



JSK ARCHITECTURAL GROUP

architecture – historic preservation - construction management - interior design
AA003187 - CGC027671



THOMPSON FISH HOUSE, Turtle Cannery and Kraals
200 Margaret Street – Key West Florida

INCLUDED IN THE NATIONAL REGISTRY OF HISTORICAL PLACES IN 1994
FILE No. 94000633
YEAR OF SIGNIFICANCE: 1918



PROPOSED HISTORIC PRESERVATION TEAM OF CONSULTANTS

Design Team for Thompson Fish House



Architect
Lead Architect
William P Horn, PA, LEED AP, BD&C
William P. Horn Architect, PA

Historic Rehabilitation Architect
Jorge S. Kuperman, AIA (Member of the Historic & Environmental Preservation Board - City of Miami)
Ellen J. Uguccioni
JSK Architectural Group

Lead Structural
Juan J. Fuentes, P.E., S.E., LEED AP BD+C
United Engineering

Rehabilitation Structural Engineer
Douglas Wood, PE, SECB
Douglas Wood Associates, Inc.

Geotechnical Investigation
Rick Wolfarth, P.E.
Nutting Engineers of Florida, Inc.



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Resume of Jorge S. Kuperman, AIA Managing Principal



Mr. Kuperman is a Licensed Architect with over 30 years of experience in the Architecture and Construction industries, including twenty (20) years of diversified experience as an Architect and as a General Contractor. Experience includes working with Property Owners, Engineers, Architects, General Contractors, and multiple trades directing and supervising the design and construction phases of numerous projects. As a current Member of the Historic and Environment Preservation Board of the City of Miami, he is experienced in the process required to obtain approvals.

EXPERIENCE:

Position: Managing Principal

Experience includes: Preparation of construction documents, presentation materials, and reports for obtaining permits and approvals for Architecture, Interior Design, Historic Preservation and Restoration and Construction Management projects.

Projects:

Exchange Lofts, Ft. Lauderdale, FL Conceptual design of connecting bridge and report to preserve local historic designation

Huntington Building, Miami FL Historic Restoration of lobby entrance, building is registered in the National Archives of Historical Places

St. Patrick's Church Historic, Miami Beach, FL Restoration and Preservation several projects.

Humana Building, Miami Beach, FL Historic Restoration of locally contributing building.

First Church of Christ Scientist, Miami, FL Use re adaptability and preservation of entire property, building is registered in the national Archives of Historical Places

Newslink Concessions at Miami International Airport, Miami, Florida
Miami Intermodal Center at MIA: Consolidated Rental Car Facility, Tenant Improvements for several leading Rental Car Companies, Miami, Florida
FIU: Graham Center ADA Bathrooms Update, Miami, Florida
FIU: School of Engineering and Applied Sciences, Conversion of first floor covered parking lot into classrooms, Miami, Florida
Our Lady of the Divine Providence Catholic School, Miami, Florida
Toras Emes Academy, Elementary School, Miami Beach, Florida
International Mall Office Complex, Miami, Florida
Montessori School of Miami Lakes, Miami Lakes, Florida
Ft. Lauderdale – Hollywood International Airport: Consolidated Rental Car Facility: Tenant Improvements for Avis and Budget Rent A Car, Ft. Lauderdale, Florida
Tampa International Airport: Rental Car Facility for Enterprise Rent A Car, Tampa, Florida
Mary Brickell Village, The Strands and Metropolis at Dadeland, Construction Inspection Services and Bank Representative for construction phase

EDUCATION:

Master in Architecture and Urban Design, National University of Buenos Aires
Construction Head Master, National School of Technical Education, Buenos Aires

PROFESSIONAL QUALIFICATIONS

- Registered Architect, State of Florida
- NCARB, Certified by the National Council of Architectural Registration Boards
- Certified General Contractor, State of Florida
- Real Estate Salesperson, State of Florida
- Licensed Architect in Argentina

PROFESSIONAL MEMBERSHIPS AND COMMUNITY ORGANIZATIONS

Current Positions:

- Member of the Historic and Environment Preservation Board City of Miami
- Member of the Holocaust Memorial Committee of the Jewish Federation
- Member of the Giralda Under the Stars Committee for Coral Gables Business District Improvement
- Member of the Miami Beach Community Development Corporation

Past Positions:

- Board Member of the Planning Board, City of Miami Beach
- President of the Miami Chapter of the AIA, American Institute of Architects
- Board Member of the Miami Beach, North Shore Youth Center Committee
- Member Board of Directors of the Miami Dade County Empowerment Trust
- Vice-President of the Venetian Islands Homeowners Association



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Resume of Ellen J. Uguccioni

Director of Historic Preservation Services



Ellen Uguccioni has amassed over 30 years of experience in the Historic Preservation field. She has held several key positions over the years, and been associated with numerous City departments. She has co-authored several publications, has been published in a vast number of periodicals, and has been a featured speaker at many Historic Preservation events all around the Country.

EXPERIENCE:

Position: Director of Historic Preservation Services

Modillion Cultural Resources Services, Inc., President

Previous Positions held:

- Historic Preservation Officer, City of Miami
- Historic Preservation Planner, City of Miami, Florida
- Historic Preservation Planner, Janus Research
- Senior Planner, Historic Preservation Planner, City of Delray Beach, Florida
- Cultural Resources Advisor, City of Coral Gables, Florida
- Director, Historic Preservation Department, City of Coral Gables, Florida
- Assistant Administrator, Landmarks Commission, City of Kansas City, Missouri
- University of Missouri at Kansas City, Research Associate, Architectural Records Collection

EDUCATION:

B.A. Art History, University of Hartford

M.A. Art History, University of Missouri – Kansas City

PROFESSIONAL ACTIVITIES

- Adjunct Faculty, University of Miami, School of Architecture, Coral Gables, Florida, 1990 – 1999
- Florida National Register Review Board, Architectural Historian member (1986-1990, 1991-1995, and 1997-1999). Florida Secretary of State appointment
- Florida Historical Commission, January 2002-June 2004 Architectural Historian member, Florida Secretary of State appointment, Vice-Chairman, National Register Review Board 2003-2004
- Florida Historical Commission, Architectural Historian Member October 2004-September 2011, Appointed by the Honorable Governor John Ellis “Jeb” Bush
- Trustee, The Florida Trust for Historic Preservation (Statewide not-for-profit Historic Preservation organization) 2001-2007. 2008-2012

- Executive Committee, Florida Trust for Historic Preservation, 2003-08
- Trustee, The Historical Museum of Southern Florida, 2003-2007
- American Institute of Architects, Miami Chapter, Photographic Exhibition, "Mediterranean Magic – Coral Gables: The New Old City." March-June, 1995.
- Co-Chair, The 53rd Annual Meeting of the Society of Architectural Historians, Miami-Dade County, June 2000.
- President, 2000-2001, The Villagers, Inc. (Miami-Dade County's Oldest Preservation Organization). Third Vice-President (Restoration Projects) 2003-05
- Advisor, Dade Heritage Trust for Historic Preservation, 2004-Present

BOOKS AND PUBLICATIONS

Fountains of Kansas City, A History and A Love Affair (with Sherry Piland), City of Fountains Foundation, Kansas City, Missouri, 1986.

Coral Gables in Postcards: Scenes from Florida's Yesterday (with Samuel D. LaRoue, Jr.), Dade Heritage Trust for Historic Preservation, Miami, 1988.

"Coral Gables: A Neighborhood Unparalleled", Miami's Historic Neighborhoods, Miami: Dade Heritage Trust, 2000

Mediterranean Architectural Style Guide, City of Coral Gables, Planning Department, Coral Gables, Florida, 1987.

The Biltmore Hotel: The Legacy Endures (with Samuel D. La Roue), Miami: Centennial Press, 2002

Coral Gables: Miami Riviera, An Architectural Guide (with Arisitides Millas), Dade Heritage Trust, 2003

First Families in Residence: Life at the Florida Governor's Mansion, Tallahassee: Florida Governors Mansion Foundation, 2006.

PERIODICALS (selected)

Hurricane Readiness Guide for Owners and Managers of Historic Resources (with Joseph Herndon), Information Series, National Trust for Historic Preservation, Washington, D. C., 1997.

"Shaping New Historic Districts: What to Save?" Preservation Today, Volume III, No. 1 (Spring 1990), Dade Heritage Trust, Miami, Florida.

"Maintaining the Legacy While Responding to the Present." Quality Cities, March 1991, Florida League of Cities, Tallahassee, Florida.

"Economic Carrots: Strategies That Make Preservation Work" Preservation Today, Winter 1999/2000, Dade Heritage Trust, Miami, Florida.

"With Heritage So Rich: The National Register of Historic Places" Florida History and the Arts Magazine, July 2002

"What's in A Name? Miami's Freedom Tower" South Florida History, Volume 31, 2003.

SPECIAL PRO"Still an Oasis: The City of Coral Gables" Florida History and the Arts Magazine, July 2004.

National Historic Landmark Nomination, "The Freedom Tower" (The Miami News Building) Commissioned by the Florida State Historic Preservation Officer, April 2003

Consultant to the cities of Boca Raton, and Melbourne and St. Lucie County to create their historic preservation ordinances, 2004-2006

Acting Historic Preservation Officer, City of Melbourne Florida, December 2006- Present

Florida Trust for Historic Preservation. Statewide Preservation Awards Chairman, 2003-2006.

SPEAKING ENGAGEMENTS (selected)

"Confronting Cultural Preservation Issues." Panelist, National Trust for Historic Preservation Annual Conference, Charleston, South Carolina, 1990.

"Community by Design: the Challenges of Design Guidelines." Panelist, National Trust for Historic Preservation Annual Conference, Miami, Florida, October, 1992.

"The Bias of Culture: When Does a Community Come of Age?" National Park Service, Preserving the Recent Past Conference, Chicago, Illinois, March, 1995.

University of Chicago: "The Exploding City: Urban Forum: Development and Design in South Florida Conference" Panelist: Community Identities and Urban Places, Miami Beach, March 1997.

"The Dollars and Sense of Saving Historic Neighborhoods" Panelist, Dade Heritage Trust and The Miami Alliance of Historic Districts, Miami, Florida, September, 1999.

"Preservation, Restoration, Rehabilitation--Different Applications for Different Needs", International Public Works Congress, Louisville, Kentucky, September 2000.

"Selling Historic Preservation"--Florida Trust for Historic Preservation, St. Petersburg, Florida. June 2002.

"Making Informed Choices" Saving our Historic Schools Workshop, The Florida Trust for Historic Preservation, January 9, 2004

"Panel Discussion: What Works in Other Places" Art of the Town Symposium, Society of the Four Arts, Palm Beach, Florida, December 2005

PROFESSIONAL MEMBERSHIPS

Society of Architectural Historians

- National Trust for Historic Preservation
- Florida Trust for Historic Preservation (Trustee)
- Historical Museum of South Florida (Trustee)
- Dade Heritage Trust (Advisor)
- Marine Corps Reserve Officers Association

COMMUNITY ACTIVITIES

Coral Gables Historic Homeowners Association, President, 2006-2007

Coral Gables Historic Homeowners Association, Board of Directors 2000-2005

The Villagers (Dade County's oldest preservation organization), Board of Directors, 1995-1998, President 2000-2001, Member -at-Large 2001-2002, 2002-03, Third Vice-President (Restoration Grants Project Chair) 2003-04

Junior League of Miami, Community Advisor, 1992-1995.

University of Missouri at Kansas City, College of Arts and Sciences, Alumni Leaders Club, 1997-Present.

Coral Gables Congregational Church, Council Member 2002-03

City of Coral Gables Disability Advisory Board, 2002-2007

AWARDS RECEIVED

Distinguished Service Award, Florida Trust for Historic Preservation, 1987.

Outstanding Achievement Award, The Villagers, 1990.

Outstanding Graduate, University of Missouri at Kansas City, Department of Art and Art History, 1990.

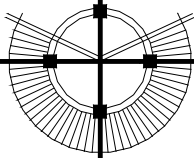
National Society Daughters of the American Revolution, History Medal, awarded by the Historian General, NSDAR, through the Coral

Gables Chapter DAR, 1990

Award for Distinction in Writing About Architecture. Miami Chapter, American Institute of Architects, 2003.

Lifetime Achievement Award, Dade Heritage Trust, 2004

Selected as a "Woman of Impact 2007" [One of seven] by the Miami Dade Women's Coalition



William P. Horn Architect, P.A.

WILLIAM P. HORN , R.A., N.C.A.R.B., LEED AP, BD+C

REGISTRATION

STATE OF FLORIDA: No. 13537
N.C.A.R.B. (National Council of Architectural Registration Boards) No. 52247
L.E.E.D. AP (Accredited Professional), BD+C.

EDUCATION

THE UNIVERSITY OF PENNSYLVANIA, Graduate School of Fine Arts
Master of Architecture - 1988

CLEMSON UNIVERSITY, College of Architecture
Bachelor of Science in Architecture - 1982

ASSOCIATIONS

U.S. GREEN BUILDING COUNCIL – National Member

USGBC – South Florida Chapter, Keys Branch – Vice-Chair
Programs Chair

HARC- HISTORIC ARCHITECTURAL REVIEW BOARD- Past Chairman (three years)

OLD ISLAND RESTORATION FOUNDATION – Past President, Member

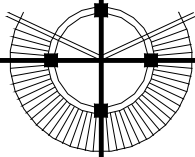
LEADERSHIP MONROE COUNTY (Class 1)

SUNRISE ROTARY CLUB - Member

KEY WEST CHAMBER OF COMMERCE - Member

NATIONAL COUNCIL OF ARCHITECTURE REGISTRATION BOARD – MEMBER

MONTESSORI CHILDRENS SCHOOL – PAST VICE PRESIDENT, BOARD MEMBER



William P. Horn Architects, P.A.

WILLIAM P. HORN , R.A., N.C.A.R.B. cont.

EXPERIENCE

1993 - PRESENT

WILLIAM P. HORN ARCHITECT, P.A.
Principal
Key West, Florida 33040

1988 – 1993

GONALEZ ARCHITECTS
Project Manager
Key West, Florida 33040
Educational, Commercial,
Affordable Housing,
Residential and Planning

1986 - 1987

BOWER LEWIS THROWER/
ARCHITECTS
Designer
Philadelphia, Pennsylvania
Institutional, commercial
and residential projects.

1983 - 1986

HAROLD E. GEBHARD, . AIA.
Project Architect
Williston Park, New York
Large scale renovations,
commercial and residential
projects.

1985 - 1986

KELLER/SANGRIN ASSOCIATES/
ARCHITECTS
Designer/draftsperson
Massapequa, New York
Custom residential projects.



Overview

Mr. Fuentes has over ten years of structural engineering experience. During this time, he has been involved in all aspects of a project from traditional design, bid, build to structural rehabilitation. He has worked on a variety of rehabilitation project types including spalling repairs, carbon fiber strengthening, and post-tension strengthening/repairs.

An integral part of a successful rehabilitation project is working together with the specialty repair contractor. Intricate coordination between the design engineer, delegated shoring engineer, and the repair contractor is necessary to arrive at a constructible and cost effective solution. This collaboration often times results in a reduced project schedule and reduced inconvenience to users.

Mr. Fuentes is able to provide rehabilitation projects with innovative and cost effective solutions through his intimate knowledge of building materials and construction methods; working meticulously with the contractor through all the stages of a project's life-cycle to deliver projects on time and under budget.

Education

B.S. Civil Eng., 2000
B.S. Architectural Eng., 2000
University of Miami
Cum Laude

Memberships

American Society of Civil Engineers (ASCE)
American Institute of Steel Construction (AISC)
American Concrete Institute (ACI)
Florida Structural Engineers Association (FSEA)-
So FL Chapter President

Registration

Professional Engineer
Florida # 62426
Structural Engineer
Illinois #081006736
LEED AP BD+C

Project Experience

Helen Mar Condominium Rehabilitation, Miami Beach, Florida – Project Manager and Engineer of Record responsible for compiling the specifications and repair documents for condominium built in 1932. The structure required balconies to be replaced and repair numerous spalls throughout the façade of the building



Helen Mar Annex Condominium Rehabilitation, Miami Beach, Florida – Project Manager and Engineer of Record responsible for compiling the specifications and repair documents for condominium built in 1953. The structure required minor slab/beam spall repairs and replacement of corroded columns.

Waterfront Market Rehabilitation, Key West, Florida – Project Manager and Engineer of Record responsible for compiling the specifications and repair documents for the rehabilitation of existing structure. Repair addressed the delaminations located throughout the building. Owner replaced door and windows as part of the repair.



Piano Shop Rehabilitation, Key West, Florida – Project Manager and Engineer of Record responsible for compiling the specifications and repair documents for the rehabilitation of existing structure. Repair addressed the extensive spalling of the tie beam. Due to the extensive nature of the spalling determined it would be cheaper to replace the tie beam in lieu of repair. This concept required shoring design to support the roof during the tie beam replacement.



Design/Build Geiger Creek Bridge Rehabilitation, Monroe County, Florida – Project Manager and Engineer of Record responsible for compiling the specifications and repair documents for the rehabilitation of existing bridge structure. Repair addressed the extensive spalling of bridge deck, bents and beams. Project offered the unique opportunity for collaboration between contractor (SPS), design engineer, and researchers (University of Miami).

Brickell East Repair, Miami, Florida – Project engineer responsible for compiling the specifications and repair documents for the structure. Repair addressed the extensive spalling of the garage retaining walls, pool, floor, balconies and overhead slab. Project required coordination/sequencing with the contractor and delegated shoring engineer.

One Metro Center, Tampa, Florida – Project engineer responsible for compiling the specifications and repair documents for the parking structure. Parking structure had water intrusion problems causing severe concrete spalling in the slab and precast prestressed joist system.

701 Brickell Parking Garage Rehabilitation, Miami, Florida – Project engineer responsible for compiling the repair specifications and repair documents for the structural repair. Repair required the replacement of corroded post-tensioned strands and anchors throughout the parking garage slabs and beams.

777 Brickell Parking Garage Rehabilitation, Miami, Florida – Project engineer responsible for compiling the repair specifications and repair documents for the structural repair. Repair required the replacement of corroded post-tensioned strands and anchors throughout the parking garage slabs and beams.

Innerhost Building Structural Strengthening, Doral, Florida – Project engineer responsible for compiling the repair documents for the structural strengthening. Project required the upgrade of the existing prestressed precast concrete joist system to support twice its original design live load. Several strengthening options were considered for the upgrade and it was determined the best option for strengthening was carbon fiber reinforcement.

DOUGLAS WOOD, P.E., SECB PRESIDENT

AIA MIAMI'S 2011 CONSULTING ENGINEER OF THE YEAR

EXPERIENCE

Mr. Wood has over *thirty-three years of experience* providing structural engineering in South Florida. Mr. Wood's reputation for thoughtful consideration, creative solutions, thorough analysis, detailed design and client-responsive service is unsurpassed.

Much of Mr. Wood's long career has been dedicated to the evaluation, repair, renovation and restoration of historical buildings. Mr. Wood has provided structural engineering services for more than 100 historical buildings, and his success in this field is unsurpassed in South Florida. His work includes many of South Florida's most notable historical landmarks, such as the complete post-hurricane restoration and reconstruction of the historical *Charles Deering Estate* in South Dade County, *Miracle Theater*, *Biltmore Hotel Country Club Building*, *the Country Club of Coral Gables* and *Matheson Hammock Park* in Coral Gables, *Fort Zachary Taylor*, *Seminole Battery* and *Audubon House* in Key West, *Athens Theater* in Deland, Florida, *Colony Theater* in Miami Beach and numerous projects at *Vizcaya* in Miami. Mr. Wood's work also includes Miami's two oldest buildings, the *Wagner Homestead* and *Fort Dallas*.

Other building projects have included commercial, residential, industrial, municipal, military, aviation, aerospace and residential buildings varying in size to over one million square feet and up to twenty-eight stories; projects have also included various structures other than buildings, such as docks, seawalls, piers, pedestrian bridges, light-pole bases, boardwalks, equipment supports and other special structures.

Duties on these projects have encompassed the full spectrum of engineering services such as conceptual design, evaluations of alternative systems, analysis, design, cost estimating, specification writing, construction administration, and special inspection.

Structural materials have included reinforced concrete, precast concrete, post-tensioned concrete, masonry, reinforced masonry, steel, composite systems, timber, aluminum and other materials and systems.

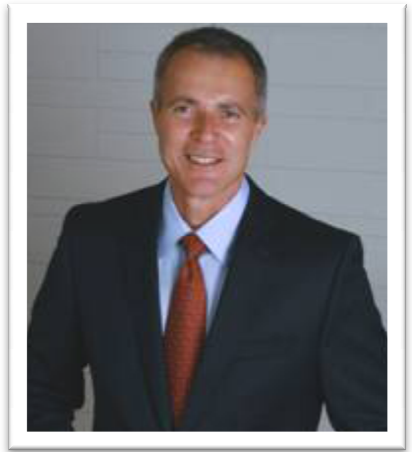
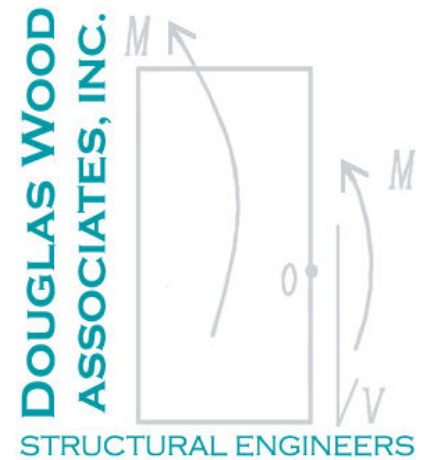
Structural systems have included all types of piling, precast concrete systems, tilt-up concrete wall systems, composite concrete systems, steel bar joists, light-gage steel framing, reinforced masonry, prefabricated wood and steel trusses, pre-engineered steel buildings and others. Highlights include structural engineering for development of a unique residential building system which was subsequently approved by Miami-Dade County and the Southern Building Code Congress International, and which was patented in several countries. Another highlight entails the first of its kind lifting of a 25,000 square foot post-tensioned concrete roof for the Streets of Mayfair. This achievement was featured in an issue of *Engineering News Record*, and Mr. Wood was asked to present this project at the ASCE Structures Congress.

Other professional technical activities have included claims consulting and appraiser services for insurance companies, recertifications, evaluations, forensic engineering studies and expert witness testimony.

PROFESSIONAL ASSOCIATIONS

National Council of Structural Engineers Associations
National Society of Professional Engineers
Florida Engineering Society
American Institute of Steel Construction
Dade Heritage Trust

American Concrete Institute
Florida Structural Engineers Association
(South Florida Chapter Treasurer)
National Trust for Historic Preservation



Education:

University of Wyoming, BSCE,
with Honors
Peter Kiewit Sons' Company Scholarship

University of Miami B. Arch,
with Honors

Professional Registrations & Certifications:

P.E. in Florida
Special Inspector in Florida
Registered Architect in Florida
Certified by the Structural Engineering Board
ATC 20|ATC45 Post-Disaster Building Evaluation
LEED Green Associate

Recent Interviews & Publications:

"Feeling the Squeeze" – *Structural Engineering & Design* magazine,
February, 2011

"Unleashing Intrinsic Motivation and Creativity" – *Florida Engineering Society Journal*, January, 2011

"Prospering Through the Hard Times"
(Interview), *The Zweig Letter*,
October, 2011