultural resource survey Second Creek Watershed, Monroe County, West Virginia, for Dr. Barbara Rasmussen, Historic Preservation & Research Consultant in Morgantown, West Virginia.

Michael P. Kenneally, MA
Senior Architectural Historian

Education

M.A. History, 2004, Graduate Certificate in Historic Preservation, Youngstown State University

B.A., Anthropology, 1998, Specialization in Archaeology, Youngstown State University

Relevant Training/Courses

Section 106 Principles and Practice, two-day course, SRI Foundation, 2010

Ohio Modern Symposium, OHPO, 2010

ODOT Section 106 Training, one-day course, 2010

OSHA 10 hour training, GAI Consultants, 2009

Affiliations

National Trust for Historic Preservation (NTHP)

Civil War Preservation Trust (CWPT)

Phi Alpha Theta

Professional Employment History

Dewberry & Davis. Raleigh, North Carolina, 2007-2008

Janus Research, Inc. Tampa, Florida, 2004-2007

Graduate Research Assistant. Youngstown State University, 2002-2004

Skelly & Loy Consultants and Engineers. Monroeville, Pennsylvania, 1997, 1998-1999, 2000-2002

Kise, Straw, and Koladner. Philadelphia, Pennsylvania, 1999-2000

Professional Summary

Mr. Kenneally exceeds the Secretary of the Interior's Professional Qualification Standards for History and Architectural History (as defined in 36 CFR Part 61). He specializes in conducting historic resource surveys and archival research, and has extensive knowledge of the rules and regulations governing Section 106. He has conducted numerous large- and small-scale cultural resource assessment surveys for various state and federal agencies, city departments, municipalities, and various organizations in both the public and private sectors. He is also proficient in Historic American Buildings Survey (HABS) and Historic American Engineering Record (HAER) documentation and large format photography. While specializing in architectural history, Mr. Kenneally also brings experience and proficiency to all phases of archaeological surveys.

Professional Experience Highlights 2004 – 2011

- + Phase I Cultural Resource Investigation of State Route 0056, Part 453 South Brush Valley Bridge Replacement, Brush Valley Township, Indiana County, Pennsylvania. Conducted for PennDOT District 10. Surveyed three historic resources and evaluated them for NRHP eligibility, conducted background research and completed PHRS forms, authored Architectural Results and Methodology section of Technical Report.
- + Mitigation Plan Virginia State Line to Meadowbrook Substation and Meadowbrook Substation to Appalachian Trail Segments of the Trans-Allegheny Interstate Line (TrAIL) Project, Frederick and Warren Counties, Virginia. Prepared for POWER Engineers, Inc. Worked with consultation parties to arrive at agreed upon effective mitigation measures for Historic Properties visually impacted by the TrAIL project, authored mitigation plan.
- + Phase I Archaeological Survey Monocacy-Ringgold-Carroll 138-230kV Conversion Project, Carroll, Frederick, and Washington Counties, Maryland. Conducted for The Potomac Edison Company. Authored historic context section of report.
- + Assessment of Impact Virginia State Line to Meadowbrook Substation and Meadowbrook Substation to Appalachian Trail Segments of the Trans-Allegheny Interstate Line (TrAIL) Project, Frederick and Warren Counties, Virginia. Prepared for POWER Engineers, Inc. Evaluated visual impacts to Historic Properties introduced by the TrAIL project, authored Assessment of Impact report.



- + Phase I Cultural Resource Investigations for Kiester Road Bridge Replacement, State Route 4006, Section 250, Butler County, Pennsylvania. Conducted for PennDOT District 10. Conducted Field Survey of the Kiester House, conducted archival and background research, evaluated historic resource for NRHP eligibility, prepared PHRS form.
- + Phase I Cultural Resource Investigations Theatre Road, State Route 0422, Section 198, Realignment, Armstrong County, Pennsylvania. Conducted for PennDOT District 10. Conducted field survey of one historic resource, conducted archival and background research, evaluated historic resource for NRHP eligibility, prepared PHRS form.
- + Phase Ia Cultural Resource Reconnaissance –Southampton, Hopewell, and Altavista Power Stations. Conducted for Dominion Resources, Inc. Conducted background research.
- + Phase II National Register Site Evaluation, Site 36Gr209 and 46MR141, TL-590: Appalachian Gateway Transmission Pipeline Project, Greene County, Pennsylvania, conducted for Dominion Transmission Incorporated. Conducted archival research utilizing primary and secondary source materials. Authored archival research section of report.
- + Phase Ia Reconnaissance of the Mitchell Power Station Landfill Expansion, Washington County, Pennsylvania, for Allegheny Power. Conducted Phase Ia archaeological reconnaissance and architectural and historical resource survey. Identified two late nineteenth to early twentieth century foundations, and five architectural resources.
- + Phase I-II Technical Report, Bell Bend Nuclear Power Plant, Luzerne County, Pennsylvania, for Areva NP, Inc. and Unistar Nuclear Development, LLC. Authored historic context, architectural and historical results, and site-specific archival research sections. Conducted archival and background research.
- + Phase II National Register Site Evaluation, Glenda's Yard Site 18Fr984, Potomac-Appalachian Transmission Highline (PATH), Frederick County, Maryland, for Kenny Construction Company. Authored site-specific archival research sections. Conducted archival and background research.
- + Phase III Archaeological Data Recovery at Site 33M077, Rockies Express Pipeline-East, Monroe County, Ohio, for Caprock Environmental Services, LLC. Authored site-specific archival research sections. Conducted archival and background research.
- + Cultural Resource Assessment Survey of the MLK/NW 7th Avenue Transit Station, Miami, Miami-Dade County, Florida
- + Cultural Resource Assessment Survey of the NE 36th Street Road Transfer, Miami, Miami-Dade County, Florida
- + Historic Resource Survey for the Interstate System FDOT District 5 in Florida
- + Cultural Resource Assessment Survey of the US 17/92 Sanford Transfer in Seminole County, Florida
- + Historic Resource Survey of the Sarasota Sidewalks Improvement Project in Sarasota County, Florida
- + Cultural Resource Assessment Survey of the SR 542 PD&E from 1st Street in Winter Haven to US 27 in Dundee, Polk County, Florida
- + Historic Resource Survey of SR 710 in Palm Beach County, Florida
- + Historic Resource Survey of SR A1A in Flagler County, Florida
- + Historic Resource Survey of the Buckingham Gunnery in Lee County, Florida

NRHP Nominations

- + Maxey House, Orange County, Florida - 2006
- + Wells House, Orange County, Florida - 2006
- + Daniel McBean House, Columbiana County, Ohio – 2004

Tegan D’Arcangelis Baiocchi

Architectural Historian

Education

M.S., Historic Preservation, 2009, Eastern Michigan University

B.A., Public History, 2006, Western Michigan University, Lee Honors College

Affiliations

Michigan Historic Preservation Network
National Trust for Historic Preservation
Preservation Eastern

Professional Employment History

Crossroads Village & Huckleberry Railroad, Genesee County Parks, Flint, Michigan, Assistant Program Director (2008-2009); Village Attendant & Interpreter (2007-2008)

Western Michigan University Archives & Regional History Library, Kalamazoo, Michigan, Civil War Diary Transcriber and Student Archivist (2006)

Kalamazoo Department of City Planning, Kalamazoo, Michigan, Historic Preservation Coordinator (Internship May-August 2004)

Fort Miami Historical Society, St. Joseph, Michigan, Michigan Fruit Belt Research Team Member (Volunteer May-July 2004)

Professional Summary

Ms. Baiocchi meets the Secretary of the Interior’s Professional Qualification Standards for History and Architectural History (as defined in 36 CFR Part 61). While attending Eastern Michigan University, Ms. Baiocchi served as an Assistant Program Director where she researched and coordinated special events, while hiring, training, and evaluating interpretive staff. As a Civil War diary transcriber, Ms. Baiocchi digitally transcribed Civil War diaries using iTranscribe, and researched several house and building histories for archive patrons. While serving as a volunteer for the Fort Miami Historical Society, Ms. Baiocchi conducted and transcribed four oral history interviews, and inventoried and evaluated artifacts.

Professional Experience Highlights 2009 – 2011

- + Architectural Historian. Authored Historic Context, Phase II Nine Mile Nuclear Power Plant, Oswego County, New York, conducted for UniStar Nuclear Development, LLC.
- + Architectural Historian. Authored Historic Context, Phase I Cultural Resources, Lockhart 138kV Transmission Project, Dickenson County, Virginia, conducted for American Electric Power Company.
- + Architectural Historian. ROD, Brunot Island Substation Reliability Upgrades, Forbes Substation Underground Pipe, City of Pittsburgh, Allegheny County, Pennsylvania
- + Architectural Historian. Authored Environmental Setting, Phase I and Phase II Technical Report, Appalachian Gateway Project, Barbour, Doddridge, Harrison, Kanawha, Marshall, and Wetzel Counties, West Virginia, for Dominion Transmission Incorporated.
- + Architectural Historian. Conducted Background Research and Authored Historic Context, Historic Resource Survey of the Murray Hill Neighborhood, Phase II, Jacksonville, Duval County, Florida, for the City of Jacksonville Planning and Development Department.
- + Architectural Historian. Mitigation of NRHP-Eligible Architectural Resources, Authored Mitigation Report/Documentation of YMCA Camp Conoy, Calvert Cliffs Nuclear Power Plant, Calvert County, Maryland, conducted for UniStar Nuclear Development, LLC.

- + Architectural Historian. Background Research and Documentation. Phase I Cultural Resources Investigation, Lightburn Extraction Plant, TL-593, TL-594, and TL-595 Project, Lewis County, West Virginia for Dominion Transmission Incorporated.
- + Architectural Historian. Archival Research, Phase II Burch Ridge Compressor Station, Marshall County, West Virginia, conducted for Dominion Transmission Incorporated.

Publications / Presentations

Carriage Town Historic Neighborhood Architectural Survey, Flint, Genesee County, Michigan
Profile of the Residential Properties Located within the River Raisin Battlefield National Register District,
Historic Structure Report, Kearsley Park Donnelly Pavilion, Flint, Genesee County, Michigan
Historic Structure Report, Dougherty House, Traverse City, Grand Traverse County, Michigan
Historic American Building Survey, Private Residence, Elk Rapids, Michigan

Presentations and Exhibits

"The Swimming Pools of Wesley Bintz – Form, Function, & Future." Graduate Research Fair poster presentation and question/answer session on the history, problems, and solutions related to the preservation of above-ground ovoid swimming pools (2008).

"Arcadia Creek Historic District Exhibit." Lee Honors College graduate project requiring extensive research on architectural, commercial, and social history of North Burdick Street between Water Street and Kalamazoo Avenue. Poster exhibit and informational materials displayed at Little Cities Galleries (2005).

Amanda J. Wasielewski
Senior Cultural Resources Specialist

Education

P.S.M., Geographic Information Systems,
2009, University of Pittsburgh

B.A. Anthropology 2006, Indiana
University of Pennsylvania

Relevant Training/Courses

Introduction and Advanced GIS
Remote Sensing, Visual Basic
Programming

Introduction to ArcGIS 9 Geostatistical
Analyst

Learning ArcGIS 3D Analyst (for ArcGIS
3D Analyst 9.0-9.1)

Learning ArcGIS Spatial Analyst (for
ArcGIS Spatial Analyst 9.0-9.1)

Spatial Analysis of Geohazards using
ArcGIS 9

Professional Employment History

Reed Smith LLP, 2006-2008

National Park Service - Flight 93 Memorial
and Fort Necessity Battlefield and
Pennsylvania Department of
Transportation, Intern (May - December
2005)

Professional Summary

Ms. Wasielewski specializes in Geographic Information Systems (GIS) data and programs. Her responsibilities include GIS data development, maintaining data developed in-house and from clients, environmental impact analysis for various local, state and federal permits, map generation, determining mapping needs, and directing other employees in map development projects. Ms. Wasielewski is experienced at archival research and data acquisition.

Ms. Wasielewski is highly proficient with the ArcGIS program, and has earned ESRI training certificates and completed graduate level courses.

Ms. Wasielewski was a teaching assistant for an advanced GIS course at the University of Pittsburgh.

Professional Experience

- + Trans-Allegheny Interstate Line (TrAIL) Project in West Virginia, Virginia, and Pennsylvania for Power Engineers, Inc. Phase Ia Archaeological Resources Sensitivity Study. Responsible for updating weekly property access rights for parcels within the project corridor. This information was applied to existing mapping along the TrAIL route for use by field crews. Developed viewshed, line-of-sight, field, and report mapping.
- + Various projects for Dominion Transmission, Inc. Developed mapping, data, environmental impact analyses for gas pipeline projects. Developed parcel data for water and gas transmission line routing projects.
- + Digitized property boundaries based on georeferenced tax maps and AutoCAD files. Compared digitized information to aerial and topographic raster data to verify the relative location of parcel data to known geographic features.
- + Final Report: Magnetic Susceptibility Investigations of the Leetsdale Site in Allegheny County. Co-authored with Lori Frye. Submitted to the US Army Corps of Engineers, Pittsburgh.



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

- Data recovery, Site 8SJ53 of Twenty-Mile House, St. Johns County, FL
- Data Recovery of Seven Sites at Genesis Point, Richmond Hill, GA
- Phase II site evaluations, Site 8SJ53, 8SJ3705, 8SJ3708, 8SJ3722, and 8SJ3717, St. Johns County, FL
- Phase I/II Investigation of 27,000 acres at Camp Blanding Training Facility, Clay County, FL.
- Historic Structure Analysis of 11 Armories/Readiness Centers for the Florida Army National Guard.
- Archaeological investigation and management plan, Spruce Creek Mound, Volusia County, FL
- Cultural resource assessment survey, Junction City Quarry Expansion Tract and Test Excavations at Site 9TA147, Talbot County, GA
- Cultural resource assessment survey, Augusta Quarry Expansion Tract, Richmond County, GA
- Cultural resource assessment survey, Jahna Sand Mine Tract, Liberty County, GA
- Cultural resource assessment survey, Pinkoson Tract, Alachua County, FL
- Intensive cultural resource assessment survey, Seda Properties-Hutchinson Island Tract, Chatham County, GA
- Intensive cultural resource assessment survey, Summer Beach/Amelia Island Industrial Park Tract, Nassau County, FL
- Intensive cultural resource assessment survey, Lake Beresford County Park Tract, Volusia County, FL
- Data recovery and mitigation, Beach Haven Site 8FL236, Flagler County, FL
- Intensive cultural resource assessment survey, Karlton Tract, Lake and Orange Counties, FL





RYAN SIPE
Project Archaeologist II

Education Level:

B.A. Anthropology
University of North Florida,
2002

Years Experience: 9

Professional Affiliations:

- Florida Anthropological Society
- Southeastern Archaeological Conference

Mr. Sipe is an archaeologist with over 8 years experience in cultural resource management projects. Ryan has experience in directing Phase I, Phase II, and Phase III archaeological work with Environmental Services, Inc. Mr. Sipe also writes field reports for all levels of archaeological investigation.

ESI Project Experience

- Phase III investigation, seven sites (9BN875, 9BN909, 9BN104, 9BN906, 9BN872, 9BN887, and 9BN9) on the Genesis Point Property, Bryan County, GA
- Phase I and II investigations, Camp Blanding, Clay County, FL
- Phase III testing, St. Johns Bluff III Site (8DU5599), Duval County, FL
- Phase III testing, Web Site (8SJ3721), St. Johns County, FL
- Phase I testing, Gate Bio-Fuels Target Area on Heckscher Drive, Duval County, FL
- Phase II testing, Perry County Landfill Property, Perry County, AL
- Phase II testing, Genesis Point Property, Bryan County, GA
- Phase III testing, Site 8FL216 (The North Midden Site), Flagler County, FL
- Phase II testing, Site 8FL221, Flagler County, FL
- Phase I and II testing, Admiral Homes Tract, St. Johns County, FL
- Phase III testing, Beach Haven Tract, Flagler County, FL
- Phase II testing, Morton Hall Site (9CH1057), Chatham County, GA
- Phase I and II testing, Tuscan Landing Tract, Camden County, GA
- Phase III testing, North Troll Site (8SJ4786), St. Johns County, FL
- Phase I survey, Quail Mountain Tract, Wilkinson County, GA
- Phase III testing, Laguna Estates Tract, Brevard County, FL
- Phase III testing, MacArthur Tract, Nassau County, FL
- Phase I testing, Lexington Tract, Lake County, FL
- Phase III testing, Site 8NA921 (The Brady Point Site), Nassau County, FL
- Phase III testing, Fish Island, St. Johns County, FL
- Phase III testing, Ponce de Leon Resort, St. Johns County, FL
- Archaeological data recovery and mitigation, portion of 8DU5599 (The St. Johns Bluff III Site), Duval County, FL
- Phase II-level site testing, eight archaeological sites (1PE194-1PE201) at the Perry County Landfill Property, and a search for a purported Cemetery Perry County, AL
- Phase II archaeological site evaluation, Sites 9BN9, 9BN11, 9BN104, 9BN847, 9BN872, 9BN873, 9BN875, 9BN887, 9BN893, 9BN906, and 9BN909, Bryan County, GA
- Intensive cultural resource assessment survey and site testing, Jose Park Property and Site 8FL283, Flagler County, FL
- Phase II archaeological site evaluation, Site 8FL221, Flagler County, FL
- Cultural resource assessment survey and test excavations, Admiral Homes-Johns Creek PUD Phase II Tract and Site 8SJ4973, St. Johns County, FL





BRIAN T. PARKER, MA, RPA
Project Archaeologist

Education Level:

M.A. Public Archaeology,
University of South Florida,
1995

B.A. Psychology, University of
Central Florida, 1990

Years Experience: 16

Professional Affiliations:

- Register of Professional Archaeologists (RPA)
- Florida Anthropological Society
- Society for American Archaeology

Certifications:

- USFS ATV Certification
- USFS Fire Training

Mr. Parker has provided professional archaeological and cultural resource management (CRM) services to numerous environmental consulting firms, developers, and local and state government agencies throughout the state of Florida. These services include archaeological surveys and site assessments, monitoring of construction projects, and subcontracted archaeological fieldwork as a field technician or fieldwork supervisor. In addition, he has conducted archaeological fieldwork for several hundred telecommunication tower projects in the Southeast, assisting clients in Section 106 reviews and completion of FCC Forms 620 and 621. A member of the Register of Professional Archaeologists (RPA), Mr. Parker is fully qualified for such work under federal (Department of Interior) guidelines. With over 15 years experience in the Southeast, California, and the US Territories, he has demonstrated proficiency in all aspects of CRM, and has had significant experience in archeological survey, excavation, monitoring, site assessment, background research, and archeological report preparation; and with over a decade experience authoring archaeological compliance reports submitted to the Florida State Historic Preservation Officer (SHPO), is well-versed with pertinent state and federal rules and regulations, such as the historic preservation requirements outlined in 36 CFR, Part 800, Section 106 of the *National Historic Preservation Act*; the *Florida Historical Resources Act*; and the *Archaeological Report Standards and Guidelines* outlined in Chapter 1A-46 of the Florida Statutes.

Recent Project Experience

- Phase I fieldwork: archaeological survey of the *Trails at Canyon* development tract, Palm Beach County, Florida; with Environmental Services, Inc.
- Archaeological fieldwork for the proposed *Indian Harbor Beach* telecommunication tower, Brevard County, Florida; with Environmental Services, Inc.
- Construction monitoring/data recovery, New Smyrna Beach *West Canal Streetscape and Canal Liner Design* project, Volusia County, Florida; with Environmental Services, Inc.
- Archaeological fieldwork for the proposed *Florida Southern College* cell tower, Polk County, Florida; with Environmental Services, Inc.
- Archaeological fieldwork for the proposed *Hillsborough River State Park* cell tower, Hillsborough County, Florida; with Environmental Services, Inc.
- Reconnaissance fieldwork for the *Countrywalk* project, Orange County, Florida; with Environmental Services, Inc.
- Phase I assessment fieldwork, archaeological survey and subsurface testing of the *Sundown-Indian* development site, Palm Beach County, Florida; with Environmental Services, Inc.
- Reconnaissance fieldwork for the 1603 NW South River Drive, Miami project, Dade County, Florida; with Environmental Services, Inc.





BLUE NELSON
Project Archaeologist

Education Level:
B.A. Anthropology
University of Florida, 2008

B.A. History
University of Florida, 2008

M.A. Anthropology
University of Florida,
in progress

Years Experience: 3

Mr. Nelson is an archaeologist with three years experience in cultural resource projects and lab analysis. He has experience in conducting all levels of archaeological investigation and specializes in the identification of historic artifacts specifically those relating to 18th and 19th Century Plantation contexts.

ESI Project Experience

- Phase III investigation, three sites (9BN872, 9BN887, and 9BN9) on the Genesis Point Property, Bryan County, GA
- Phase I investigation, Natural Bridge Site (8LE188), Leon County, FL
- Phase I and II investigations at the Presidio Santa Maria de Galve (8ES1354) on Naval Air Station Pensacola in Escambia County, Florida
- Phase I and II investigations at Camp Blanding in Clay County, Florida
- Phase I investigations at the Villages of Kingsland Property in Camden County, Georgia
- Phase I investigation at Santos Bike Trail, Marion County, Florida
- Phase I investigation at Chickasaw Sewage Treatment facility in Mobile County, Alabama.
- Phase I investigation, Trafford Property, Blount County Alabama.
- A Cultural resource reconnaissance survey of the JEA Phillips highway property, Duval County Florida.
- Phase I investigation Colonial Oil property, Duval County Florida.
- Phase I investigation Tippecanoe II mitigation area, Charlotte County, Florida.
- Phase I investigation South County Regional Park, Charlotte County, Florida.
- Archaeological monitoring at New Smyrna Beach City Hall, Volusia County, Florida.
- Phase II investigation at Camp Chowenwaw, Clay County Florida.



Performance on Similar Projects

Staff Experience

Over the past five years, GAI's architectural historians and cultural resources specialists have satisfied a number of municipal and local government clients throughout Florida through successful, timely, and cost-effective completion of a number of historic preservation projects. These range from smaller survey and evaluation projects of approximately 100 resources, to large, multi-district projects involving identification and evaluation of over 1,200 resources. In addition to these survey projects, GAI architectural historians have concurrently completed the cultural resources elements of successful projects ranging from highway construction to utility expansion to real estate development. These projects have involved close cooperation with and supervision of staff from local agencies that have assisted during project development, including research, field survey, and report preparation phases. Our track record includes providing exemplary service and products to our clients at a competitive cost for our services.

Project Experience

GAI has significant experience providing architectural and historical services on a number of Florida projects. Among others, GAI recently completed four consecutive phases of work with the City of Sarasota, to survey and evaluate the City's pre-1958 architectural resources. The following is a list of some other Florida architectural survey projects performed by one or more members of the project team:

- + Tavernier Intensive Level Survey and Publication (Monroe County and Historic Florida Keys Foundation)
- + Architectural Survey of Florida Keys and Unincorporated Monroe County (Historic Florida Keys Foundation)
- + Islamorada, Village of Islands Architectural and Archaeological Survey (Monroe County)
- + Local Historic District Designation for Six Historic Districts (City of Coral Gables)
- + Old School Square Historic Resources Survey (City of Delray Beach)
- + City of Leesburg Phase II Historic Structure Survey (City of Leesburg)
- + Architectural Survey of Brownsville Section of Pensacola (Escambia County Government)
- + Architectural Survey of Four Lucerne Townsite Historic Districts (City of Lake Worth)
- + Architectural Survey of the City of Hollywood Beach (City of Hollywood Beach)
- + Architectural Survey of the City of Winter Park (City of Winter Park)
- + Tavares Survey of Historic Resources (City of Tavares)
- + Prospect Park/Southland Park Resurvey and Redesignation (City of West Palm Beach)
- + Historic Structure Survey (City of Bunnell)
- + Historic District Development Regulations Update (City of Plant City)
- + Survey of Historic Resources—Phase III (City of Sarasota)
- + Survey of Historic Resources—Phase II (City of Sarasota)
- + 2004 Survey of Historic Resources (Sarasota County Government)

In addition to providing technical services, GAI holds a successful performance record in meeting project schedules, avoiding delays, submitting timely recommendations, and producing reports of exceptional quality. Our staff understands the importance of these critical elements in the grant funding process. To that end, GAI employs four highly-skilled architectural historians/preservation specialists, five cultural resources specialists, several GIS mapping specialists, and a technical editor/administrative assistant. Our architectural historians, Jared N. Tuk, Hannah L. Dye, Michael P. Kenneally, and Tegan D. Baiocchi have conducted numerous Historic

Resources Surveys of varying sizes throughout Florida that will be used as a knowledge database to effectively complete the Key West survey project. This includes the aforementioned bulleted projects. GAI's Cultural Resources Group is rounded out by nearly 30 full-time professionals, including 15 archaeologists and one geomorphologist. Corporate and staff individual regional experience encompasses Florida, South Carolina, North Carolina, Virginia, Maryland, Delaware, Kentucky, West Virginia, New York, New Jersey, Ohio, Indiana, and Alabama. GAI's staff qualifications exceed the professional qualification requirements of the *U.S. Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation, 48CFR44716*.

Knowledge of State Regulations and Agency Requirements

GAI cultural resources staff, through preparation of thousands of FMSF records and a number of architectural survey reports, has developed a keen understanding of the guidelines and procedures of the Florida Division of Historical Resources and the Florida Master Site File. Our architectural historians and cultural resources specialists are adept at preparing FMSF forms. Our commitment to excellence has fostered a close working relationship with the staff of the state review agencies, as this ultimately facilitates thorough and accurate information transmittal, a crucial element of the cultural resources management process.

The Cultural Resources Group recently conducted successful large-scale architectural surveys for Monroe County, City of West Palm Beach, City of Delray Beach, City of Coral Gables, City of Sarasota, Town of Bay Harbor Islands, and the City of Jacksonville among others. Each of these projects involved the inventory and documentation of architectural resources, including several sequential projects for the City of Sarasota that documented over 750 resources each. Our coordinated approach to architectural and historical surveys like the City of Key West's Comprehensive Historic Resources Survey results in accurate and updated surveys to local historic preservation commissions. The following project descriptions provide evidence of our experience.



Monroe County

Historic Architectural Survey of pre-1953 historical resources in the Florida Keys. 333 Resources. Completed FMSF forms and photographs for 288 newly surveyed and 45 previously surveyed resources. Included among the identified resources were 24 bridges/viaducts, most notably the Sevenmile Bridge; the famed steamer The African Queen; and the Perky Bat Tower. This project instantiates GAI's capacity for providing much-needed update information to a client concerned with identifying rural sections of a county known for its popular tourist attractions. For this client, GAI covered a large geographic area in a short amount of time, demonstrating the value of GAI's team approach to architectural survey. Furthermore, the Monroe County survey shows GAI's skills in identifying resources in an irregular survey area. *Client: Historic Florida Keys Foundation.*



Islamorada, Village of Islands

Reconnaissance-level architectural and archaeological survey to identify, update and document the architectural and archaeological resources for the Islamorada, Village of Islands, with funding provided by the Florida Division of Historic Resources. GAI's background research included a review of previous architectural and archeological surveys, published histories of Islamorada and Monroe County, web sites on Florida Keys history, NRHP nominations for historic resources in Monroe County, informant interviews, and historic maps and photographs. The survey resulted in an illustrated historic context for Islamorada's architectural and archaeological resources and fieldwork that documented Islamorada's cultural resources. GAI evaluated the surveyed resources for individual listing in the NRHP and for designation as Islamorada local historic landmarks. GAI surveyed 388 architectural resources throughout the duration of the project. In the survey area, GAI produced FMSF survey updates for eight previously surveyed architectural resources and 380 newly identified architectural resources. GAI also produced a FMSF resource group form for the Bay Ridge Historic District and the Pen Key Club Historic District. GAI also identified two historic districts that were recommended for both local designation and NHRP listing: Bay Ridge Historic District and Pen Key Club Historic District. These historic districts maintain sufficient integrity to convey their historic architectural significance. However, further directed historical research is warranted to establish other areas of significance. For instance, each district may hold an association with a noteworthy local developer or builder or events in local community growth and development.

Client: Islamorada, Village of Islands, Board of Planning.



Tavernier, Monroe County (Key Largo)

Intensive Level Survey and Historic District Publication. In 2008, Monroe County, in partnership with the Historic Florida Keys Foundation, contracted GAI to update the architectural and historical information for the locally established Tavernier Historic District, located at the south end of Key Largo. A key component of this project was the development of a popular report that could be sold in local libraries and businesses. The goal of this publication was to highlight the important historic themes of Tavernier, as well as to present specific detailed histories of contributing resources in the historic district. The purpose of the project was to foster pride in the local historic district and to raise awareness of the County's historic preservation initiatives.

Client: Monroe County and Historic Florida Keys Foundation.



City of Coral Gables

Local Historic Districts Survey and Designation in Coral Gables, Miami-Dade County. Recently, GAI documented all historic properties in the Santa Maria, Country Club Prado, Alhambra Circle, Alcazar Avenue, Castile Avenue/Plaza, and the Obispo Avenue Historic Districts. Deliverables for this project included six local historic district designation reports ready for submission to the Coral Gables Historic Preservation Board. The six separate local historic districts included 605 properties. Of those properties, 282 historic properties had been identified in previous surveys, 192 historic properties were newly surveyed, and 131 properties are noncontributing buildings. GAI identified: 29 historic properties that contribute to the Santa Maria Street Historic District; 85 historic properties that contribute to the Country Club Prado Historic District; 152 historic properties that contribute to the Alhambra Circle Historic District; 49 historic properties that contribute to the Alcazar Avenue Historic District; 58 historic properties that contribute to the Castile Avenue/Plaza Historic District; 93 historic properties that contribute to the Obispo Avenue Historic District. *Client: City of Coral Gables.*



Bay Harbor Islands

GAI evaluated all pre-1957 resources within the corporate limits of the Bay Harbor Islands for potential future local register listing and National Register of Historic Places (NRHP) listing as individual resources, as well as contributors to potential historic districts. The project resulted in completion of FMSF forms and photographs for 312 new resources. The study area featured a well-preserved collection of commercial and residential variants of the recently-identified Miami Modern (MiMo) architectural style, which developed and became popular during the period of rapid population growth in South Florida following World War II.

In addition to survey and evaluation of this community's mid-twentieth-century resources, GAI coordinated closely with the mayor, town council, and the city manager. GAI coordinated its background research efforts with knowledgeable local historians, architects, and architectural historians to produce a historic context that highlighted the significant themes of the Bay Harbor Island's post-World War II development. *Client: Town of Bay Harbor Islands.*



Hollywood Beach

Historic Architectural Survey of 102 architectural resources greater than 50 years of age in Hollywood Beach, including 101 newly-surveyed resources and one survey update. The project area consisted of a 58-acre area between State Route A1A and the Atlantic Ocean, and consisted of residential and commercial resources associated with the Florida Land Boom and the burgeoning tourist economy of the mid 20th century. Project resulted in recommendations for establishment of a Hollywood Beach Historic District, which reflects the history of community planning and development in south Florida from the 1920s through the 1950s. GAI completed the survey and fulfilled requirements set forth in the Historic Preservation Grant agreement between Hollywood Beach and the Florida Department of State-Division of Historical Resources, including the requirements and guidelines covering schedules and deliverables. *Client: Hollywood Community Planning Division.*



City of Delray Beach

Old School Square Historic Resources Survey. 144 Resources. Delray Beach Architectural Survey and Historic District Evaluation. GAI completed FMSF forms and photographs for 42 newly surveyed and 102 previously surveyed resources. GAI evaluated all resources within the Old School Square Historic Arts District Survey Area for individual local register and National Register of Historic Places listing, as well as the district as a whole for its potential to be listed on the National Register of historic Places. The project study area featured a well-preserved collection of commercial and residential variants of vernacular architectural styles popular during the Florida Land Boom of the 1920s.

This survey project provided up-to-date information on the architectural fabric of a Florida city experiencing increasing development pressures. Faced with numerous demolition permit applications, the client relied on GAI architectural historians to assess and evaluate architectural resources and historic district boundaries in a multi-faceted urban context, resulting in an updated local designation report with amended resource recommendations and an updated historic district boundary. The project study area featured a well-preserved collection of commercial and residential variants of vernacular architectural styles popular from the Florida Land Boom of the 1920s through the mid-twentieth century. *Client: City of Delray Beach Planning and Zoning Department.*



City of Lake Worth

Architectural Survey and FMSF Update, four Lake Worth Historic Districts (Northeast Lucerne Townsite Historic District, Northwest Lucerne Townsite Historic District, Southeast Lucerne Townsite Historic District, and Southwest Lucerne Townsite Historic District). 1,269 Resources. GAI completed FMSF forms and photographs for 623 newly surveyed and 646 previously surveyed resources located on 172 city blocks (approximately 293 acres) within the limits of Lake Worth. GAI evaluated resources within the Survey Area for local register listing and National Register of Historic Places listing as individual resources and as one of several potential historic districts. The project also included a successful National Register of Historic Places nomination for the Osborne School, the city's only historically African-American school building.

This survey project illustrates GAI's ability to manage a large survey area, much like the Key West survey area, by identifying its constituent parts through directed background research to produce an action-oriented survey strategy. By dividing the survey into sections and adopting the team approach, GAI created a manageable project out of a large and irregular survey area. Furthermore, this project reflects GAI's strength in coordinating data collection and management from a large urban area with a high number of architectural resources.

Client: City of Lake Worth.



City of Sarasota

Survey of Historic Resources—Phases II through V. Sarasota Architectural Survey and Evaluations (including individual resource and historic district evaluations) for more than 2,500 Resources. GAI populated the FMSF database by preparing survey forms (including photographs and GIS mapping) for resources within 80% of the city limits of the City of Sarasota. Some of the notable resources surveyed included Ca D'Zan (the John Ringling Mansion), the Christy Payne Mansion, the Cocoon House, the Ringling Museum of Art, and the Sarasota County Courthouse, among many others. Also, GAI identified a number of potential historic districts in the survey areas, ranging from neighborhoods associated with the earliest development of the city to thematic groups such as the famed Sarasota School of Architecture, a modern architectural movement in the mid-twentieth century. These districts express the spatial development and stylistic range of Sarasota's urban architectural and historical fabric. GAI evaluated resources within the survey areas for local register listing and National Register of Historic Places listing as individual resources and as contributors to potential historic districts. *Client: City of Sarasota Planning and Redevelopment Department.*



Sarasota County

2004 Survey of Historic Resources Located East of Phillippi Creek, South of Bee Ridge Road, West of Beneva Rd., and North of Clark Rd. 248 Resources. Sarasota County Architectural Survey and Historic District Evaluation. GAI completed FMSF forms and photographs for 246 newly surveyed and 2 previously surveyed resources in the area south of the City of Sarasota along Phillippi Creek. GAI evaluated resources within the survey area for local register listing and National Register of Historic Places listing as individual resources and as potential historic districts. The project also resulted in a successful National Register of Historic Places nomination for the Maine Colony Historic District, significant as a well-preserved neighborhood owing its development to wintering visitors from the State of Maine and representative of the beginnings of seasonal tourism in Sarasota, in the early 1920s. *Client: Sarasota County.*

For several years, the City of Sarasota relied on GAI architectural historians to survey a wide area of their large city. GAI was honored to make several presentations to the city's Historic Preservation Board during the course of these consecutive survey projects, to assist the Board and City staff in understanding the vast array of historic architectural elements that comprise the various neighborhoods of Sarasota and that span economic, social, and cultural divides. The survey area included resources that reflected the growth of the city through annexation and real estate speculation. GAI's contribution to understanding the urban history of Sarasota enhanced project deliverables.



City of Leesburg

Phase II Historic Structure Survey. 416 Resources. GAI completed FMSF forms and photographs for 392 newly surveyed and 24 previously surveyed resources. GAI evaluated all resources within the survey area as potential candidates for local register listing and National Register of Historic Places listing as individual resources and as contributing resources within historic districts. GAI identified three potential historic districts that reflect Leesburg's historic development. The survey area featured an eclectic collection of commercial and residential examples of architectural styles ranging in dates from the late-nineteenth century to types popular during the Florida Land Boom of the 1920s to post-WWII Ranch style homes. *Client: City of Leesburg Community Development Department.*



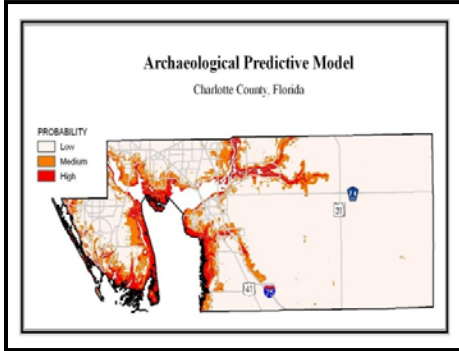
City of Bunnell

Historic Structure Survey. GAI conducted an architectural survey of the entirety of the corporate limits of the City of Bunnell, Flagler County, resulting in the identification and evaluation of 284 resources. GAI prepared FMSF forms and took photographs of each resource, mapping each on GIS mapping for use by the City in future proposed preservation planning efforts. Also as part of the project, GAI prepared a National Register of Historic Places Nomination for the Bunnell Civic Center (now City Hall), a coquina tone structure constructed by the WPA as part of New Deal-era work relief programs. *Client: City of Bunnell.*



City of Jacksonville

Historic Resources Survey of the Murray Hill Neighborhood—Phase II. Jacksonville Architectural Survey and Evaluation resulting in the completion of Florida Master Site File forms and photographs for 1,226 newly surveyed architectural resources and 44 survey updates in the Murray Hill Neighborhood. GAI identified: 16 individual resources recommended eligible for NRHP-listing and COJ landmark designation (187 resources as contributing to four potential NRHP-eligible historic districts) and four potential historic districts which illustrated the self-contained nature of residential, commercial, and recreational development in suburban Jacksonville in the Progressive and post-World War II eras. *Client: City of Jacksonville Planning and Development Department.*



Charlotte County Phase II and III Historic Survey

Client: Charlotte County, Fl

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. ESI is currently working on the third Phase which consists of archaeological testing at two recreational parks and recording/evaluating 200 historic structures in the Port Charlotte area.



Florida Army National Guard Armory Historic Structure Surveys

Client: The Florida Army National Guard

Since August 2007, Environmental Services, Inc. (ESI) has conducted ten historic structure surveys of various armories throughout the state of Florida. Specifically, these armories are located in Chipley, St. Augustine, St. Johns County, Tallahassee, Lake City, Haines City, Sarasota, Palatka, Fort Pierce, and Palm Beach Florida.

A historic architectural assessment was conducted 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 aerials. 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.

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.

Success with Delivery Schedules

Supported by significant local and regional resources, GAI has consistently performed when the project demands an accelerated delivery schedule. Our accelerated delivery capability has been, and is currently being, demonstrated on the following Florida projects.

Project	Client	Scheduled Completion Date	Actual Completion Date
Historic Resource Survey—Murray Hill Neighborhood (Phase II)	City of Jacksonville	June 30, 2010	June 30, 2010
Historic Structure Survey	City of Bunnell	June 30, 2008	June 30, 2008 (<i>project began in April 2008</i>)
Intensive Survey and Publication, Tavernier Historic District	Monroe County	June 30, 2008	June 30, 2008
Survey Update and Local Historic District Designation	City of West Palm Beach	June 30, 2008	June 30, 2008 (<i>project began in March 2008</i>)
Coral Gables Local Historic District Designations	City of Coral Gables	June 30, 2007	June 1, 2007
Survey of Historic Resources—Phase IV	City of Sarasota	June 30, 2006	June 13, 2006
Phase II Historic Structure Survey	City of Leesburg	June 30, 2006	May 22, 2006
Historic Structure Survey	Town of Bay Harbor Islands	August 25, 2006	July 19, 2006

Capability to Meet Deadlines

Based on projected workload and staff availability, GAI is available to begin the Key West Survey Project within ten (10) days of receiving written Notice to Proceed (NTP).

It is anticipated that GAI will receive the NTP to commence work following execution of the contract, likely by early May 2011. Background research, fieldwork, FMSF file preparation, and database creation will be conducted from May through June 2011. Editing of the Draft Report and FMSF files will be completed in June 2011. GAI will submit the aforementioned Draft Report and supporting documentation no later than June 25, 2011, and the Final Report, FMSF files, mapping, and photographs no later than August 1, 2011.

Staff Availability

Employee	Projected Availability to City of Key West
Jared N. Tuk, M.A.	75%
Hannah L. Dye, M.A.	85%
Michael P. Kenneally, M.A.	85%
Tegan D. Baiocchi, M.S.	85%
Amanda J. Wasielewski, M.S.	50%
Brian T. Barker, M.A., RPA	50%
Ryan Sipe	50%
Blue Nelson	50%



Keyfact: In the mid-19th century prosperity in Key West was based on the thriving maritime salvage business.

Work Program and Costs

Project Approach

Introduction

The City of Key West, in furthering its commitment to historic preservation within the City, is soliciting proposals from qualified historic preservation consultants to conduct a survey to identify and evaluate all potential eligible historic resources, structures, places and sites within the municipal boundaries of the City of Key West, excluding military lands. The Key West Historic Resources Survey project has been made possible partially by a grant from the Florida Department of State-Division of Historical Resources, with matching contributions from the City. The survey will result in the documentation of all previously surveyed and newly surveyed resources that meet the 50-year age requirement.

This survey project is a significant component of an overall effort by the City of Key West to highlight historic preservation and its importance to the community. The survey results will offer clarification in terms of the existing boundaries of the Key West Historic District and the potential for expansion; serve as an important aid for the Historic Architectural Review Commission (HARC) in assessing project effects on individual historic buildings or the surrounding architectural environment; and provide guidance for professionals and property owners in understanding and recognizing the historic and architectural significance of a property. GAI's architectural historians have supported similar goals for many municipalities in Florida through completion of large-scale preservation projects, including several surveys identifying and evaluating more than 750 total resources.

GAI proposes to conduct a comprehensive Historic Resources Survey of up to 3,000 architectural and historical resources in the aforementioned Key West Historic Resources Survey area. The reconnaissance-level survey will include resources built during or before 1961 within the survey area, as defined by the City and the state grant requirements stipulated in RFP #007-11. The scope includes historical research necessary to develop a chronology of events and to identify significant themes, individuals, and resources of the survey area; field survey of the defined survey area; preparation of FMSF forms; and architectural and historical information on Key West and surveyed resources presented in an illustrated report. Resources will be photographed using digital photography—the current accepted standard of photo documentation recommended by the Florida Master Site File.

Project Goals

This survey of resources constructed during or before 1961 in the Key West survey area is being initiated to update information and to photo document previously surveyed architectural resources, as well as to provide new information on resources not previously surveyed. In achieving this goal for the City, GAI will enter the collected information into the Florida Master Site File (FMSF) forms and will accurately map the surveyed resources on GIS, USGS, and/or City tax maps. GAI will also produce illustrated Draft and Final Reports that describe the survey methodology, provide a chronology of historical events significant in the history of Key West, list previously and newly surveyed resources, evaluate the surveyed resources for individual eligibility and as contributors to one or more local and/or National Register of Historic Places (NRHP) historic districts, and provide recommendations for future preservation activity.

Recognizing that schedules are a crucial part of this project, GAI ensures submittal of the Draft Report and sample FMSF forms well enough in advance to allow for coordinated review by the City and the Florida Division of Historical Resources. This will ensure delivery of the Final Report by August 1, 2011, in accordance

with the deadline outlined in the RFP. The proposed methodology is designed to meet the requirements of the City of Key West and the Florida Division of Historical Resources and result in successful project completion by the close of the grant cycle. The Key West Historic Resources Survey will be conducted according to the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (48 FR 44716-44742) as well as all other applicable Federal and State guidelines. The detailed cost proposal and breakdown for the following work plan is contained in the subsequent section of the proposal.

Meetings

Effective communication is a key component of the Key West Historic Resources Survey project. GAI recommends: a kick-off staff meeting at the commencement of the project, two (2) public presentations to the HARC during the course of the project, and one (1) public presentation to the City Commission at the conclusion of the project in August 2011. These meetings will be attended by one or more GAI project staff. In addition, GAI will prepare regular, monthly progress reports to be emailed to the City to update the status of any ongoing project work (on a weekly basis when increased activity warrants).

Background Research

GAI's research will focus on the information on file at the City's offices, and will be augmented by research at local repositories, including the Florida History Collection at the Monroe County Library (Key West Branch) and the Historic Florida Keys Foundation's library. Additional research, if necessary, may be conducted at the Florida Department of State—Division of Historical Resources, in Tallahassee for files and records on file for the survey area. GAI will work closely with City staff to gather and copy historic maps (including Sanborn maps), published histories, photographs (including aerial photographs, if available), and other studies of the architectural and historical resources of Key West.

The City of Key West will provide GAI with graphic services, including assembly of local City tax mapping for use during the field survey; photocopies of all previous National Register and architectural survey forms; any previous historic designation reports; and existing maps showing the location (identified by FMSF number and/or street address, if possible) of previously surveyed buildings in the survey area.

To aid in the identification of resources not yet surveyed, GAI and the City will work together to obtain a list, generated from the Monroe County Property Appraiser's records, of pre-1961 properties, including street addresses and real estate assessment numbers in the Key West survey area.

Fieldwork, Data Entry, and Mapping

GAI Senior Architectural Historians Hannah L. Dye, Michael P. Kenneally, and Tegan D. Baiocchi and ESI Survey Assistants/Field Technicians Brian T. Parker, Ryan Sipe, and Blue Nelson will conduct fieldwork on up to 3,000 pre-1961 buildings in the survey area. Fieldwork will be conducted using a team approach to ensure accuracy while maintaining efficiency. The survey team will work closely together to update previously surveyed resources and to identify and document newly surveyed resources, as was done by GAI for the Murray Hill Neighborhood Survey in the City of Jacksonville, the Islamorada Survey in Monroe County, the City of Coral Gables survey, and the various phases of the City of Sarasota survey.

Documentation of the historic resources for the City of Key West's Historic Resources Survey will include data collected on FMSF forms, including color prints of digital photographs (for the DHR and the City) of the surveyed resources. The survey information will be entered onto FMSF forms by GAI and delivered to both the City and the Florida Division of Historical Resources. The surveyed resources will be located on USGS Quad maps as well as City tax maps supplied by the City. GIS Specialist Amanda J. Wasielewski will update mapping for the FMSF properties within the survey area on the City's GIS parcel layer, including tabular data for each property surveyed. GAI recently prepared this type of mapping for the City of Jacksonville (1,270 resources), the City of Coral Gables (605 resources), the City of Leesburg Community Development Department (416

resources), and the City of Sarasota Planning and Redevelopment Department (over 2,500 resources). GAI will prepare this mapping to conform to the City's ARC INFO-coverage/Shapefile format. These maps will constitute one of the survey product deliverables.

Prior to fieldwork, the City of Key West will provide GAI with a letter to introduce property owners to the field team and explain the nature and purpose of the study. The City will also provide GAI with two sets of clean, unmarked City tax maps showing property boundaries, which are of a size that can be easily used during fieldwork, as well as electronic base mapping to be used for the update of GIS information.

The surveyed resources will be evaluated in the field for their status as contributors to one or more locally-eligible or NRHP-eligible historic districts. GAI will compile a list, to be included in the Final Report, of surveyed resources that contribute to the district(s), as well as the proposed district boundaries. The recommendations will be made according to standards set forth by the City of Key West's Historic Preservation Ordinance and Historic Architectural Guidelines and the Secretary of the Interior's Standards for Historic Designation (36 CFR 60).

Draft and Final Reports

Illustrated Draft and Final Architectural Survey Reports, written by GAI Architectural Historians Jared N. Tuk, Hannah L. Dye, Michael P. Kenneally, and Tegan D. Baiocchi, will be submitted following fieldwork and data entry. The Draft and Final Reports will include: title page, table of contents, acknowledgements, a list of all previously surveyed buildings in numerical order by FMSF number, a list of newly surveyed properties with FMSF numbers, an illustrated historic overview discussing events and individuals significant in the history of the survey area, the criteria used for evaluating the individual and collective significance of the surveyed buildings, boundary recommendations and narrative descriptions of any proposed historic districts, and a bibliography (see examples of previous GAI reports in Appendix B). Prior to submittal of the Final Report, the Draft Report will be submitted to the Florida Division of Historical Resources and the City of Key West for review and comment. Following receipt of a coordinated set of review comments from the Division of Historical Resources and the City, GAI will revise and submit a Final Architectural Survey Report to the City of Key West and the Florida Division of Historical Resources on or before August 1, 2011, and will present the Final Report to the public and the City Commission at a Commission meeting, in advance of the scheduled deadline for completion of the survey project.

GAI's Draft and Final Reports will contain the following:

- + A brief developmental history of the Key West survey area;
- + A description of survey findings;
- + A roster of surveyed resources categorized by address;
- + A physical and architectural analysis of surveyed resources;
- + Mention of specific landmark buildings in the survey area;
- + Recommendations for historic district status (local and/or national);
- + Data to support the positive impact historic preservation and historic district status can have on the survey area;
- + Illustrations of examples of resources within the survey area wherever possible; and
- + Specific preservation recommendations.

Deliverables

Building upon the requirements for deliverables as outlined in RFP #007-11, GAI proposes to submit the following items to the City of Key West. The table in the following subsection illustrates the timeline to project completion.

- + three (3) sets of labeled file folders (one copy to be forwarded to the Florida DHR) with hard copies of FMSF forms for each updated and each newly surveyed resource with color photograph prints and appropriately labeled USGS and city tax map section;
- + electronic copies of FMSF file information on CD-Rom;
- + three (3) hard copies and three (3) electronic copies (on CD-Rom) of GIS mapping for surveyed resources;
- + two (2) unbound copies suitable for reproduction and seven (7) bound copies of Draft Report;
- + one (1) bound and one (1) unbound copy of Draft Report, for forwarding to the Florida Division of Historical Resources;
- + fifteen (15) sample FMSF forms (concurrent with Draft Report submittal), for forwarding to the Florida DHR;
- + two (2) unbound copies suitable for reproduction and seven (7) bound copies of Final Report;
- + one (1) bound and one (1) unbound copy of Final Report, for forwarding to the Florida DHR; and
- + one electronic copy (on CD-Rom) of the Final Report (in MS Word format)

Our proposed timetable for completion of each task and shipment of deliverables is included in this proposal. We will work with HARC to prioritize and sequence the tasks to achieve maximum efficiency and accuracy. Upon assignment and negotiation, we will work quickly to complete each task. If the HARC should decide to modify the project completion of the identified scope of services, GAI will accordingly work to accommodate and meet the HARC's expectations. GAI has continued to meet or exceed clients' schedule requirements through innovative approaches and experienced service.

Schedule for Completion

TIME PERIOD	ACTIVITY	PRODUCT TO CITY OF KEY WEST	CITY OF KEY WEST TO PROVIDE
April 29, 2011 (To Be Determined)	Provide Notice to Proceed Sign Contract	Signed Contract	Signed Contract
Early May 2011	Client Meeting Conduct Background Research and Begin Fieldwork in Key West		Letters of Introduction Existing Background Information on Previously Surveyed Properties Project Maps and Sanborn Maps
May-June 2011	Complete Fieldwork in Key West Evaluate Resources Map Surveyed Resources Begin completing FMSF forms		Base Mapping for GIS
June 2011	Complete Entering Survey Data Write Draft Report Complete GIS Mapping		Background Historical Documentation
June 25, 2011	Submit Draft Report to City of Key West for Review Submit Draft Report and Sample FMSF Forms to Florida Division of Historical Resources	Draft Report to City of Key West and Florida Division of Historical Resources Sample FMSF forms to Florida Division of Historical Resources	Review Comments on Draft Report
July 15, 2011	City of Key West and Florida Division of Historical Resources to return coordinated set of comments on Draft Report Begin revision of Draft Report to include Comments from City of Key West and Florida Division of Historical Resources		City of Key West Draft Report comments
July 2011	Prepare PowerPoint Presentation, Poster		
By August 1, 2011	Submit Final Report, FMSF Forms, GIS Mapping, PowerPoint Presentation to Florida DHR and City of Key West	Final Report, FMSF Files, GIS Mapping, PowerPoint Presentation, Posters to City of Key West and Florida Division of Historical Resources Public Presentation of Final Report to the City Commission	
Monthly, Throughout (or As Necessary)		Email Status Reports	
August 1, 2011	END OF PROJECT	END OF PROJECT	END OF PROJECT

*Two (2) public meetings with the HARC will be held during the course of the project; dates to be determined at Kick-Off Meeting.

Project Team

The GAI/ESI team has demonstrated to our clients our effective approach to project management and communication, and we look forward to continuing this successful management approach on the Key West Historic Resources Survey. The key personal assembled for this project are skilled and experienced architectural historians and cultural resource specialists. The following team members have worked together on numerous successful architectural and historic resource surveys throughout the Eastern and Midwestern United States. Brief biographies are provided below.

- **Richard A. Cima, P.E., Vice President—Principal-in-Charge, GAI**

As Managing Officer of the Orlando Office, Richard A. Cima uses his 30+ years experience with the firm to guide the operations of the Land Development, Environmental, and Construction Engineering Inspection groups, as well as the administrative staffs that support them. Mr. Cima understands the City of Key West's need for clear, concise communication, and rapid issue resolution. He will ensure that GAI's team of architectural historians and survey assistants will have access to the necessary corporate resources to serve the City of Key West effectively and efficiently.

- **Project Manager/Assistant Cultural Resources Manager: Jared N. Tuk, M.A., GAI**

Jared N. Tuk will be the GAI Project Manager and Lead Architectural Historian for the Key West Survey, based on his qualifications as an Architectural Historian and on his survey experience in Florida. As Project Manager, Mr. Tuk will ensure the technical quality of the project while overseeing the project team, schedule, fieldwork, and deliverables. He will work to ensure accurate and thorough coverage of the survey area, resulting in a successful survey by the GAI/ESI team.

- **GAI Senior Architectural Historian: Hannah L. Dye, M.A., GAI**

Serving as this project's Senior Architectural Historian is Hannah L. Dye. Ms. Dye will be responsible for the technical aspects of the project, including supervising the organization and presentation of background research, fieldwork crew supervision, and report preparation. Ms. Dye's organizational skills and commitment to an effective, multi-faceted, innovative approach will result in a superb planning product for the City of Key West.

- **GAI Architectural Historian: Michael P. Kenneally, M.A., GAI**

Also serving as Senior Architectural Historian is Michael P. Kenneally. Mr. Kenneally will be responsible for coordinating the technical aspects of the project with Ms. Dye, including collection, organization, and presentation of background research, fieldwork crew supervision, and contributions to the final planning product.

- **GAI Architectural Historian: Tegan D. Baiocchi, M.S., GAI**

Serving as Architectural Historian is Tegan D. Baiocchi. Ms. Baiocchi's skills at collecting and interpreting historical documents, identification of historic architectural resources and interpretation of historic cultural landscape features will contribute greatly to the overall project effort as these are all integral to an accurate presentation of data in the final planning product to the City of Key West.

- **GAI GIS Specialist: Amanda J. Wasielewski, P.S.M, GAI**

Amanda J. Wasielewski will work with the survey team to expedite an accurate collection of geospatial data, as well as to provide framework for precise mapping of the surveyed resources. She will also be

responsible for GIS mapping of the project area, in order to provide an accurate and comprehensive representation of the constituent resources, suitable for future preservation planning activities in the identified neighborhoods. The GIS mapping information generated by Ms. Wasielewski will be easily incorporated into the City's existing ArcInfo GIS mapping database. She will be instrumental in creating a GIS/planning group-specific utility for the City in an ARCGIS product interface.

- **Brent M. Handley, M.A. Vice President/Archaeology Director, ESI**

ESI's Vice President and Archaeology Director Brent Handley is a Registered Professional Archaeologist (RPA) with over 17 years experience in academic research and cultural resource management projects. Mr. Handley's specialties within the field of archaeology include prehistory, zooarchaeology, human osteology, and cemetery identification and repatriation. Previous cultural resource management projects have included reconnaissance- and intensive-level cultural resource assessment surveys, monitoring, test excavations, and block excavations in Florida, Georgia, Connecticut, 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, and the Department of Transportation, as well as private companies and public utility companies.

- **Brian T. Parker, MA, RPA, Project Archaeologist, ESI**

Mr. Parker has provided professional archaeological and cultural resource management (CRM) services to numerous environmental consulting firms, developers, and local and state government agencies throughout the state of Florida. These services include archaeological surveys and site assessments, monitoring of construction projects, and subcontracted archaeological fieldwork as a field technician or fieldwork supervisor. In addition, he has conducted archaeological fieldwork for several hundred telecommunication tower projects in the Southeast, assisting clients in Section 106 reviews and completion of FCC Forms 620 and 621.

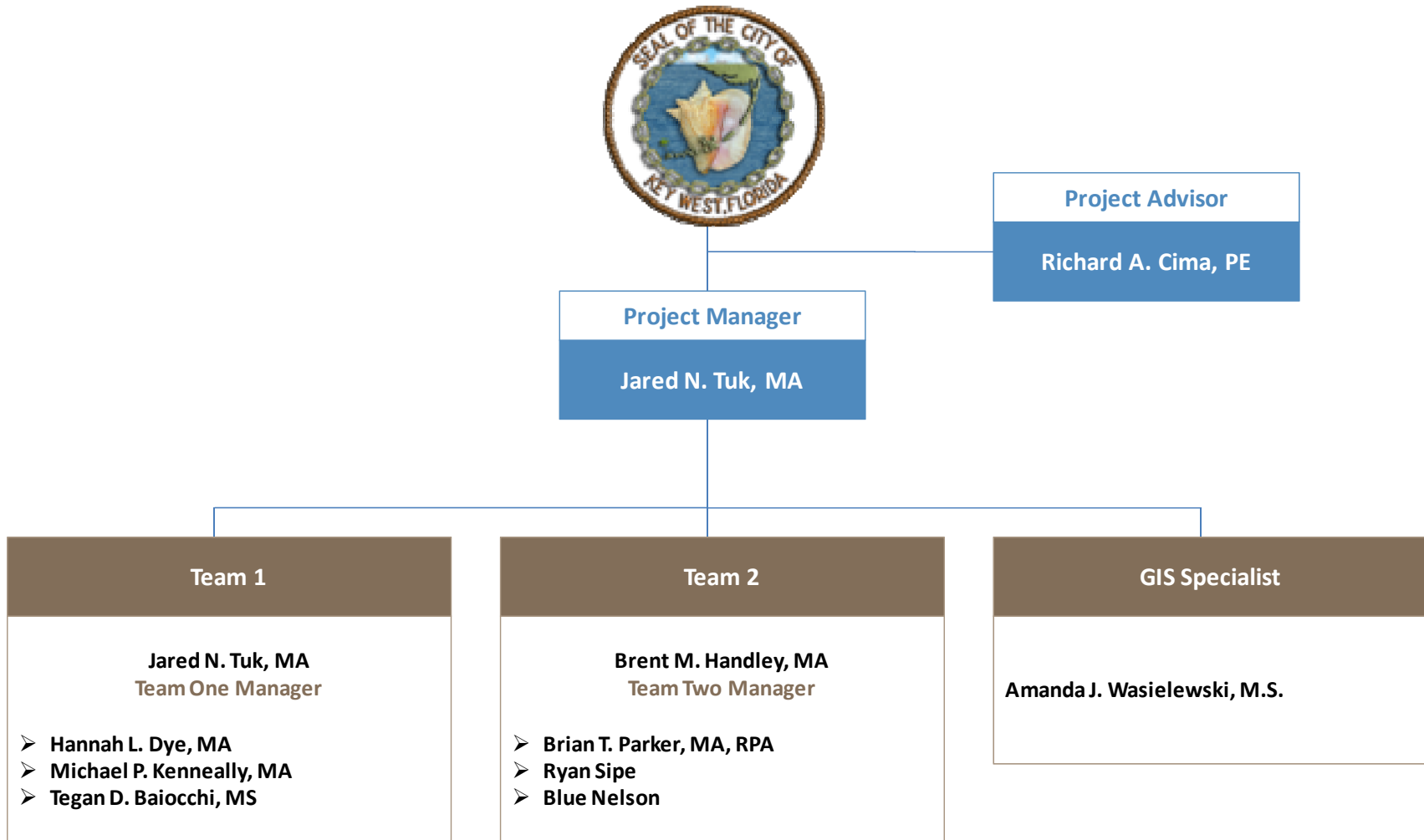
- **Ryan Sipe, Survey Assistant/Field Technician, ESI**

Mr. Sipe is an archaeologist with over 8 years experience in cultural resource management projects. Ryan has experience in directing Phase I, Phase II, and Phase III archaeological work with ESI and has extensive experience conducting both reconnaissance- and intensive-level cultural resource assessment surveys. Additionally, he has conducted several of ESI's historic structure surveys ranging from single structure evaluations to large 10,000+ building inventories for city and county governments.

- **Blue Nelson, Survey Assistant/Field Technician, ESI**

Mr. Nelson is an archaeologist with three years experience in cultural resource projects and lab analysis. He has experience in conducting all levels of archaeological investigation and specializes in the identification of historic artifacts specifically those relating to 18th and 19th Century Plantation contexts.

Organizational Chart



Cost Estimates

GAI Consultants proposes to conduct the City of Key West Historic Resources Survey as described in this proposal for the lump sum, all-inclusive amount of \$97,504 (Ninety-Seven Thousand, Five Hundred and Four Dollars). If during the project, the City wishes to increase or otherwise amend the Scope of Work, GAI will prepare a fee for the additional work to be performed. As stated in this proposal, GAI will submit the aforementioned Draft Report and supporting documentation no later than June 25, 2011, and the Final Report, FMSF files, mapping, and photographs no later than August 1, 2011.

Average Hourly Rates

The average hourly rates (rounded to the nearest dollar) for all personnel proposed to be assigned to the Key West Survey project follows:

Principal-in-Charge	N/A
Group Manager-Cultural Resources	N/A
Project Manager	\$85.00
Senior Architectural Historian	\$65.00
Architectural Historian	\$57.00
Survey Assistant/Field Technician I	\$56.00
Survey Assistant II	\$30.00
GIS Specialist	\$46.00
Technical Editor	\$54.00

Direct Costs per Unit

The following direct costs are associated with completion of the Key West Survey project. These costs reflect materials required for preparation of FMSF forms and Draft and Final Reports.

In-House Reproduction (36,000 units @ \$.15 per unit)	\$5,400.00
3-tab Folders for FMSF Production (9,000 units @ \$.10 per unit)	\$900.00

Detailed Costs

MANHOURS AND PAYROLL COSTS

	Hours	Rate	Total
Task 1: Project Management			
Project Manager	16	85.00	\$1,360.00
Subtotal	16		\$1,360.00
Task 2: Meetings			
Proj. Manager/Lead Architectural Historian	16	85.00	\$1,360.00
Senior Architectural Historian	16	65.00	\$1,040.00
Subtotal	32		\$2,400.00
Task 3: Background Research			
Senior Architectural Historian	8	65.00	\$520.00
Senior Architectural Historian	40	65.00	\$2,600.00
Architectural Historian	20	57.00	\$1,140.00
Survey Assistant/Field Technician	20	56.00	\$1,120.00
Survey Assistant/Field Technician	20	30.00	\$600.00
Subtotal	128		\$5,980.00
Task 4: Fieldwork			
Proj. Manager/Lead Architectural Historian	8	85.00	\$680.00
Senior Architectural Historian	240	65.00	\$15,600.00
Architectural Historian	120	57.00	\$6,840.00
Senior Architectural Historian	120	65.00	\$7,800.00
Survey Assistant/Field Technician	240	30.00	\$7,200.00
Survey Assistant/Field Technician	240	30.00	\$7,200.00
Subtotal	968		\$45,320.00
Task 5: Report Preparation (Includes FMSF Forms)			
Proj. Manager/Lead Architectural Historian	40	85.00	\$3,400.00
Senior Architectural Historian	120	65.00	\$7,800.00
Architectural Historian	240	57.00	\$13,680.00
Survey Assistant/Field Technician	120	30.00	\$3,600.00
Technical Editor/Graphic Designer	16	54.00	\$864.00
Senior GIS Technican	40	46.00	\$1,840.00
Subtotal	576		\$31,184.00
Task 6: Client Coordination and Status Reports			
Proj. Manager/Lead Architectural Historian	40	85.00	\$3,400.00
Senior Architectural Historian	24	65.00	\$1,560.00
Subtotal	64		\$4,960.00
Total Labor	1784		\$91,204.00

DIRECT COSTS OTHER THAN PAYROLL

1. In-House Reproduction (includes FMSF preparation)	36,000 @\$.15/page	\$5,400.00
2. FMSF Folders	9,000 @ \$.10/folder	\$900.00
Total Direct Costs		\$6,300.00

**Key West Historic Resources Survey
 Total Costs**

Direct Labor	\$91,204.00
Expenses	\$6,300.00
<hr/> Project Total	<hr/> \$97,504.00

Samples

Historic Resources Survey of the Murray Hill Neighborhood

Client: City of Jacksonville Planning and Development Department, 2009-2010

This project consisted of a Jacksonville Architectural Survey and Evaluation resulting in the completion of Florida Master Site File forms and photographs for 1,226 newly surveyed architectural resources and 44 survey updates in the Murray Hill Neighborhood. GAI developed a comprehensive project report, with instructive maps, graphics and photos, as well as a project poster.

Please refer to Appendix B – Sample Project Deliverables for excerpts from the project report and the project poster. A complete version of the Report including Appendices is available upon request.

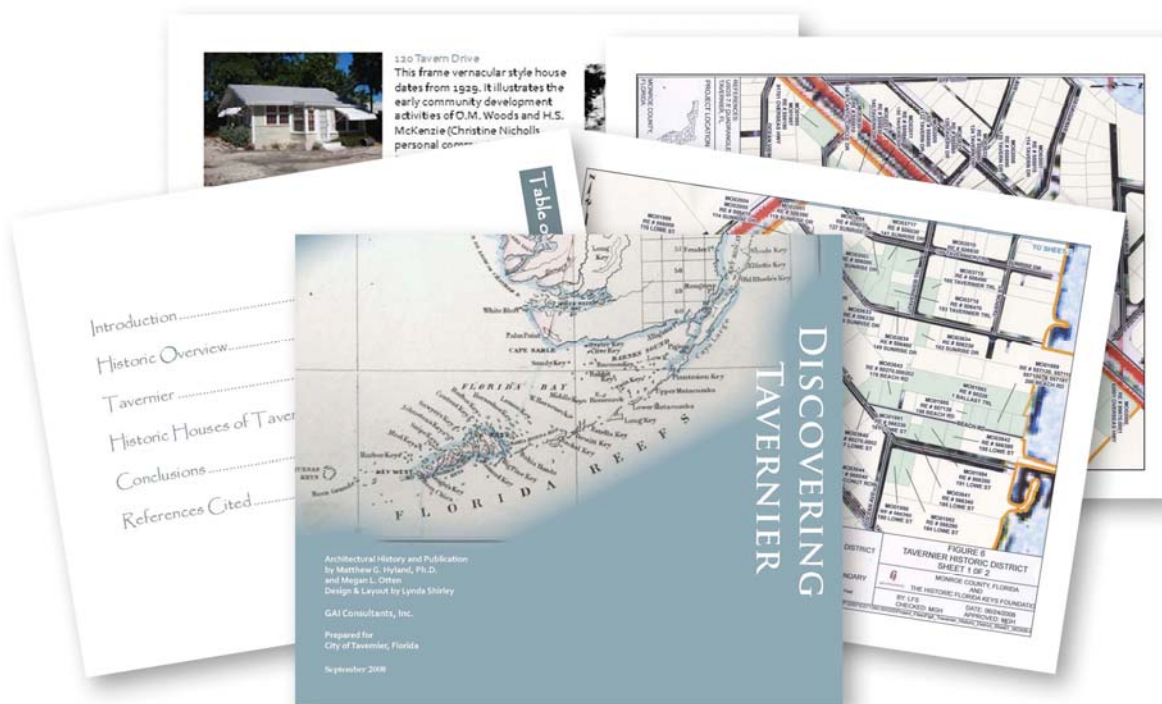


Intensive Level Survey and Historic District Publication

Client: Monroe County and the Historic Florida Keys Foundation

A key component of this project was the development of a popular report that could be sold in local libraries and businesses. The goal of this publication was to highlight the important historic themes of Tavernier, as well as to present specific detailed histories of contributing resources in the historic district.

A sample of this publication can be provided upon request.



References

The following list contains references of GAI clients served in recent years by one or more members of the designated project team. The table also identifies the type of service provided.

Project Description/Location Scope of Services	Client / Address / Phone
Architectural Survey of 1,270 resources and potential National Register historic districts in the Murray Hill Neighborhood of Jacksonville, Florida	Joel McEachin, Planner Manager—Historic Preservation Jacksonville Planning and Development Department Ed Ball Building 214 N Hogan Street, Suite 300 Jacksonville, Florida 32202 904.255.7855 MCEACHIN@coj.net
Architectural Survey of over 2,500 resources and potential National Register historic districts in various sections of the City of Sarasota, Florida. National Register district nominations for Central-Cocanut and Laurel Park Historic Districts, in the City of Sarasota, Florida.	Harvey Hoglund, Senior Planner City of Sarasota Planning and Redevelopment Department 1565 First Street, Room 202 Sarasota, FL 34236 941.365.2200x4359
Architectural Survey of 284 resources city-wide, and National Register nomination for City Hall building in the City of Bunnell, Florida.	Ronya Johnson, City Clerk City of Bunnell 200 South Church Street Bunnell, Florida 32110 386.437.7500
Intensive Survey and Historical Publication of Tavernier Local Historic District, Key Largo, Florida	Diane Silvia, Executive Director Historic Florida Keys Foundation 510 Greene Street Key West, Florida 33040 305.292.6718
Local Historic Districts Survey and Designation in the Santa Maria, Country Club Prado, Alhambra Circle, Alcazar Avenue, Castile Avenue/Plaza, and the Obispo Avenue Historic Districts, Coral Gables, Miami-Dade County, Florida.	Kara Noelle Kautz, Historic Preservation Officer City of Coral Gables Historical Resources Department 405 Biltmore Way Coral Gables, FL 33134 305.460.5090
Phase II Architectural Survey of 416 resources and potential National Register historic districts in sections of the City of Leesburg, Florida, beyond the Historic Core.	Yvette L. Brandt, Senior Planner City of Leesburg Community Development Department 214 N. 5th Street Leesburg, FL 34749 352.728.9760
Architectural Survey of 248 resources and National Register district nomination for historic resources in area south of the City of Sarasota, Sarasota County, Florida	Lorrie Muldowney, Project Manager Sarasota County History Center 701 North Tamiami Trail Sarasota, FL 34236 941.861.1183



Keyfact: The value of processed sponges was realized in the 1840s. Key West quickly became a sponge center and this industry helped Key West when the wrecking industry slowed down. It was also an alternate job while the wreckers were awaiting a wreck to occur.

Required Forms and Signed Addenda



ANTI-KICKBACK AFFIDAVIT

STATE OF FLORIDA

SS:

COUNTY OF MONROE

I the undersigned hereby duly sworn, depose and say that no portion of the sum herein response will be paid to any employee of the City of Key West as a commission, kickback, reward or gift, directly or indirectly by me or any member of my firm or by an officer of the corporation.

Richard A. Cima

BY: Richard A. Cima, PE

sworn and prescribed before me this 11 day of April, 2011

NOTARY PUBLIC, State of Florida

Deanna M. Murzycki

My commission expires:



DEANNA M. MURZYCKI
MY COMMISSION # DD 729374
EXPIRES: October 28, 2011
Bonded Thru Budget Notary Services

SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(A)
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS,

1. This sworn statement is submitted to City of Key West
by Richard A. Cima, PE Vice President

(print individual's name and title)

for GAI Consultants, Inc.

(print name of entity submitting sworn statement)

whose business address is 618 E. South Street, Suite 700
Orlando, FL 32801

and (if applicable) its Federal Employer Identification Number (FEIN) is

25-1260999 (if the entity has no FEIN, include the Social Security
Number of the individual signing this sworn statement):

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
3. I understand that "conviction" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 01, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime: or
 2. An entity under the control of any natural person who is active in

the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members and agent who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment of income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statute means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement (indicate which statement applies).
 - x Neither the entity submitting this sworn statement, or any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July, 1989.

~~_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 01, 1989.~~

~~_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 01, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (attach a copy of the final order)~~

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH ONE (1) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR THE CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Richard A. Cima
(SIGNATURE)

4/11/2011
(DATE)

STATE OF Florida
COUNTY OF Orange

PERSONALLY APPEARED BEFORE ME, the undersigned authority
Richard Cima who, after first being sworn by me,
(name of individual)
affixed his/her signature in the space provided above on this
11 day of April, 2011

NOTARY PUBLIC
Deanna M. Murzycki

My commission expires:
 DEANNA M. MURZYCKI
MY COMMISSION # DD 729374
EXPIRES: October 28, 2011
Bonded Thru Budget Notary Services

LOCAL VENDOR CERTIFICATION PURSUANT TO CKW ORDINANCE 09-22 SECTION 2-798

GAI does not qualify as a local vendor to the City of Key West. Thus, the following Local Vendor Certification Pursuant to CKW Ordinance 09-22 Section 2-798 form is not applicable. GAI maintains offices in Boca Raton, FL and Orlando, FL and has been operating in Florida for 29 years. We are committed to local business and economic development in all of the cities in which we work and operate. Further, GAI is very familiar with the City of Key West having completed similar studies in Monroe County in the past. We understand the City's unique needs and are in full support of local business development and sustainable economic growth.



**LOCAL VENDOR CERTIFICATION PURSUANT TO CKW ORDINANCE 09-22
SECTION 2-798**

The undersigned, as a duly authorized representative of the vendor listed herein, certifies to the best of his/her knowledge and belief, that the vendor meets the definition of a "Local Business." For purposes of this section, "local business" shall mean a business which:

- a. Principle address as registered with the FL Department of State located within 30 miles of the boundaries of the city, listed with the chief licensing official as having a business tax receipt with its principle address within 30 miles of the boundaries of the city for at least one year immediately prior to the issuance of the solicitation.
- b. Maintains a workforce of at least 50 percent of its employees from the city or within 30 miles of its boundaries.
- c. Having paid all current license taxes and any other fees due the city at least 24 hours prior to the publication of the call for bids or request for proposals.
 - Not a local vendor pursuant to Ordinance 09-22 Section 2-798
 - Qualifies as a local vendor pursuant to Ordinance 09-22 Section 2-798

If you qualify, please complete the following in support of the self certification & submit copies of your County and City business licenses. Failure to provide the information requested will result in denial of certification as a local business.

Business Name

Phone:

Current Local Address:

Fax:

(P.O Box numbers may not be used to establish status)

Length of time at this address

Signature of Authorized Representative

Date

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20__.

By _____, of _____
(Name of officer or agent, title of officer or agent) Name of corporation acknowledging)
or has produced _____ as identification

(Type of identification)

Signature of Notary

Print, Type or Stamp Name of Notary

Title or Rank

Return Completed form with
Supporting documents to:
City of Key West Purchasing

NOTICE OF ADVERTISEMENT – REQUEST FOR PROPOSALS

NOTICE is hereby given to prospective proposers that responses will be received by the CITY of KEY WEST, FLORIDA by the office of the City Clerk, 525 Angela Street, Key West, Florida 33040 until 3:00 p.m. April 20,2011 for the “Request For Proposals #007-11 – Key West Historic Resource Survey 2011 Project” in the Office of the City Clerk . Any responses received after the time announced will not be considered.

Scope of Services and Response Documents may be obtained from DemandStar by Onvia at www.demandstar.com/supplier or call toll-free at 1-800-711-1712. One (1) original and ten (10) copies of the responses are to be enclosed in two (2) sealed envelopes, one within the other, each clearly marked on the outside: **“Request For Proposals # 007-11– Key West Historic Resource Survey 2011 Project”** the due date, and the respondent’s name, addressed and delivered to:

CITY CLERK, CITY OF KEY WEST, FLORIDA
CITY HALL, 525 ANGELA STREET
KEY WEST, FLORIDA 33040

At the time of the proposal, the successful Responder must show satisfactory documentation of state licenses (if applicable).

Any permit and/or license requirement and subsequent costs are located within the response documents. The successful Responder must also be able to satisfy the City Attorney as to such insurance coverage, and legal requirements as may be demanded by the response in question. The City may reject responses: (1) for budgetary reasons, (2) if the responder misstates or conceals a material fact in its response, (3) if the response does not strictly conform to the law or is non-responsive to the response requirements, (4) if the response is conditional, or (5) if a change of circumstances occurs making the purpose of the response unnecessary, (6) if such rejection is in the best interest of the City. The City may also waive any minor formalities or irregularities in any response.

Sue Snider, Purchasing Agent

CITY OF KEY WEST CONSULTANT RANKING FORM

Project Name: Key West Historic Resource Survey 2011 Project

Project Number: RFP #007-11

Firm GAI Consultants, Inc.

Date _____

SELECTION CRITERIA	POINTS ALLOWED	POINTS EARNED
Past Performance on Similar Projects	20	
Approach and Understanding of Project	10	
Experience of Key Personnel	25	
Cost Proposal	25	
Familiarity with Key West History	10	
Sub-Total Points	90	
References	10	
Total Points	100	

ADDENDUM NO. 1

City of Key West Request for Proposals (RFP) 007-11 **Key West Historic Resource Survey 2011 Project**

To All Prospective Proposers:

The following answers to specific questions are made part of RFP 007-11- Key West Historic Resources Survey 2011 Project:

1. How are alterations/additions to resources that have been previously surveyed to be addressed?
 - A. If a change needs to be made to a building that already has a the Florida Master Site File a revised Florida Master Site File needs to be completed and submitted as part of the project.
2. Could the City of Key West provide an estimate of the number of resources constructed between 1954 and 1962 for the proposed survey?
 - A. That will be part of the research that the respondent needs to perform.
3. What is the City of Key West basing the cut-off date for the survey on? Tax appraisal data?
 - A. The structure has to be fifty years old. The City of Key West Code of Ordinances stipulates the specific criteria and definitions for a structure, building or site deem historic and/or contributing, specifically Chapter 102 Articles I and II. You can review those sections on the provided link from the City of Key West website-Municode;
<http://library.municode.com/index.aspx?clientId=10053&stateId=9&stateName=Florida>

The Monroe County Property Appraiser's records regarding building construction dates many times are inaccurate, more specific research that will include Sanborn maps and other type of research is advisable.
4. How is the hired firm to address the need to revise and correct existing FMSF forms?
 - A. The hired firm will need to submit revised Florida Master Site File Forms with the specific new corrections and revisions as part of the project.

Addendum No 1
Key West Historic Resource Survey - RFP #007-11

5. Please clarify the required packaging for the proposal response. Are the original response, all 10 copies, and all 10 CD-ROMs ALL to be placed in one marked folder and THAT folder within the second?

A. The RFP document states the following;

C. Additional Information

Number of Copies:

Applicants shall submit one response marked “Original”, 10 (ten) copies marked “Copy”, and 10 CD-ROMS; each CD-ROM shall contain one PDF file each of the full response. All contents of a Proposer’s submittal shall remain the property of the City. Responses shall be submitted in two (2) sealed envelopes, one within the other, each clearly marked on the outside: **“Request For Proposals # 007-11– Key West Historic Resource Survey 2011 Project”**, the due date, and the respondent’s name.

Underlined to emphasize.

6. The cover letter to the RFP notes that the response is to contain an information page, organizational chart, company information, and personnel information. Are these components to be submitted under “Section A – Qualifications” as identified on page 8 of the RFP?

A. A cover letter is requested with the information page as described in the RFP. A more detailed and specific description of such information, including but not limited to organizational chart, company information, and personnel, among others, is required under Qualifications on page 8 of the RFP.

7. What information is required on the “information page”?

A. The information page will include general information regarding the respondent’s company and proposal overview.

8. The Anti-Kickback Affidavit form and the Public Entry Crimes Certification form are to be notarized in the respondent’s home state and submitted with the response?

A. Yes.

9. How should the respondent “show satisfactory documentation of [out-of-state] licenses”?

- A. The responder must show satisfactory documentation of required State of Florida licenses (if applicable) at the time the proposal is submitted; as stated on page 2 of the RFP.
10. Does the response require actual samples of similar projects or are narrative descriptions sufficient? If actual previous reports are needed, is a copy in an electronic format acceptable?
- A. Page 8 of the RFP Item B (4) specifies; *Samples of adopted or proposed similar projects prepared for other similar communities*. The RFP requests 10 CD-ROMS that shall contain one PDF file each of the full response.
11. Does the City of Key West have an existing database into which new data can be entered? Or, would database development be a part of the proposed project?
- A. The City of Key West uses the same database of the Florida Master Site File. A new database will be developed for new structures, buildings or sites recorded for the first time as well as for revised Florida Master Site Files.
12. How many resources are to be included in the survey?
- A. As many resources as the hired firm finds that are deemed to be included in the survey and the Florida Master Site Files.
13. Are resources within NAS Key West to be included in the survey?
- A. No.
14. Are housing neighborhoods associated with NAS Key West to be included in the survey?
- A. No.
15. Will the City of Key West provide the consultant with a GIS layer (shapefile) of city tax parcels for use in the survey?
- A. The hired firm must contact Monroe County's Property Appraisers office to verify availability of the GIS layer.
16. If housing neighborhoods associated with NAS Key West are to be surveyed, should an individual resource form be completed for each housing unit?

A. Not applicable.

17. Is there an approximate quantity of the new resources that will be surveyed (both secondary structures and mid-century buildings)?

A. As many resources as the hired firm finds that are deemed to be included in the survey and the Florida Master Site Files.

18. For existing resources/Master Site File Forms, what is the scope of the survey? Will it be limited to outbuildings and accessory structures, as suggested by the RFP? Will it be limited to visual survey? Will it include re-examination of the archival research?

A. For existing resources that have already a Florida Master Site Form that the hired firm finds through visual or archival research that accessory structures/ outbuildings were not included in previous surveys the actual Florida Master Site File should be amended.

19. Will Survey Log Sheets be required for existing resources that are resurveyed? Is the current survey data in the existing log sheet format? Is it available electronically?

A. Survey Log Sheets will be required for each new resource and will meet the requirements specified in the RFP, on page 6. The City of Key West has an existing log sheet. The log sheet is available in the City of Key West website links as provided;
Historic Survey completed in 2004 with appendixes:

<http://www.keywestcity.com/egov/docs/1158600347759.htm>

20. Will the selected consultant be responsible for GIS mapping and/or database entry, or will the work be limited to the completion of PDF Historical Structure Forms and required attachments?

A. Refer to Standards and Guidelines for Reports requirements under Chapter 1A-46.001 FAC. The hired firm must comply with those requirements, Item 9 of page 7 of the RFP.

21. How many land parcels are located within the City of Key West municipal boundaries?

A. There are 11,175 parcels located within the City of Key West municipal boundaries, excluding military lands.

Addendum No 1

Key West Historic Resource Survey - RFP #007-11

April 11, 2011

Page 4 of 6

22. On page 5, the RFP states that 2,458 resources have been surveyed and on page 9 it states 2,649 resources have been surveyed, please clarify.
- A. There are a total of 2,649 resources surveyed at present time, as stated in page 9 of the RFP. The survey conducted in 2004 included 2,458 resurveys and new structures and buildings included for the first time in a survey.
23. When you say “resources surveyed” does this count refer to individual properties that have been surveyed, but are but not necessarily NRHP eligible or are all of these “resources surveyed” eligible?
- A. The resources surveyed do not necessarily make them eligible for the National Register of Historic Places.
24. Regarding outbuildings and accessory structures of previously surveyed resources, are FMSF updates only needed for previously determined eligible properties or are form updates necessary for every previously surveyed parcel with non-recorded secondary structures?
- A. Florida Master Site File forms need to be updated for outbuildings and accessory structures that were not previously recorded.
25. Page 6, under General Scope of Work, A): will it be required to present the draft study methodology in person to the HARC or will a the Commission review it as a document?
- A. The study methodology will be presented to the Historic Architectural Review Commission. The scope of services, Item 7 page 6 of the RFP includes at least two public meetings with HARC and one meeting with City Commission after project completion.
26. Is it possible to obtain an electronic copy of the Old Towne National Register Nomination from the City prior to the submittal of our proposal?
- A. Yes. We have the 1997 original nomination copy and it can be downloaded from the following link;
<http://www.keywestcity.com/egov/apps/services/index.egov?path=details&action=i&id=296>
27. How many eligible/contributing buildings are there currently within the City’s municipal boundaries?
- A. There are 2,524 buildings, structures and sites listed as contributing.

28. Are all the documents listed under the task of archival research (page 6, number 3) available in Key West or at other agencies such as the FL SHPO?

A. Yes.

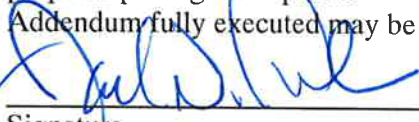
29. Will the City provide maps of the area to be surveyed, as well as maps indicating previously surveyed parcels prior to survey?

A. Yes.

30. Under Response Content section (page 8, Section B, number 1) identify opportunities for HARC's participation...does this mean contribution of time during the survey and forms or inclusion in meetings as discussed, etc.?

A. The hired firm will just make at least two presentations to the Historic Architectural Review Commission, as stated on page 6 D 7, of the RFP.

All Proposers shall acknowledge receipt and acceptance of this Addendum No. 1 by acknowledging Addendum in their proposal or by submitting the addendum with the proposal package. Proposals submitted without acknowledgement or without this Addendum fully executed may be considered non-responsive.



Signature

GAI Consultants, Inc.
GAI Consultants, Inc.

Name of Business

April 11, 2011

Date

Florida Business License



State of Florida

Board of Professional Engineers

GAI Consultants, Inc.

Is authorized under the provisions of Section 471.023, Florida Statutes, to offer engineering services to the public through a Professional Engineer, duly licensed under Chapter 471, Florida Statutes.

Expiration: 28-FEB-11

Certificate of Authorization

CA No:

Audit No: 22820113508

9951

DISPLAY AS REQUIRED BY LAW

Insurance Certificates





CERTIFICATE OF LIABILITY INSURANCE

OP ID CF

DATE (MM/DD/YYYY)

09/29/10

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Liberty Insurance Agency Manor Oak Two, Suite 800 1910 Cochran Road Pittsburgh PA 15220 Phone: 412-571-5700 Fax: 412-571-9909	CONTACT NAME: _____ PHONE (A/C, No, Ext): _____ FAX (A/C, No): _____ E-MAIL ADDRESS: _____ PRODUCER CUSTOMER ID #: GAICO-1														
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Hartford Ins Co of the Midwest</td> <td>37478</td> </tr> <tr> <td>INSURER B: PA Manufacturers Assn Ins. Co.</td> <td>12262</td> </tr> <tr> <td>INSURER C: Hartford Casualty Insurance Co</td> <td>29424</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Hartford Ins Co of the Midwest	37478	INSURER B: PA Manufacturers Assn Ins. Co.	12262	INSURER C: Hartford Casualty Insurance Co	29424	INSURER D:		INSURER E:		INSURER F:
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INSURER D:															
INSURER E:															
INSURER F:															
INSURED GAI Consultants, Inc. 385 E. Waterfront Drive Homestead PA 15120-5005															

COVERAGES

CERTIFICATE NUMBER:


REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			40UUNAH1621	10/01/10	10/01/11	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE <input checked="" type="checkbox"/> RETENTION \$ 10,000			40XHUTR7617	10/01/10	10/01/11	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			2010002910537	10/01/10	10/01/11	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

SAMPLE- SAMPLE	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	---

IRD CORPORATION. All rights reserved.

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED FOR INFORMATION PURPOSES ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE OF LIABILITY INSURANCE DOES NOT AMEND, EXTEND, OR ALTER THE COVERAGE AFFORDED BY THE POLICIES LISTED

DATE: (MM/DD/YYYY) 10/12/2010

INSURERS:

PRODUCER or BROKER:
Marsh USA Inc.
600 Corporate Park Drive
St. Louis, MO 63105
Phone: (877) 320-9393

A: Protective Insurance Company

B:

C:

D:

E:

INSURED:
 GAI CONSULTANTS, INC.

301 E. Pine Street, Suite 1020
 Orlando, FL 32801

THE INSURANCE POLICIES LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD LISTED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE OF LIABILITY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES LISTED BELOW IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGES:

INSURER LETTER	TYPE OF INSURANCE	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE	LIMITS
	GENERAL LIABILITY COMMERCIAL GENERAL LIABILITY CLAIMS MADE OCCURENCE -----				
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/>	LE001009 243256	10/1/2010	10/1/2011	Combined Single Limit: \$1,000,000 Bodily Injury per Person: Bodily Injury per Acc. Property Damage:
	GARAGE LIABILITY ANY AUTO				
	EXCESS LIABILITY UMBRELLA OTHER Than UMBRELLA Form WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				
	DESCRIPTION:				

Policy provides protection for any & all operations/jobs performed by the named insured where the contract includes auto insurance coverage. Blanket Additional insured is provided where required by written contract. Waiver of Subrogation included where required by written contract. Insurance is primary and non-contributory.

GPBR: 1GL1

HOLDER:

CANCELLATION:

SHOULD ANY OF THE ABOVE POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

PROOF OF AUTO LIABILITY INSURANCE

VENDOR ID: 35694

Mary Radziewski
 AUTHORIZED REPRESENTATIVE:

Terra Insurance Company
(A Risk Retention Group)
Two Fifer Avenue, Suite 100
Corte Madera CA 94925



A RISK RETENTION GROUP

CERTIFICATE OF INSURANCE

DATE

01/01/11

NAME AND ADDRESS OF INSURED

GAI Consultants, Inc.
385 E. Waterfront Drive
Homestead, PA 15120-5005

This certifies that the "claims made" insurance policy (described below by policy number) written on forms in use by the Company has been issued. This certificate is not a policy or a binder of insurance and is issued as a matter of information only, and confers no rights upon the certificate holder. This certificate does not alter, amend or extend the coverage afforded by this policy.

The policies of insurance listed below have been issued to the insured named above for the policy period indicated. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies. Aggregate limits shown may have been reduced by paid claims.

TYPE OF INSURANCE Professional Liability

POLICY NUMBER
211018

EFFECTIVE DATE
01/01/11

EXPIRATION DATE
12/31/11

LIMITS OF LIABILITY \$1,000,000 EACH CLAIM
\$2,000,000 ANNUAL AGGREGATE

PROJECT DESCRIPTION

No Project Specified

CANCELLATION If the described policy is cancelled by the Company before its expiration date, the Company will mail written notice to the certificate holder thirty (30) days in advance, or ten (10) days in advance for non-payment of premium. If the described policy is cancelled by the insured before its expiration date, the Company will mail written notice to the certificate holder within thirty (30) days of the notice to the Company from the insured.

CERTIFICATE HOLDER

This is a specimen certificate of insurance. If you require a true certificate of insurance, please contact Terra Insurance Company.

ISSUING COMPANY:
TERRA INSURANCE COMPANY
(A Risk Retention Group)

A handwritten signature in black ink, appearing to read "David C. C. C.", written over a horizontal line.

President



Keyfact: The basic features that distinguish the local architecture include wood-frame construction of one- to two-and-a-half-story structures set on foundation piers about three feet above the ground.



Final Report



City of Jacksonville, Florida
**Historic Resource Survey of the
Murray Hill Neighborhood — Phase II**

GAI Project No. C081336.00

March 31, 2010

Prepared for:
Jacksonville Planning and Development Department

Prepared by:
Hannah L. Cole, M.A.
Senior Architectural Historian
GAI Consultants, Inc.
1301 Riverplace Boulevard, Suite 900
Jacksonville, FL 32207



gai consultants



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1.0 Introduction, Project Location, and Project Purpose

1.1 Introduction

The policies and Historic Preservation Element of Jacksonville's *2010 Comprehensive Plan*, which was adopted on September 1990 and revised October 2009, outlines the COJ's goals to survey the entirety of Jacksonville and to highlight historic preservation and its importance to the community. The Historic Preservation Element calls for identification of all historic, architectural, and archaeological resources within the city, to be accomplished by updating information on existing Florida Master Site File (FMSF) resources and surveying new resources. The Historic Resource Survey of the Murray Hill Neighborhood—Phase II, fully funded by the COJ, will aid in meeting these goals. The COJ awarded the contract for the Phase II survey to GAI Consultants, Inc. (GAI), and subconsultant Aerostar Environmental Services, Inc. (Aerostar).

1.2 Project Location

The Historic Resource Survey of the Murray Hill Neighborhood—Phase II study area is located within the corporate limits of the city of Jacksonville, in Duval County, Florida (Figure 1). The Murray Hill neighborhood is located west of the Riverside-Avondale Historic District, southwest of downtown Jacksonville. Jacksonville is located near the east coast of Florida, north of St. Augustine. Duval County is bounded on the west by Baker County, on the north by Nassau County, on the east by the Atlantic Ocean, and on the south by Clay and St. Johns counties. Interstate 95, U.S. 1, Phillips Highway, and A1A connect Jacksonville to other communities along the east coast.

The Phase II study area, which is composed of two areas, consists of city blocks that typically follow a rectilinear grid. The Murray Hill study area is roughly bounded by Hamilton Street and Roosevelt Boulevard (Blanding Exit) on the east, Park Street on the south, Cassat Avenue on the west, and Post Street and Kingsbury Street on the north. The Phase II study area also includes a separate area to the northeast, which is bounded by Plymouth Street on the southeast, Edgewood Avenue South on the southwest, and Post Street on the west and north.

1.3 Project Purpose

The survey of resources in the Murray Hill Neighborhood—Phase II study area was necessary to update information and to photo document previously surveyed architectural resources, as well as to provide new information on pre-1960 resources not previously surveyed. As previously noted, the Phase II survey will aid in meeting the goals outlined in the Historic Preservation Element of Jacksonville's *2010 Comprehensive Plan*, which is a significant component of an overall effort by the COJ to highlight historic preservation and its importance to the community. The Jacksonville Planning and Development Department initiated this project to further its mission of fulfilling Objective 1.2 (Identification, Documentation, and Evaluation) of the Historic Preservation Element. Thus, the Phase II Survey is intended to ensure that the COJ's preservation planning efforts effectively account for the city's current historic resources. Information regarding previously and newly surveyed resources and recommendations for individual eligibility and as contributors to local and/or National Register of Historic Places (NRHP) historic districts will assist the COJ in future preservation planning efforts.

4.0 Survey Findings

4.1 Architectural Styles and Types in the Murray Hill Phase II Study area

Frame Vernacular

Features of this building type typically include hipped or gable roofs, a gable-end façade, open or screened front porches with a half-hipped or gable roof, and a central entrance. Craftsman-style inspired architectural details include exposed rafter tails and knee braces at the house corners or below porch



roofs. Frame vernacular houses are usually sided with weatherboard or novelty siding and are sometimes trimmed with contrasting corner boards. Frame Vernacular houses were built in Murray Hill beginning in the first decade of the twentieth century and continued in popularity into the 1950s. Later Frame Vernacular houses often feature Colonial Revival-style details at the doors and windows. A good example of the Frame Vernacular style in the study area is illustrated by:

Photograph 1. 4612 Hercules Avenue (DU20348)

Masonry Vernacular

Masonry construction competed in frequency of occurrence with frame construction in Jacksonville during the 1920-1950 period. In the late 1920s, hollow clay tile and brick were the most popular materials for masonry homes, but these materials gave way by the 1930s to rough- or smooth-faced concrete block. After World War II, concrete or cinder block was used most frequently. Masonry Vernacular houses were finished with a variety of materials including stucco, brick veneer, stone veneer, and tile. Some local examples of Masonry Vernacular feature wood siding in the gable ends. Stylistically, they were influenced



by such trends as the Mission and Art Deco, although in attenuated form. By the 1940s, Masonry Vernacular houses were typically built on an L plan, which featured a side-gabled main block with a shallow projecting ell on the front and a shallow front porch, closely representing variants of the popular Ranch style. The gable ends often featured a cutout for vents with decorative designs. A good example of Masonry Vernacular architecture in the study area is shown in Photograph 2:

Photograph 2. 3135 Fairwood Lane (DU19897)

Ranch

This style, which originated in California in the 1930s, gained popularity in Jacksonville and nationwide in the victory culture following World War II, and became the dominant style throughout the country in the 1950s and 1960s. Features of this style include a maximized façade width, which is increased by built-in garages, a nearly standard amenity on these houses; a low-pitched roof, usually extending on the front to shelter a porch or stoop; asymmetrical massing; and ribbon glass or large picture glass windows with



decorative shutters. In Jacksonville, examples of the Ranch style are found in the areas of the city that developed soon after World War II, such as the Glen Laura subdivision in the Phase II study area (See Section 6.6). A good example of the Ranch style with localized stylistic elements is illustrated by this house at:

Photograph 3. 1231 Glen Laura Road (DU20764)

Bungalow

The term “bungalow” originated in nineteenth-century India and is the English derivative of the words “bangalo” and “bangla,” which mean “a house in the Bengali style.” These houses were typically small one-story thatched structures surrounded by a veranda. Bungalows were introduced to the United States when two California architects, brothers Charles and Henry Greene, adopted the word to describe their houses designed with “a convenient arrangement of living space, natural building materials, simplicity of structural form, and harmony with the landscape” (Wood, 1990:146). Because of these design principles, the Bungalow found strong support with the Arts and Crafts Movement leaders, especially Gustav Stickley, who published bungalow plans and designs in his 1909 book *Craftsman Homes*.



Photograph 4. 3244 Mayflower Street (DU20000)

The defining characteristics of the Bungalow most often include the low-pitched gabled or hipped roof, one to one-and-a-half stories, a porch with tapered posts or piers, multi-pane upper sash windows, and an open floor plan. Because of its versatility, other stylistic elements, usually belonging to the Craftsman, Prairie, Colonial Revival, and California styles, are often adapted to the bungalow. While more often than not, bungalows tend to be of the Craftsman style, “one-story vernacular examples are often called simply bungalows or the Bungaloid style (MacAlester, 2004:454).” Bungalows found particular popularity in Jacksonville neighborhoods that developed between 1900 and 1940, and Jacksonville boasts one of the largest collections of bungalows in Florida (Wood, 1990:146). A few modest examples of Bungalows in the Phase II study area are illustrated by these houses on Mayflower Street:



Photograph 5. 3328 Mayflower Street (DU2004)

Minimal Traditional

During the Great Depression, the Minimal Traditional style developed as a compromise style, reflecting traditional forms while utilizing a minimum of decorative details. The roofs of this style are typically low or intermediate, with close eaves and rake. Typically, but not always, these houses have large chimneys and a front-facing gable, reflecting the popularity of the antecedent Tudor style. This style enjoyed its greatest popularity immediately before and after World War II, and a number of these houses, as is



typically the case, are present in the developments from this period throughout the region. These houses, which are usually clad in wood, brick, stone, stucco, or combinations thereof, are relatively small, one-story modest residences. While some two-story examples exist regionally, these houses trend toward the Colonial Revival style. Several Minimal Traditional-style houses are present in the survey area, including:

Photograph 6. 4739 Attleboro Street (DU20228)



Photograph 7. 4343 Hercules Avenue (DU20463)

Craftsman

While the term “Craftsman” comes from furniture designer Gustav Stickley’s popular Arts and Crafts magazine of the same name, the principles of the style originated in the 1880s with the Arts and Crafts Movement, which promoted the use of handicrafts, simple forms and natural materials in both furniture and architecture. These principles were popularized by the introduction of the bungalow house type at the turn of the 20th century. Craftsman, or Arts and Crafts, houses often feature wood, stone, or stucco siding; a low-pitched roof; exposed structural elements, particularly rafters at the eave; a large porch with stone supports; an exterior stone chimney; and numerous windows. While the majority of Craftsman homes are bungalows, the style’s characteristics are often incorporated into other styles, such as the American Four Square and Ranch houses. Well-preserved examples of Craftsman-influenced structures within the Phase II study area are illustrated by:



Photograph 8. 3502 Corby Street (DU20023)



Photograph 9. 3253 Plymouth Street (DU19983)

Prairie

The Prairie style was developed by a group of Chicago architects, including Frank Lloyd Wright, known as the “Prairie School,” who strove to design houses that blended in with the natural landscape. The key elements of the Prairie style emphasized strong, horizontal lines; these features include a low-pitched roof, broad overhanging eaves, one-story projections, and belt-courses between stories. Prairie style houses also lacked much ornamentation. Like the Craftsman and Colonial Revival architectural styles, Prairie style elements could easily be adopted by popular house forms like the American Four Square and the bungalow. Jacksonville boasts the largest collection of Prairie-styled buildings outside of the Midwest due in large part to architect Henry John Klutho. The majority of these residential Prairie-styled in Murray Hill’s surrounding communities were the product of municipal growth in the first quarter of the 20th century after the 1901 fire destroyed most of city (Weaver, 2005:78). While most of these “Klutho” buildings are found downtown and in the nearby Riverside/Avondale district, a few *Prairie-inspired* residences; evidenced by their low-pitched roofs, widely overhanging eaves, and emphasis on horizontal lines, can be found in the Phase II study area, including:



Photograph 10. 4749 Astral Street (DU20148)



Photograph 11. 4650 Post Street (DU18247)

Tudor Revival

The Tudor Revival style gained popularity in the United States from the late 1920s to the early 1940s and sought to imitate structures in England that mixed rural, vernacular cottages with medieval elements. Still relatively uncommon before World War I, the style expanded explosively in popularity during the 1920s and '30s as masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes. The Tudor Revival's defining characteristics include a very steeply-pitched gable roof and a very steeply-pitched projecting front entrance. These houses are typically one to one-and-a-half stories, and are usually constructed of brick, stucco, stone, or a combination of the three. They also may feature casement windows with heavy metal mullions, small-paned windows, decorative brickwork, and arched entrances. The importance of porches also begins to wane with this style, as many Tudor Revival homes were built without one. The popularity of the Tudor Revival declined in the late 1930s. As such, examples of this style are mostly contained in the northern portion of the Phase II study area, and can be found at:



Photograph 12. 4612 Post Street (DU18254)



Photograph 13. 3441 Mayflower Street (DU20028)

Mission Revival

The Mission Revival style sought to imitate the historic Franciscan mission churches built by Spanish colonists. While the style originated in 1880s California, it was not until the 1920s Land Boom that Floridians embraced the Mission Revival style for churches, government buildings, train stations, and residences. By then, architects often incorporated elements of other popular styles, like Prairie, Pueblo, and Craftsman. The Mission Revival stylistic elements include smooth stucco exterior, roof parapets, large square pillars, arcades, towers, and red barrel tiles. While Mission Revival is prevalent in other parts of Jacksonville, the only example of this style in the Phase II study area can be found at:



Photographs 14 and 15. 1041 Edgewood Avenue. Edgewood Avenue Christian Church (DU18960)

Colonial Revival Style This style, with variations including English Colonial, French Colonial, and Dutch Colonial, developed in the late 19th century in New England, following the 1876 Philadelphia Exposition. Soon, it included features of historic Southern Colonial Architecture in Virginia and the Carolinas. Florida, a former Spanish colony, was slow to embrace this architectural style, and it occurs infrequently in the Phase II study area. Typically, commercial, religious, and institutional architecture were more likely to utilize the Colonial Revival, however only residential examples are present in the Phase II study area and include:



Photograph 16. 4605 Amherst Street (DU20984)



Photograph 17. 1212 Murray Drive (DU20718)

4.2 Architectural Types in the Phase II Study area

The Murray Hill Phase II study area contains a range of architectural types, reflective of Jacksonville/Murray Hill's historic development in primarily residential areas of the city with varying levels of affluence. During the survey, GAI identified single-family residences, duplexes and apartments, commercial buildings, and institutional buildings.

Single-family residences with uniform setbacks date from the 1910s to the 1960s and are primarily set on a rectilinear grid street plan. The depth of the setback varies from subdivision to subdivision, with shallow setbacks evident in the southern portion of the study area where post-World War II residential development predominates. Nearly all examples of domestic architecture are built in the Frame Vernacular and Masonry Vernacular styles (many of which are expressed in the bungalow form) in addition to the Ranch and Minimal Traditional styles, with other examples ranging from the Colonial Revival to Tudor Revival styles.

Duplexes occur in high concentrations within the Murray Hill Neighborhood Phase II survey area, particularly in the areas of Post and Cypress Streets. While a few duplex structures were constructed before 1940, the majority were built between 1946 and 1957. The high concentration of these duplexes in location and age may be due to the housing shortage that occurred after World War II when young soldiers returned home. Duplex housing also may have appealed to single men working for the railroad or nearby manufacturing companies.

Commercial buildings in the study area are primarily along Cassat Avenue, South Edgewood Avenue, and Post Street. The commercial buildings along these thoroughfares consist mostly of one-story Masonry Vernacular buildings with glass storefronts and other modern appurtenances, such as asphalt parking lots. Yet, frame vernacular structures, originally used as residences, have been converted to commercial uses in some instances, particularly along Cassat Avenue. Isolated examples of other

building types found in the Phase II study area include churches, apartment buildings, and institutional buildings.

4.3 Surveyed Resources in the Phase II Study area

GAI surveyed 1,270 resources in the Historic Resource Survey of the Murray Hill Phase II study area. In this area, GAI produced survey updates for 44 previously surveyed resources and new FMSF records for 1,226 newly identified resources (listed in Appendices B and C, respectively). Table 1 lists the 1,226 resources (by their address) that were surveyed during the Phase II survey. Each entry includes the address, FMSF number, name (where applicable), date of construction (either documented or estimated), and architectural style.

5.0 Historical Overview of Murray Hill / Jacksonville

5.1 Introduction

The following narrative provides historic context and a framework for the evaluation of the surveyed resources in the Murray Hill Neighborhood—Phase II study area for possible national and/or local historic designation.

5.2 The Jaudon Estate, Edgewood, and Murray Hill Heights (1850-1915)

The area in which the Phase II study area is located was originally part of a Spanish land grant obtained by Robert Hutcheson, a loyal Spanish subject, in 1818. After Hutcheson died, his widow, Elizabeth, sold the grant to Dr. Whipple Aldrich in 1830. In 1836, the entire tract was acquired by William McKay who named it "Magnolia Plantation." In 1850, Elias G. Jaudon purchased the plantation and, over the next twenty years, increased its size to over one thousand acres. After Jaudon's death in 1871, the plantation was divided into five large tracts and distributed among his heirs (Davis 1925:45; White 1986:4).

In 1884, a portion of the old Jaudon estate was purchased by a group of northern investors led by James Randall Challen from Cincinnati, Ohio, William Harksheimer, and John T. Talbott. Their holdings of 1,000 acres were platted into a new subdivision called "Edgewood," composed of one half to five acre lots, running from the St. Johns River across the Atlantic Coast Line Railroad to the Black Creek Road (now Lenox Avenue). The same year, construction was completed on the Tampa & Key West Railroad Company, later incorporated in the Atlantic Coast Line Railroad, following the tracks of the present route parallel to Roosevelt Boulevard (City of Jacksonville Planning and Development Department 1992:5; White 1986:4).

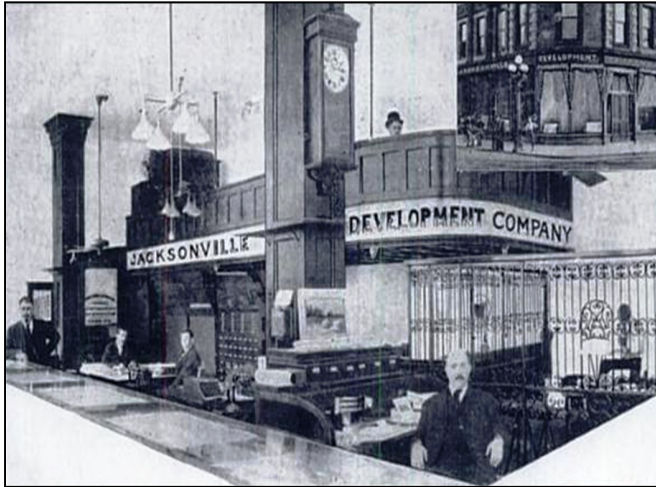
The Edgewood Subdivision was being marketed to the many northern visitors taking advantage Jacksonville's mild winters. The investors promoted Edgewood's generous lots, healthy upland location with many pine groves and convenience to downtown by boat or rail. On June 25, 1885, the first plat of the Edgewood Subdivision was filed at the Duval County Court House by the Edgewood Association. Their members included: George F. Drew, William G. Fischer, William M. Nelson, Charles C. McLean, William J. Harksheimer, James R. Challen, John W. Vose, Elizabeth J. French, Edmund Day, Ebenezer T. Ailing, Massillon Cassett, Charles P. Marsden, Edward P.V. Ritter, William H. Fries, William B. Owen, John T. and Annie P. Talbott—all Trustees of Edgewood Association of Jacksonville. A series of transactions ensued prior to initiation of residential construction (City of Jacksonville Planning and Development Department 1992:5; White 1986:4).

In 1888, the Edgewood Association sold all of their unsold lots to the Edgewood Company for \$30,000, and five years later, the Edgewood Company conveyed all unsold lots in the Edgewood Subdivision—except streets, avenues, parks, and public areas places dedicated to the public—to Wendell P. Gifford in a Warranty Deed of \$4,000. In 1896, Gifford conveyed all of block 40 in the Edgewood Subdivision to the Jacksonville Suburban Land Company for \$5,000 (City of Jacksonville Planning and Development Department 1992:5).

As fire destroyed downtown Jacksonville on May 3, 1901, the Edgewood Subdivision received a much needed developmental boost, as displaced residents decided to relocate to the adjacent Riverside neighborhood. Within six months of the fire, a major portion of downtown reconstruction was either completed or underway. The rebuilding was responsible for a substantial boom that continued through the decade, as Jacksonville grew both upward and outward and economic development accompanied this urban and suburban growth (Crooks 1984: 442).

In 1902, the Edgewood Subdivision, owned by the Jacksonville Suburban Land Company, was re-platted yet again, and on December 22, 1906, the Jacksonville Suburban Land Company conveyed the northern section of the Edgewood Subdivision (all that portion lying north of the Atlantic Coast line Railway) to the Murray Hill Land Company, which was re-platted as Murray Hill Heights (City of Jacksonville Planning and Development Department 1992:6). The plat was filed by the Murray Hill Land Company (In 1908, the Murray Hill Land Company would later convey its holdings to the Jacksonville Suburban Company, which would change its name to the Jacksonville Development Company in 1913) (Photograph 18). The origin of the name Murray Hill is unclear. The hill and heights, most likely refers to the increase in elevation in relation to downtown Jacksonville. In an undated newspaper clipping, long time Murray Hill resident and

developer of the Murray Hill Theatre, Benjamin J. Phillips, stated that Murray Hill was named after a social club in New York, and went on to describe that some of the original investors in Murray Hill Heights were members of the club. Other stories indicate that Murray Hill was named after a section of Manhattan just south and east of Times Square. It has also been speculated that the name originates from “Murray Hill Club” whiskey which was distilled as early as 1899 in Cincinnati, the hometown of numerous investors of the original Edgewood Subdivision.



Photograph 18. The Jacksonville Development Company, from Jacksonville Revisited by Andrew Bachmann and Maria E. Mediavilla, 2007, p. 105.

By 1907, over one half of the \$1,500 lots had been sold with a dozen already constructed in Murray Hill Heights. The *Jacksonville Journal* speculated that the neighborhood would be particularly attractive to the many workers that would be employed at the extensive new railroad facilities being constructed by the Seaboard Airline Railroad near Highway Avenue—the new county road that had been

recently paved with an experimental oil and sand based paving (asphalt) and wood curbing which connected St. Johns Avenue to Black Creek Road (now Lenox Avenue). The developers of Murray Hill provided an extensive right-of-way for Murray Hill Avenue, later named Edgewood Avenue, with the intent of developing a landscaped boulevard similar to Main Street in Springfield. Although the boulevard was never completed, the wide right-of-way for Edgewood Avenue remains from the railroad tracks north to Lenox Avenue (City of Jacksonville Planning and Development Department 1992:6).

5.3 Prosperity, Progressivism, and the Post-War Housing Boom (1914-1949)

Between 1900 and 1920, Jacksonville became a “substantial” southern city as its population more than tripled from 28,428 to 91,558. Expanding suburbs in Murray Hill, Riverside, Springfield, and across the St. Johns River in South Jacksonville provided the physical and social separation of work and home life that characterized cities across America. The rapid physical and economic growth of Jacksonville produced both prosperity and problems requiring political responses. Growth also meant suburban residents demanding the extension of street car lines, purchase of park lands, and the construction of new schools.

After 1900, street railway lines fanned out in all directions from downtown Jacksonville, but it wasn't until 1914, two years prior to formal incorporation of Murray Hill, that street car service was extended to the suburb, connecting it with the Ortega-Riverside route for a fare of five cents. This major improvement in transportation ushered in the second busiest decade in home building in Murray Hill, reflective of the “Great Florida Land Boom.” During the 1920s, 653 homes were constructed, 183 of which are located in the Phase II study area.

During 1924, 56 new subdivisions were platted in Duval County, an increase of 30% over the previous year. Murray Hill, like the majority of these continued the unimaginative grid pattern of the older areas, with little glamour or publicity to compete with downstate developments for lot buyers from outside of Florida. Within the town of Murray Hill, the Murray Hill Investment Company opened a new one-thousand-acre tract bisected by Edgewood Avenue and bordered by the Atlantic Coast Line Railroad Tracks (Miller 1989:58) (Photograph 19).

The improvement of highway facilities surrounding Jacksonville became one of the most important construction projects for the area during 1924. Results of the work begun that year would have an impact for decades to come. The \$3 million highway bond issuance, approved by voters in 1923, called for the building of eleven roads and two major bridges. Construction of eight of the eleven roads, totaling 84

miles, began early in 1924. This included Orange Park Road (now Park Street and Roosevelt Boulevard) at the southeast corner of the study area (Miller 1989: 50-51).

During the spring of 1924, a group of local businessmen, headed by realtor James R. Stockton, became convinced that the promotional efforts of the municipal government and Chamber of Commerce were being hampered by an attitude of complacency among local residents. They concluded that for the city effectively solve its problems, and to attract more tourists, industry, and greater growth, local residents must first want change and believe that their city had a great many opportunities to offer outsiders. As such, in April, the group founded the “Believers in Jacksonville,” an organization that sought to enlist the support of other area businessmen in an effort to convince the people of Jacksonville that with a little faith and effort by its citizens, their community could become one of the largest, fastest-growing, and greatest cities in America. They hoped the vibrant atmosphere of civic enthusiasm would attract new businesses, residents, and tourists. During the following year, they would become the major publicity organization for the community (Florida Times Union [FTU] 16 March, 1 April, 26 October, 1924; Jacksonville Journal [JJ] 29 June 1924).

In early 1925, development in Murray Hill on behalf of the G.W. Company included the sale of “a great number” of home sites and the inauguration of a \$500,000 building program of 51 residences. Also attractive to the potential home buyer in that year was the completion of Post Street, which shortened the distance between Murray Hill and the center of town by nearly a mile (JJ 21 February 1925). In an enlightening advertisement which was intended to appeal to potential working-class home buyers, the G.W. Company explained that “faith is the substance of things hoped for, the evidence of things unseen...” and how a \$500,000 development program was making the hopes and dreams of the people of Murray Hill a reality. The advertisement attempted to demonstrate that the “faith” of new Murray Hill residents was being rewarded with “new buildings, new neighbors, new streets and improvements of every kind in preparation for taking their place in the BIG PLAN for Jacksonville...a Greater Jacksonville means a greater Murray Hill.” The G.W. Company also stressed affordability and opportunity as the advertisement concluded, “Buy in Murray Hill today while the prices are at a half of their actual value. Buy before Murray Hill is in the heart of a great, throbbing industrial city that is the Believers’ destiny for Jacksonville” (JJ 21 February 1925).



Photograph 19. Atlantic Coast Line Railroad at Post and McDuff Crossing, 1951. Florida Memory: State Library & Archives of Florida.

By October of 1925, 200 sites for residences had been sold and only two months later, it was estimated that the value of the residential development of Murray Hill was \$2,000,000 (JJ 30 October 1925). By December, 258 were built or under construction in Murray Hill, which was served by streetcars operated by the Jacksonville Traction Company, dividing the community from Avondale at the western end of Jacksonville (see Figure 2). The rapid rise in lot

sales and home building was overwhelming to a writer for the *Jacksonville Journal* who observed, “resounding to the staccato notes of the carpenter’s hammer and the hum of the saw”, residential construction was sweeping through Murray Hill “as though some Aladdin had rubbed a magic lamp and brought into being a city with paved streets and every modern improvement where but a short time ago the mocking birds sang in the tall pine trees and swung in the ropes of gray Spanish moss hanging from the bows of the giants on the forest” (JJ 5 December 1925).

The rapid development that Murray Hill experienced in the mid-1920s was witnessed in many areas of Jacksonville, but it appeared more pronounced in Murray Hill due, largely in fact, to the facilities available to home builders—twelve miles of newly paved streets, cement curbs, sidewalks, water, and the Murray

Hill line of the street car. Annexed to Jacksonville in August of 1925, Murray Hill had taken on a completely new appearance, with scores of churches and affordable homes for the working-class along with street building and other improvements. As an article in the *Jacksonville Journal* noted, “a man of modest means can afford to buy a lot and build a home in Murray Hill and when he is finished financing his home there, the monthly payments on his encumbrances are in proportion to the average income” (JJ 30 October 1925). Only two small areas of the original Town of Murray Hill, annexed in 1925, were included in the Phase II study area. The first area, bounded by Edgewood Avenue (originally Murray Hill Avenue) to the west; Post Street to the north; Nelson Avenue to the east; and the Atlantic Coast Line Railroad to the south; is located in study area East (Appendix D—Sheet A). The other area, bounded by Cassat Avenue to the west; Post Street to the north; Hamilton Avenue to the east; and Kingsbury Street to the south; is located in study area North (Appendix D—Sheet B).

Construction activity in Jacksonville, which reached its boom-time pinnacle in 1926, fell off dramatically as fewer tourists entered Jacksonville during the spring of 1927 than any year since World War I. Although most of Duval County’s land boom developments experienced hard times during 1926, construction of homes flourished in older areas. Residential building permits accounted for \$9.4 million, or nearly half of the phenomenal \$21.3 million in construction reported by the city of Jacksonville during the year. This included numerous apartment buildings and 1,392 private homes. Some of the new residences were erected in affluent neighborhoods such as Avondale, Riverside, and newly-annexed Ortega. However, more modest neighborhoods such as Murray Hill and the Pearl Court section of Springfield received the bulk of such construction (JJ 4 September 1926; FTU 9 September 1926).

The following year, permits totaled only \$7,905,762, down from \$13,051,074 the previous year, marking the continuation of a downward spiral that lasted until 1931, when the low figure of \$1,728,200 was recorded. In addition, whereas the building permit figures of 1926 and 1927 were primarily for new construction, those issued in later years up until 1931, were primarily for alterations and additions to existing buildings. Florida’s financial misfortunes after the collapse of the Florida land boom were further exacerbated by the effects of the national Great Depression (Miller 1989:123).

Apart from the economic instability of the times, Murray Hill continued to be progressive in its residential, commercial, and recreational development. In 1928, homes in Murray Hill were “built at a rate of one per every 48 hours”—a total of 153 were constructed for the entire year. From 1900 to 1928, 400 homes were constructed in Murray Hill (168 of which are located in the Phase II study area), representing an investment of \$2,500,000 (JJ 24 March 1928).

In the 1930s, 404 new homes were constructed in Murray Hill, 126 of which were located in the Phase II study area. Construction in the city remained at a controlled pace in the latter half of the 1930s, although the *Jacksonville Journal* naively speculated in October of 1938 that “development in Murray Hill had practically reached the boom stage” (JJ 8 October 1938). The number of building permits issued by the City climbed steadily each year before 1941 and Murray Hill witnessed its busiest year in homebuilding in 1940, with 341 new residences constructed.

The Edgewood Avenue strip became a bustling business district, with four grocery stores and scores of retailers, and was zoned for business in the 1931 City Comprehensive Plan. Cameron Park was established at Day Avenue and Mayflower Street. Members of the Cameron family donated the land for the park, which was named for Lindsay and Elizabeth Cameron. Lindsay Cameron (1865-1927) and his wife Elizabeth lived in Murray Hill, where he operated the Cameron Seed Store on East Bay Street from 1886 until his death (Photograph 20). Mrs. Cameron received a federal citation for her volunteer work during World War II.



Photograph 20. Atlantic Coast Line Railroad at Post and McDuff Crossing and Cameron Seed Store, c. 1951. Florida Memory: State Library & Archives of Florida

Despite Florida's growing tourism, it was still the least-populated southern state in 1940, and ranked only 27th nationally. World War II changed this statistic. Florida played an important role in the events leading up to and during World War II. Because Florida had a warm climate and available vacant land, it was ideal for construction of military bases and training soldiers. In the 1930s, there was a tremendous growth of military establishments throughout Florida. Florida soon had 172 military installations, ranging from extremely large to relatively small camps. Two of the larger complexes were Camp Blanding, established near Starke, and the Naval Air Station (NAS) Jacksonville.

After another downturn due to the United States' entrance into World War II, residential construction picked up dramatically after 1945, and the neighborhood saw its second most active year in homebuilding in 1949, with 276 new builds. Hordes of returning servicemen and workers at the various military installations in and around Jacksonville, especially at NAS, sought affordable housing in the established neighborhoods of the city. Many purchased lots that had not yet been developed and constructed new homes. This undoubtedly had a significant impact on residential construction, as a number of these immediate post-war homes can be seen in the eastern portion of study area (see Appendix D—Sheet A), sandwiched between houses on much larger lots that date from the 1920s or 1930s, and in large rectangular blocks oriented north to south in the northern and southern portions of the study area (see Appendix D—Sheets A and B, respectively). In the northern and southern portions, the post-war construction is generally most evident in areas closest to Post Street, Cassat Avenue, Murray Drive, Lamboll Avenue, and the area between Hamilton Street and Roosevelt Boulevard. The 1940s were marked by unprecedented construction activity in Murray Hill, as 1,701 homes were constructed, 679 of which are located in the Phase II study area. This post-World War II housing boom is well-represented in the recommended Murray Drive, Glen Laura, and Murray School Park Historic Districts (Section 6.6).

The development of new residential neighborhoods between 1910 and 1950, especially during the Florida Land Boom, fueled the popularity of mail-order catalog kit homes with contractors and homebuyers alike. The largest and most popular of the catalog house companies advertised and sold pre-cut conventional balloon-frame houses over several decades throughout the country. These companies included Aladdin, Gordon Van-Tine, Sears & Roebuck, Montgomery Ward, Sterling, and Lewis (Schweitzer and Davis 1990:

61-75). Catalog house companies provided the consumer not only with house plans, with also with all the materials needed to construct the house, including the foundation, roof, interior finishes, and hardware. Catalog houses could be purchased in a nearly endless variety of sizes, prices, and styles that reflected the popular trends of the times.

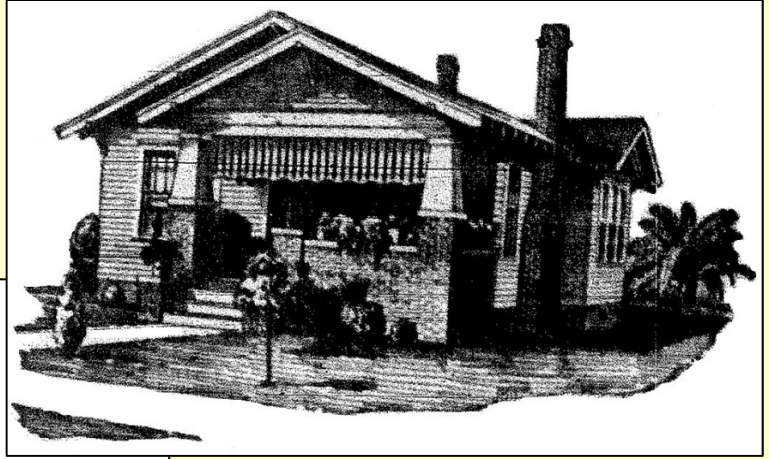
The Murray Hill neighborhood experienced its greatest growth and development concurrently with the popularity of mail-order catalog kit homes. While there is no evidence that definitively shows any resource in the Murray Hill Phase II survey area as being a mail-order catalog kit home, a number of the structures strongly resemble many popular styles and plans available from national kit house companies of the time and comparisons between these houses are striking. The *Phase I* survey area boasts one of only three known Sears kit homes in Jacksonville, located at 4213 Kerle Street (8DU18648). This Sears 'Paloma' kit home is a two-story, six-room house, clad in plain wood shingles and weatherboard. The side gable roof is covered a standing seam metal roof. Kit homes manufactured by well-known national catalog house companies such as Sears are often identifiable by: stamped lumber on the exposed lumber in the basement, crawl space or attic; shipping labels located on the back of moldings and trim; a comparison of the home's floor plan, footprint (exterior dimensions) and room size, using an original catalog; or an inspection of old building permits and grantor records.

Smaller mail-order catalog companies and local contractors across the nation also offered kit homes and plans similar to those of the popular national styles for regional builders and home buyers. In Jacksonville, the Standard Materials Company may have contributed some of the resources in the Murray Hill neighborhood. Standard Materials, like the larger kit home companies, supplied pre-cut lumber and materials delivered "to your lot ready to erect." An advertisement for the company's Dixie Home states that their plans were "so simple that you can erect it yourself" (see Figure 3). Standard Materials promoted a complete illustrated catalog of plans and kits offering not only houses like the Dixie Home, but garages and sheds as well (JJ 10 May 1926). However, the houses of these regional equivalents are not as easily identified, as few of these catalogs depicting these plans survive and little attention has focused on these smaller regional catalog house companies. Advertisements like the one shown in Figure 8 become important tools in both documenting these house plans and making comparisons to aid in the identification of potential kit houses in the field which as previously noted are much more difficult to isolate than those of the larger national companies.

With the United States' involvement in World War II looming, the federal government took control of Camp Blanding, for use as an Army training center. In 1941, a major construction campaign expanded the camp to 10,000 buildings, most of which were barracks. Camp Blanding became Florida's fourth largest city during World War II. It grew to 180,000 acres and housed 55,000 soldiers at a time (Photograph 21). After World War II, the United States government began downsizing and dismantling the underutilized portions of Camp Blanding. Many of the buildings were sold between 1945 and 1950 to universities, developers, and individuals, and moved to other locations (Frisbee 1979).

In order to attract potential buyers to the decommissioned Camp Blanding barracks, the Army Camp Wrecking Corporation employed some of the marketing devices once used by the mail-order catalog house companies. In a 1949 advertisement from Jacksonville's *Florida Times-Union* newspaper, the Army Camp Wrecking Corporation assigned the name "The Sun Queen" to Camp Blanding's simple army-issue gable-roof frame vernacular structure in order to make it more attractive to consumers (FTU 12 September 1949) (see Figure 4).

The Dixie Home



The Dixie Home by Standard Materials Co.
1926 (Jacksonville Journal 1926)

THE PERFECT PLAN for THE PERFECT HOME

The Dixie Home comes to your lot ready to erect. All materials accurately cut, and the plans so simple that you can erect it yourself. The economy price of the Dixie Home is possible by our manufacturing methods which saw, cut and fit all parts by labor-saving machinery. SHIPPED ANYWHERE

WRITE FOR ILLUSTRATED BOOKLET

Standard Sectional Garage
Ready to erect \$43 down and \$2.43 a week.
Delivered in the morning Drive in at night.

Standard Materials Co.

600 W. Bay St. Phone 5-1932. Jacksonville, Fla.



(DU20041) 3328 Mayflower Street 1926

FIGURE 3
3328 MAYFLOWER STREET
(DU20041)
KIT HOME COMPARISON

CITY OF JACKSONVILLE HISTORIC
RESOURCE SURVEY OF THE
MURRAY HILL NEIGHBORHOOD—
PHASE II

DRAWN BY: HLC DATE: 02/02/10
CHECKED: APPROVED: JNT



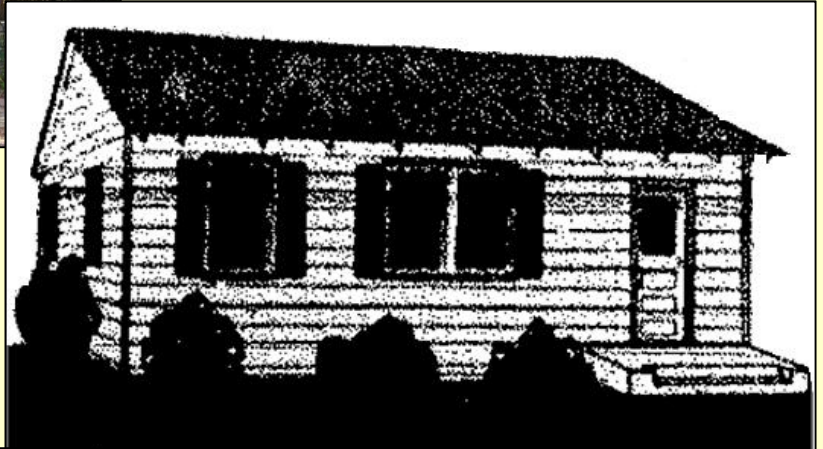
(DU20489) 1182 Scotten Street



(DU20474) 1145 Hamilton Street



(DU20487) 4356 Bethwood Circle



The Sun Queen by ACWC 1949
(Florida Times Union 1949)

"The Sun Queen"
\$300
 DOWN
 BALANCE AT \$25 MONTHLY
ARMY CAMP
WRECKING CORP.
 Camp Blending Ph 691
 P. O. Box 569 Starke

FIGURE 4
1182 SCOTTEN STREET
(DU20489), 1145 HAMILTON
STREET (DU20474), & 4356
BETHWOOD CIRCLE (DU20487)
KIT HOME MARKETING
COMPARISON

CITY OF JACKSONVILLE HISTORIC
 RESOURCE SURVEY OF THE
 MURRAY HILL
 NEIGHBORHOOD—PHASE II

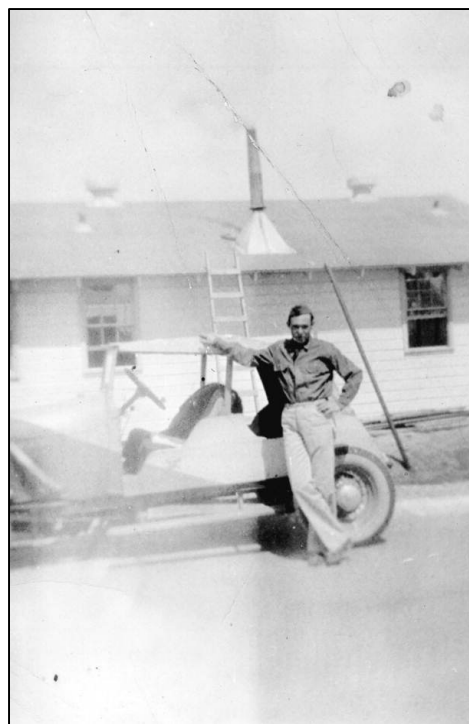
DRAWN BY: HLC DATE: 02/02/10
 CHECKED: TDB APPROVED: JNT



Photograph 21. Aerial view of Camp Blanding: Starke, Florida, c. 1942. Florida Memory: State Library & Archives of Florida.

According to oral tradition, between 1945 and 1949 a number of barracks structures from Camp Blanding were moved intact to the Murray Hill neighborhood from Starke, about 40 miles away. While there is no definitive proof that the single-family frame vernacular structures are from Camp Blanding, the evidence is compelling. According to the tax record information for the 59 contributing properties in the potential Murray School Park Historic District (See Section 6.6), at least 50 resources were constructed in 1941, the same year the barracks at Camp Blanding were constructed. The 1940 plat map shows the area

in question, Section 29-2-26, as undeveloped land owned by Grace Drew. A 1944 Jacksonville Metropolitan Area Survey map still shows the area as undeveloped, confirming that the Murray School Park homes constructed in 1941 (as per building permit records), were moved from somewhere else. The completely developed Murray School Park subdivision appears for the first time in a 1949 Jacksonville plat map. Since the Camp Blanding houses were sold and moved between 1945 and 1949, the maps support the theory that the houses are from Camp Blanding (See Figure 5).



Photograph 22. Woodrow C. Butler leaning on a jeep outside one of the gable-roofed frame barracks: Camp Blanding, Florida, c. 1941. Florida Memory: State Library & Archives of Florida

While it appears certain that the homes in the potential Murray School Park Historic District originally served as military housing, there has been some debate over whether these structures came from Camp Blanding or the nearby Cumberland Road Navy Housing area at Roosevelt Boulevard and Park Street. During World War II, the Public Housing Administration oversaw the construction of the 168 frame vernacular duplexes at the Cumberland Road facility to provide housing for the families of Navy personnel. After the war, the duplexes remained as public housing for veterans and other military personnel. The structures continued to serve this purpose until 1965 when the property was vacated and redeveloped as the west (Kent) campus of Florida Community College at Jacksonville (FCCJ), now Florida State College at Jacksonville (Carroll 1965).

Because of its proximity to the Murray School Park district, Cumberland Road, seems the obvious source from which to move decommissioned housing. However, the houses in Murray School Park cannot be from Cumberland Road based on two major points. First, the development of the Murray School Park section of Murray Hill occurred roughly between 1945 and 1949. During that time, the Cumberland Road structures were still in use at their original location. Second, all of the Cumberland Road structures are identical duplexes, none of which can be found in the Murray School Park district. Instead, the homes in Murray School Park are identical to the gable roof and hipped roof frame vernacular single family structures found at Camp Blanding in Starke, about 40 miles away.

6.0 Evaluation of Surveyed Resources for NRHP Listing and as Locally Designated Historic Properties

6.1 Introduction

GAI evaluated the 1,270 surveyed resources in the Murray Hill—Phase II study area for their eligibility for listing on the NRHP and as locally designated historic properties. These resources were also evaluated for their potential to be collective contributing elements in one or more historic districts eligible for listing in the NRHP and/or as Jacksonville Historic Districts. GAI utilized the criteria and standards relevant for each historic register, including *National Register Bulletin 15-How to Apply the National Register Criteria for Evaluation*, and *National Register Bulletin 21-Defining Boundaries for National Register Properties*.

6.2 National Register of Historic Places (NRHP)

The NRHP provides recognition for individual buildings and historic districts significant on the national, state, and local levels. One important function of the NRHP is to identify significant properties that federal, state, and local planners should carefully consider when developing projects. Specifically, any project involving federal or state funding, permitting, licensing, or assistance must consider the effects of an undertaking on the NRHP-listed or –eligible property.

6.3 Historic Significance and the NRHP Criteria

The NRHP lists individual landmarks and historic districts that satisfy specific criteria for significance and standards for architectural integrity. The significance of an individual landmark or a historic district is assessed against the historic context established for the surrounding city, county, region, or state. The historic context written for the Murray Hill—Phase II study area established important historical themes and time periods against which the area’s historic resources can be evaluated.

GAI evaluated the integrity of individual resources in the Phase II study area, as well as the integrity of the neighborhoods within the study area as potential districts. The integrity of an individual historic resource or a historic district carries equal weight with its historic significance in assessing eligibility for listing on the NRHP. Alterations and additions affect the integrity of individual resources. Generally, most buildings in the study area have been altered or added to in some degree over the years, thus affecting aspects of their individual integrity.

6.4 Applying the NRHP Criteria to the Murray Hill—Phase II Study Area

The three NRHP Criteria (Criteria A, B, and C) relating to historic structures were applied to individual resources and potential historic districts in the Murray Hill—Phase II study area:

- **Criterion A** relates to significance in the broad patterns of history on the national, state, or local level, as well as association with important historical events. For example, the proposed Murray Drive Historic District is significant under Criterion A for its association with the post-World War II phase of homebuilding in Jacksonville.
- **Criterion B** relates to an individual resource’s association with a person or persons significant on the local, state, or national level. A historic district may also be significant under Criterion B for buildings that are associated with significant individuals. Cameron Park, with its connection to Elizabeth Cameron, illustrates this criterion.
- **Criterion C** relates to buildings or historic districts that embody one or more distinctive architectural styles or types, or can be attributed to known architects or master craftsmen. The residence at 4530 Attleboro Street (DU20277) is recommended significant under Criterion C as a well-preserved example of the Craftsman style of domestic architecture dating from the 1920s.

6.5 Historic Resources Eligible for Individual Listing in the NRHP and as Local Landmarks

As part of the Historic Resource Survey of the Murray Hill Neighborhood—Phase II, GAI identified buildings in Murray Hill that are eligible for listing on the NRHP and/or as locally designated historic

landmarks (Figure 6). Because this was a reconnaissance-level survey, these evaluations were based on exterior examinations only along with basic historical research.

Listing on the NRHP, either individually or as part of an historic district, may make a property eligible for a Federal Income Tax Credit. The property must be income producing and may qualify for up to a 20% income tax credit. In Florida, counties and cities can grant *ad valorem* tax relief for owners of historic properties. The City of Jacksonville approved an ad valorem tax exemption for locally designated properties that undergo a substantial rehabilitation. An eligible property that has completed a qualifying improvement project would be exempt from that portion of ad valorem taxation levied by the City on 100% of the increase in assessed value resulting from the improvement project during the exemption period. NRHP-listed properties also may be eligible for some American with Disabilities Act (ADA) and building safety code adjustments.

The COJ may choose to undertake an intensive survey of the following resources, involving a detailed exterior and interior examination, comprehensive historic research, and a determination of historic boundaries for each resource. This could be followed by property owner requests for formal nomination of the historic resources to the NRHP and/or as Jacksonville historic landmarks. Table 2 lists the recommended historic resources evaluated during the Phase II survey, along with their FSMF number, name (where applicable), address, and the applicable local and/or NRHP eligibility.

Table 2

Resources Recommended Eligible for Individual Designation as Jacksonville Historic Landmarks and/or Listing on the NRHP

Address	Road	FMSF No.	Name	Local Eligibility	NRHP Eligibility
		DU21079	CSX/Seaboard Coastline Railroad/Atlantic Coastline Railroad	Yes	Yes
4644	Astral Street	DU20182		Yes	Yes
4660	Astral Street	DU20179		Yes	Yes
4718	Astral Street	DU20176		Yes	Yes
4530	Attleboro Street	DU20277		Yes	Yes
3502	Corby Street	DU20023		Yes	Yes
1055	Day Avenue	DU21038	Cameron Park	Yes	Yes
1041	Edgewood Avenue	DU18960	Edgewood Avenue Christian Church	Yes	Yes
3441	Mayflower Street	DU20028		Yes	Yes
1288	Murray Drive	DU20707		Yes	Yes
1155	Owen Avenue	DU19975		Yes	Yes
3255	Plymouth Street	DU19983		Yes	Yes
3122	Post Street	DU19900		Yes	Yes
4548	Post Street	DU18250		Yes	Yes
4612	Post Street	DU18254		Yes	Yes
4616	Yerkes Street	DU21062		Yes	Yes

7.0 Summary, Conclusions, and Recommendations

7.1 Summary and Conclusions

Between September 9 and 24 2009, GAI conducted the Historic Resource Survey of the Murray Hill Neighborhood—Phase II, within the corporate limits of the city for Jacksonville’s Department of Planning and Development. GAI’s background research included a review of previous architectural surveys, published histories of Murray Hill, Jacksonville, and Duval County, informant interviews, and historic maps and photographs. The GAI survey resulted in the completion of FMSF forms and photographs for 1,226 newly surveyed properties and 44 survey updates. GAI also produced GIS maps displaying the surveyed resources color-coded according to date of construction on aerial photography base mapping. These maps, combined with the illustrated historic context for Murray Hill’s architectural resources, were used as a basis for evaluating the surveyed properties for individual listing in the NRHP and/or Jacksonville historic landmarks, as well as contributing resources to potential NRHP and/or Jacksonville Historic Districts. These evaluations demonstrated heavy disturbances to the rectilinear grid street layout that is characteristic of Murray Hill by the infill of modern commercial development and infrastructure (Figures 11 and 12). However, four sections of the Phase II study area have maintained their historical and architectural character and significance despite these impositions—illustrating the self-contained nature of residential, commercial, and recreational development in suburban Jacksonville in the Progressive and post-World War II eras. As such, GAI recommends that the Murray Drive, Glen Laura, Murray Park School, and Edgewood Avenue Commercial Historic Districts be considered as potential NRHP and/or Jacksonville Historic Districts.

7.2 Recommendations

- Integrate the FMSF forms and photographs of the Historic Resource Survey of the Murray Hill Neighborhood with the files of previously surveyed historic resources at Jacksonville’s Planning and Development Department, where they should be made available for review and copying by the general public.
- Consider pursuit of local and/or NRHP designation for the 16 individual resources listed in Table 4 and the four potential historic districts described and delineated in Section 6.6. The Edgewood Avenue Christian Church, which serves as the only example of the Mission Revival style of architecture in the Phase II study area, should be considered a top priority among these individual resources. Likewise, the potential Murray Drive and Edgewood Avenue Commercial Historic Districts best illustrate the evolution of commercialism and the post-World War II phase of homebuilding in Jacksonville for the suburban working-class and should take precedence among the four potential historic districts.
- The COJ should work with local property owners to educate them about benefits of designation and to eliminate misconceptions about linkages between local designation and/or NRHP listing and covenants or landowner restrictions.
- Because public education should be a continuing goal of historic preservation in Jacksonville, this report and its recommendations should be made available for public inspection on-line from the COJ web site, which should also incorporate the results of GAI’s GIS mapping, to assist property owners and researchers in identifying locations of surveyed resources. Additional copies of this report should be distributed to the Jacksonville Public Library.



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