



# OFFICIAL AGENDA OF THE

HISTORIC PRESERVATION COMMISSION OF THE CITY OF STARKVILLE,  
MISSISSIPPI

MEETING OF TUESDAY, SEPTEMBER 27, 2016

AT STARKVILLE CITY HALL, SECOND FLOOR CONFERENCE ROOM,  
LOCATED AT 110 WEST MAIN ST, STARKVILLE, MS 39759 CONVENING  
AT, 5:30 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CONSIDERATION OF MINUTES
  - A. FEBRUARY 23, 2016
  - B. MARCH 22, 2016
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
  - A. OKTIBBEHA GARDENS NATIONAL REGISTER DISTRICT PROPOSALS:
    1. Terri L. Foley -- Historic Preservation Consultant
    2. Tegan D. Baiocchi -- GAI Consultants
    3. David Schneider -- Schneider Historic Preservation, LLC
  - B. DISCUSSION OF ACTIVITIES RELATED TO OKITBBEHA GARDNES
  - C. UPDATE ON INTERACTION WITH THE STARKVILLE DOWNTOWN ASSOCIATION WITH REGARDS TO THE CREATION OF DESIGN GUIDELINES
  - D. UPDATE ROSTER AND REAPPOINT TERMS
- VIII. PLANNER REPORT
- IX. ADJOURNMENT

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City's ADA Coordinator at least 48 hours in advance of the meeting at (662) 323-8012, ext. 132.

**UNAPPROVED MINUTES OF THE HISTORIC PRESERVATION  
COMMISSION MEETING OF TUESDAY, FEBRUARY 23, 2016  
THE CITY OF STARKVILLE, MISSISSIPPI**

The Historic Preservation Commission of the City of Starkville, Mississippi, held their regularly scheduled meeting on February 23, 2016, in the Mayor's Conference Room in City Hall, located at 110 West Main Street. Present were Commissioners Hamp Beatty, Michael Fazio, Jason Barrett and Tom Walker; absent were Commissioners Ryan Ashford, Maxine Hamilton, and Cindi Sullivan. Attending the Commissioners were Community Development Director Buddy Sanders and Recording Secretary William Green. After Chair Fazio called the meeting to order, the Commissioners recited the Pledge of Allegiance, followed by a moment of silence.

**1. AN ORDER APPROVING THE WRITTEN AGENDA**

There came for consideration the matter of the approval of the official agenda of February 23, 2016 as presented.

**OFFICIAL AGENDA  
HISTORIC PRESERVATION COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
MEETING OF TUESDAY, MARCH 22, 2016  
CITY HALL – SECOND FLOOR CONFERENCE ROOM, 110 WEST MAIN STREET, 5:30 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CITIZEN COMMENTS
- VI. NEW BUSINESS
  - A. Introduction of Ms. Debbie Nettles
  - B. Discussion of Possible Future Projects
- VII. PLANNER REPORT
- VIII. ADJOURNMENT

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City's ADA Coordinator at least 48 hours in advance of the meeting at (662) 323-8012, ext. 132.

After discussion, and upon the motion of Commissioner Beatty, duly seconded by Commissioner Barret, the official agenda was unanimously approved, as presented.

**2. CONSIDERATION OF THE APPROVAL OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FROM MR. BRIAR JONES; 408 GREENSBORO STREET**

There came for discussion the matter of the approval of the Certificate of Appropriateness Request from Mr. Briar Jones regarding 408 Greensboro Street. After discussion and upon the motion of Commissioner Walker, duly seconded by Commissioner Beatty, the motion to approve Certificate of Appropriateness Request from Mr. Briar Jones regarding 408 Greensboro Street was unanimously approved.

**ADJOURNMENT**

Upon conclusion of the discussion of the official business of the Historic Preservation Commission, Commissioner Walker moved the meeting adjourn until March 22, 2016 at 5:30 p.m. at the New City Hall Courtroom located at 110 West Main Street, Starkville, MS. 39759, being duly seconded by Commissioner Beatty and receiving a unanimous vote, the meeting was adjourned.

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Dr. Michael Fazio, Chairman

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Buddy Sanders, Community Development Director

**UNAPPROVED MINUTES OF THE HISTORIC PRESERVATION  
COMMISSION MEETING OF TUESDAY, FEBRUARY 23, 2016  
THE CITY OF STARKVILLE, MISSISSIPPI**

The Historic Preservation Commission of the City of Starkville, Mississippi, held their regularly scheduled meeting on March 22, 2016, in the Mayor's Conference Room in City Hall, located at 110 West Main Street. Present were Commissioners Hamp Beatty, Michael Fazio, Jason Barrett, and Ryan Ashford; absent were Commissioners Tom Walker, and Cindi Sullivan. Attending the Commissioners were Community Development Director Buddy Sanders and Recording Secretary William Green. After Chair Fazio called the meeting to order, the Commissioners recited the Pledge of Allegiance, followed by a moment of silence.

**1. AN ORDER APPROVING THE WRITTEN AGENDA**

There came for consideration the matter of the approval of the official agenda of March 22, 2016 as presented. **OFFICIAL AGENDA**

**HISTORIC PRESERVATION COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
MEETING OF TUESDAY, MARCH 22, 2016  
CITY HALL – SECOND FLOOR CONFERENCE ROOM,  
110 WEST MAIN STREET, 5:30 PM**

- I. CALL TO ORDER
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Persons with disabilities needing assistance to participate in any of these proceedings should contact the City's ADA Coordinator at least 48 hours in advance of the meeting at (662) 323-8012, ext. 132.

After discussion, and upon the motion of Commissioner Beatty, duly seconded by Commissioner Ashford, the official agenda was unanimously approved, as presented.

The Community Development Director Buddy Sanders, introduced Ms. Debbie Nettles to the Commissioners. Ms. Nettles expressed her interest in potential membership on the commission.

The Commissioners discussed future projects related to Oktibbeha Gardens, Critz Street, Old West Point Road, North Montgomery, White Drive, Broad Street and their potential designation as historic districts. Processes associated therewith including but not limited to signage, surveys of the proposed areas via a master plan, the designation of local districts, the development of guidelines by which these projects would be developed were also discussed.

The Commissioners received the planners report for Community Development Director Buddy Sanders.

#### **ADJOURNMENT**

Upon conclusion of the discussion of the official business of the Historic Preservation Commission, Commissioner Ashford moved the meeting adjourn until April 26, 2016 at 5:30 p.m. at the New City Hall Courtroom located at 110 West Main Street, Starkville, MS. 39759, being duly seconded by Commissioner Beatty and receiving a unanimous vote, the meeting was adjourned.

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Dr. Michael Fazio, Chairman

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Buddy Sanders, Community Development Director



August 3, 2016

Mr. Eric Reisman  
Survey Manager  
MDAH-Historic Preservation Division  
100 South State Street  
Jackson, Mississippi 39201

Re: Intensive-Level Survey and National Register of Historic Places Nomination

Dear Mr. Reisman:

Please find enclosed my proposal and resume in response to the Mississippi Department of Archives and History (MDAH) and the City of Starkville, Mississippi, Request for Proposal for an Intensive-Level Survey (Phase I) and a National Register of Historic Places nomination (Phase II). I believe that my consulting experience has prepared me very well for completing the project. Recent projects that I have completed, similar to the scope of work, include working with the City of Poplar Bluff, Missouri (2015) to prepare and write the Cynthia-Kinzer Historic District nomination (a residential neighborhood, period of significance ca. 1907 – 1961, 88 resources significant under Criterion C: Architecture) and conducting a Mid-Century Modern Residential Architectural Intensive-Level Survey for the City of Edwardsville, Illinois (2016) (187 resources, period of significance 1954 - 1972). The Cynthia-Kinzer Historic District nomination and the Mid-Century Modern Residential Architectural Intensive-Level Survey report are on file with the MDAH.

My work experience in relation to historic preservation spans more than a decade, providing me with the skills and knowledge that are particularly effective in conducting an intensive-level survey. My experience is equally well versed in preparing and writing National Register nominations. In addition to intensive survey and National Register experience, I have completed HABS/HAER documentation, land-use/building condition surveys and design review guidelines. My enclosed resume highlights my architectural survey and National Register nomination experience. The majority of my past projects may be viewed online, and I have provided the web links to those projects with my resume.

I am very interested in working with the MDAH and the City of Starkville to conduct an Intensive-Level Survey and prepare a National Register of Historic Places nomination. I look forward to hearing from you to discuss this opportunity and my qualifications in more detail. I may be contacted at 573-382-8590. References are enclosed.

Thank you so much for your time and consideration.

Sincerely,

Terri L. Foley

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# Phrase I - Proposal Survey

## Overview – Intensive-Level Survey

Terri L. Foley – Historic Preservation Consultant is pleased to submit the proposal for services to Mississippi Department of Archives and History (MDAH) and the City of Starkville, Mississippi to conduct an Intensive-Level Survey for the Oktibbeha Gardens area. The survey consist of approximately 190 (+/-) buildings, and any related secondary buildings. The proposed survey area is depicted in the following map provided by the MDAH.

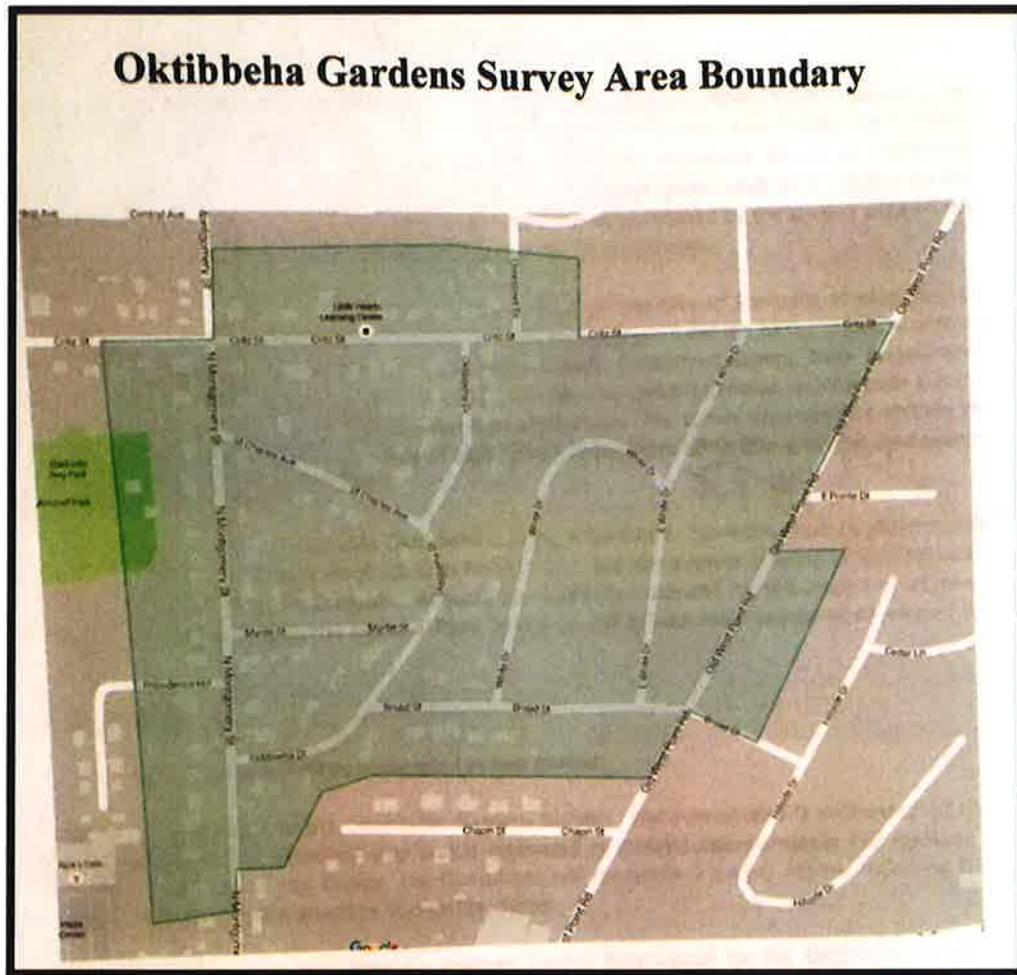


Figure 1. Location of the Oktibbeha Gardens Survey Area, as shown by the shaded area. Map provided by the MDAH- included in the Request for Proposal.

## The Goal

The goal of the Oktibbeha Gardens Survey is to provide a documented inventory of 190 (+/-) buildings located in the survey area (Figure 1).

2. Ms. Foley's education and experience meet the requirements of federal, state, and local laws for historic preservation consultants, as well as the standards of 36 CFR Part 61 (Qualifications for Preservation Professionals).
3. Terri L. Foley, Historic Preservation Consultant will provide all work for the project. Please see the attached resume for qualifications, experience, and professional affiliations.
4. Ms. Foley has been certified as Woman Business Enterprise (WBE), North Carolina 2012.

Ms. Foley has more than 10 years' experience in working as a historic preservation consultant, completing numerous National Register nominations in several states, completing MPDF for Route 66 in Missouri, conducting architectural inventories, design review guidelines, and Land-Use/Building Condition surveys. In addition, she has completed several projects funded by Certified Local Government grants. A resume for Ms. Foley is submitted with this proposal, as is a list of professional references. The majority of Ms. Foley's projects may be viewed online and the websites are provided with her resume.

Ms. Foley has an excellent understanding of Post-WWII era development and in 2015 prepared a National Register of Historic Places nomination for residential dwellings that included Post-WWII residential architecture. The historical context discussed the many government programs, housing and landscaping trends from 1900 – the late 1960s. In addition, Ms. Foley conducted a Mid-Century Modern Intensive-Level Survey, the historical context covered the housing, landscape, streetscape, development (housing and subdivisions) and government trends from 1954 – 1972.

## Scope of Work

The Consultant if awarded the project shall provide the Services and Deliverable(s) as follows:

### **Archival Research**

Field work will be preceded by standard archival research at the state and local institutions<sup>1</sup> so that the mechanics of inventorying resources are informed by an understanding of the Oktibbeha Gardens Survey Area. Additional archival research in the course of the Survey will help determine the age of the buildings and will also augment the efforts of the inventory so that individual buildings can be best evaluated in regard to their historical significance in relation to the National Register of Historic Places eligibility criteria. While no intensive chain-of-title research for each and every resource is planned, property tax records will prove important in fulfilling the inventory task, as well as local city directories.

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<sup>1</sup> Facilities may include but not be limited to the Oktibbeha County Courthouse, local libraries, museums, historical societies, and interviews with local individuals knowledgeable of the area history, as well as the MDAH and on-line resources.

- Digital images will be burned to a CD or a flash drive and labeled to MDAH standards. In addition, each digital image will be formatted either in .JPEG or .TIFF formats, and organized in folders according to street name.
- The consultant will print all digital images on professional quality photo paper in 4' x 6' format at 300 dpi or will have the photographs professionally printed.
- Map(s) will be provided to show location of all surveyed resources. Each resource will be keyed to the survey sequence number. Maps will include a north arrow, map legend, and be clearly readable.
- The consultant will prepare a survey report to include the project objectives, historical research, methodology and findings. The survey report will be organized to meet the standards indicated in the Request for Proposal and the MDAH standards
- All survey material (HRI forms, photographs, and maps) will be submitted for review and comment to the MDAH Survey Manager.

## **Survey Report**

After the conclusion of the field survey, a report will be compiled to include the project objectives, historical research, methodology and findings. The survey report will also contain any information indicated in the Request for Proposal and required by the MDAH. The survey report will be organized to meet the standards indicated in the Request for Proposal and the MDAH standards. The survey report proposed organization and layout (may be changed to the client's wishes) is as follows:

- Title Page, Acknowledgment, Project Description
- Chapter 1: Survey Background and Methodology
- Chapter 2: Historical summary or Context
- Chapter 3: Survey Findings
- Chapter 4: Survey Products and Documentation
- Chapter 5: Recommendations for Further Research, Documentation and Registration
- Chapter 6: Recommendations for Resources Preservation
- Appendices

## **Monthly Progress Reports**

The consultant will provide monthly progress reports to the MDAH.

The following activities and functions are to be provided by City of Starkville for this project.

Items to be supplied by City of Starkville	Due Date
The City will notify property owners in the survey area, the consultant will be in the area conducting a survey.	Prior to the start of field work
The City will provide to the consultant any maps, studies, data or other materials that will provide assistance to the project if applicable	Start of project
The City will schedule, post notices and provide the venue for the public meetings.	TBD

### Budget – Intensive-Level Survey

Category	Hours	Cost	Notes
Project Startup Meetings, coordination, contract setup	—	—	
Field Evaluation, Research, and Photography	42	\$2,000.00	
Data input survey forms, printing photographs, writing survey report	80	\$2850.00	
Expenses: Photography, Travel an Office supplies		\$1600.00	Printing of photographs, hotel, media, paper, etc.
Project Total		\$6450.00	

### Overview – National Register of Historic Places Nomination

Terri L. Foley – Historic Preservation Consultant is pleased to submit the proposal for services to Mississippi Department of Archives and History (MDAH) and the City of Starkville, Mississippi to prepare a National Register of Historic Places (NRHP) nomination for the Oktibbeha Gardens area, Phrase II of the project. The proposed National Register

District. The National Register of Historic Places nomination will be completed following instructions contained in *National Register Bulletin 16A: How to Complete the National Register Registration Form*. As part of the nomination project the following will be provided:

- The consultant will coordinate with the Survey Manager and the National Register Coordinator, MDAH Historic Preservation Division to obtain concurrence with the Consultant’s proposed boundaries.
- The consultant shall prepare a map of the boundary of the proposed National Register district.
- The consultant will submit one (1) set of properly marked and labeled USGS topographic quadrangle map(s) or other approved map clearly showing the location of the nominated properties.
- The consultant will photograph the district for the nomination process and submit two copies of each photograph to the MDAH, along with a digital copy of the photographs). Photographs will be labeled according to the National Register standards and meet all requirements of MDAH and National Register Standards.
- The consultant should be prepared to present a draft copy of a completed National Register nomination to MDAH for review by April 7, 2017. Final draft should be Submitted by April 28, 2017.

### Meeting(s)

The consultant will present the NRHP nomination to the Mississippi National Register Review Board on July 20, 2017.

### Deliverable Materials

Following is a complete list of all project deliverables:

Deliverable	Description
Deliverable #1	The consultant will submit draft nomination to MDAH for review.
Deliverable #2	The consultant will submit final nomination to MDAH.

## Budget – National Register of Historic Places Nomination

Category	Hours	Cost	Notes
Research, Photograph and Prepare NRHP Nomination		\$2600.00	
Expenses: Photography, Travel and Office supplies	—	\$700.00	Printing of photographs, media device, hotel, etc.
Project Total		\$3300.00	

## Qualifications

**Terri L. Foley**

8812 Sedgley Drive • Wilmington, NC 28412 • Cell (573) 382 - 8590

tlfoley@zoho.com

<http://www.historicpreservationconsult.com>

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## Education

**Johnson County Courthouse**, Vienna, Johnson County, Illinois (NR listed 09/09/2010)

**Erlbacher Buildings**, (Cape Girardeau, Missouri, MPS) 1105 and 1107 Broadway, Cape Girardeau, Missouri, (NR listed 07/08/2009) (<http://www.dnr.mo.gov/shpo/nps-nr/09000502.pdf>)

**Main-Spanish Commercial Historic District**, (Cape Girardeau, Missouri, MPS), 100 block of Main and Spanish Streets and adjacent portions of Themis and Independence Streets, Cape Girardeau, Missouri; Partnered with Dr. Steven J. Hoffman and Morgan Lake, (NR listed 12/30/2008) (<http://www.dnr.mo.gov/shpo/nps-nr/08001259.pdf>)

**Cape Girardeau Commercial Historic District (Boundary Increase II)**, (Cape Girardeau, Missouri, MPS) 127 North Water Street, Cape Girardeau, Missouri; Partnered with Dr. Steven J. Hoffman, (NR listed 08/29/2008) (<http://www.dnr.mo.gov/shpo/nps-nr/08000808.pdf>)

**Central High School (Preferred), Louis J. Schultz School**, 101 South Pacific Street, Cape Girardeau, Missouri; Partnered with Ruth Keenoy and Karen Bode Baxter, (NR listed 07/18/2008) (<http://www.dnr.mo.gov/shpo/nps-nr/08000663.pdf>)

**Lilly, Edward S. and Mary Annatolie Albert, House**, 129 South Lorimier, Cape Girardeau, Missouri, (NR listed 06/20/2008) (<http://www.dnr.mo.gov/shpo/nps-nr/08000535.pdf>)

**Cape Girardeau Commercial Historic District (Boundary Increase)**, (Cape Girardeau, Missouri, MPS) 101 North Main Street, Cape Girardeau, Missouri, (listed 07/11/2007) (<http://www.dnr.mo.gov/shpo/nps-nr/07000683.pdf>)

**Broadway-Middle Commercial Historic District**, 500 block of Broadway and 100 block of North Middle, Cape Girardeau, Missouri (Cape Girardeau, Missouri MPS); Partnered with Dr. Steven J. Hoffman and students from the Southeast Missouri State University Historic Preservation Program, (NR listed 07/24/2007) (<http://www.dnr.mo.gov/shpo/nps-nr/07000753.pdf>)

**Byrd, Abraham, House**, 2832 Ct. Rd 442 Jackson, Missouri (NR listed 06/21/2007) (<http://www.dnr.mo.gov/shpo/nps-nr/07000572.pdf>)

**Egger and Company General Store**, 19 PCR 328, Farrar, Missouri (NR listed 06/21/2007) (<http://www.dnr.mo.gov/shpo/nps-nr/07000570.pdf>)

**Harrison, William Henry & Lilla Luce, House**, 313 Themis, Cape Girardeau, Missouri; Partnered with Dr. Steven J. Hoffman and students from the Southeast Missouri State University Historic Preservation Program, (NR listed 12/06/2005) (<http://www.dnr.mo.gov/shpo/nps-nr/05001375.pdf>)

**Kage School**, 3110 Kage Road, Cape Girardeau, Missouri; Partnered with Heather Carey, archeologist, (NR listed 09/25/2005) (<http://www.dnr.mo.gov/shpo/nps-nr/05001090.pdf>)

**Architectural Inventory, Columbia, Missouri** – Conducted an architectural inventory of cultural resources in Columbia, Missouri. Project completed for the City of Columbia and funded in part by the Missouri State Historic Preservation Office. Survey included evaluation of 57 buildings, including one NRHP-listed resource and five properties recommended as NRHP-eligible. (June – September 2008)

**Architectural Inventory and Section 106, Bucksport (Hancock County), Maine** – Conducted an architectural inventory of cultural resources in Bucksport, Maine. Project completed for Maine Central Power. Survey included evaluation of 120 buildings, including four NRHP-listed resources and eight properties recommended as NRHP-eligible (Summer 2008).

**Architectural Inventory and Section 106, Jefferson County, New York** – Conducted an architectural inventory for a wind power project, St. Lawrence Wind Farm, proposed for Jefferson County, New York near Cape Vincent. Survey project included evaluation of National Register listed and eligible properties surrounding the proposed project zone, within a five-mile radius. The project necessitated coordination with the New York State Historic Preservation Office. Approximately 100 individual properties were recorded; approximately 30% of which were identified as listed in, or potentially eligible for, the National Register of Historic Places. One historic district was identified, Chaumont, New York, and an increased National Register boundary was recommended. (Fall 2007)

**Land Use, Building, and Infrastructure Survey** – DREAM Initiative Project - Worked as part of a team on a grant-funded project that entailed surveying the conditions of buildings and infrastructure in the historic district of Cape Girardeau, Missouri. The survey area included approximately 650 buildings and 590 parcels of land. Partnership with the City of Cape Girardeau, Old Town Cape, Inc., and Peckham Guyton Albers & Viets, Inc. (Summer 2007)

**Architectural Inventory, Cape Girardeau, Missouri** – Conducted an architectural inventory of residential and commercial buildings in the blocks of Pacific and William Streets. Survey project included documentation of buildings, development of an historical overview and individual architectural descriptions. Project required coordination with the City of Cape Girardeau and Historic Preservation Program of Southeast Missouri State University. (Spring 2000)

### **Design Guidelines and Preservation Planning Experience**

Extensive consulting experience and knowledge of working with public and private sectors to ensure adherence to design guidelines and Secretary of Interior's Standards for Rehabilitation. Past private sector projects include working with property owners on design and rehabilitation projects from minor design façade changes to full scale removal of later period façade to restore original facades; full-scale rehabilitation of commercial and residential buildings; adaptive re-use projects and implementing sustainable design guidelines with rehabilitation projects. Past public sector projects include serving as a representative of Old Town Cape and historic preservation consultant to the City of Cape Girardeau on the implementation of streetscape and landscape design projects. Scope of projects included new streetscape and landscape design, brick pavers, lighting, murals, new traffic

**Jefferson-Shawnee Parkway Neighborhood Restoration Project** – Worked as part of team with the City of Cape Girardeau, Planning Service Department, in rehabilitation of single-family residential buildings and infrastructure. Total funds received for grant, \$446,500 (Project Number 95-ND-02).

### **Missouri Housing Development Projects**

**Fort Hope Project, Cape Girardeau, Missouri** – Worked as part of a team with the City of Cape Girardeau, Planning Service Department, in compliance inspection of Fort Hope housing project – 48 units. Project was funded by Missouri Housing Development Commission. (2001)

### **Other Professional Experience**

**Historic Preservation Consultant** – Consultant for Schultz Senior Apartments, a rehabilitation and low-income tax project of the adaptive re-use of a 1915 high school (70,000 sq. ft) into affordable senior housing (45 units). Consulted on Missouri state and federal rehabilitation tax credits; co-authored National Register of Historic Places nomination; researched historic site maps for water lines and drainage; researched and wrote historic timeline (1915-1953) for display in building; and served as liaison for project with the City of Cape Girardeau. (2007 – 2009)

**Historic Preservation Consultant** – Consultant for the City of Cape Girardeau regarding preservation issues and activities within the community. Serve as an advisor for the Historic Preservation Commission (HPC). Recent projects include preparation of National Register nomination for Old Lorimier Cemetery. Consult periodically with commission members, HPC staff and other city employees on local preservation projects involving National Register nominations, eligibility recommendations, and rehabilitation of historic properties. (2002 - 2009)

### **Professional Affiliations**

**Past President, Old Town Cape, Inc. – 2008-2009; President – 2007-2008; Board Member 2005-2009, Design Committee – 2001-2009.** National Main Street program, which currently comprises 130 blocks in downtown Cape Girardeau, Missouri.

**Vice-President, Cape River Heritage Museum – 2004-2005; Board Member 2003-2005**

**Vice-President, Zonta Club of Cape Girardeau, Missouri – 2004-2005; Board Member 2004- 2006; Advisor to Board 2006-2009**

### **Publications**

“Lost and Saved,” *Southeast Missourian*, Weekly Sunday Column, January 2006 through July 2007, Cape Girardeau, Missouri. Column paired photographs of examples of existing buildings with related demolished buildings and included short history of each.

**Development of Underutilized Vacant Lots** – Conducted a lecture on the process, advantages, and development of underutilized vacant lots in historic downtowns for the Historic Preservation Commission, City of Cape Girardeau, Missouri. (2006)

### Specialized Training/Qualifications

**Revitalization of Historic Commercial Districts**, part of a training workshop held for Certified Local Government communities. Workshop training on the revitalization of commercial districts with an overview of the Main Street Approach and Principals. (April 2014)

**National Register Nomination, Criteria Considerations Workshop**, sponsored by the Missouri State Historic Preservation Office. Workshop conducted by Dan Vivian, National Park Service, Washington D.C. office. (Jefferson City, Missouri, 2007)

**Design Guidelines Workshop**, sponsored by Old Town Cape, Inc., City of Cape Girardeau, Missouri, Cape Girardeau Chamber of Commerce, and DREAM Initiative. Workshop conducted by Peckham Guyton Albers & Viets, Inc. (Cape Girardeau, Missouri 2007)

**Upstairs Downtown Workshop**, sponsored by Illinois Historic Preservation Agency and Illinois Main Street. Workshop training on Accessibility Code, Introduction and Building Assessment, Building Codes & Life Safety, Energy Conservation, Feasibility Studies & Pro-Formas, Insurance, Community Incentives, and Tax Incentives. (Alton, Illinois 2007)

**Land Use, Building, and Infrastructure Survey Workshop**, sponsored by Old Town Cape, Inc., City of Cape Girardeau, Missouri, Cape Girardeau Chamber of Commerce, and DREAM Initiative. Workshop conducted by Peckham Guyton Albers & Viets, Inc. (Cape Girardeau, Missouri 2007)

**National Register Nomination Workshop**, sponsored by the Missouri State Historic Preservation Office (Jefferson City, Missouri, 2006)

### Organization and Professional Memberships

National Alliance for Preservation Commissions

National Trust for Historic Preservation

American Cultural Resources Association

### References

Erin B. Turner-Focum

Re: Terri L. Foley, Historic Preservation Consultant

TO WHOM IT MAY CONCERN:

The City of Poplar Bluff and the Poplar Bluff Historical Preservation Commission have worked closely with Terri Foley for several years. We have been very pleased with all of the work that she has done for us. Her recent projects include: Getting the 400 block of North Main Street on the National Register of Historic Places, completing new design guidelines for our historic downtown, and completing a land use survey of all the buildings in our historic downtown.

Terri is very knowledgeable, thorough, persistent, timely, and works well with our city officials, commission members, and the public. She has conducted several successful public hearings and always has given extra time to answer questions for the public after the meetings. Terri goes above and beyond in helping our town protect its heritage and historical assets.

We look forward to working with Terri again in the future, and would be happy to answer any questions that you might have about her work.

Sincerely,

A handwritten signature in cursive script that reads "Emily Wolpers".

Emily Wolpers, Chair  
Poplar Bluff Historical Preservation Commission



**LANDMARKS**  
ASSOCIATION of SAINT LOUIS

October 17, 2012

North Carolina Department of Administration  
Office for Historically Underutilized Businesses (HUB Office)  
1336 Mail Service Center  
Raleigh, NC 27699-1336

RE: Letter of Reference – Terri L. Foley

To Whom It May Concern:

This letter serves as a professional reference for Terri L. Foley, who recently submitted an application to your office for certification as a Woman-owned Business Enterprise (WBE).

I have had the pleasure of working with Ms. Foley for the past six (6) years. Ms. Foley is a historic-preservation consultant and free-lance writer. My interactions with her are in regard to her work in the field of historic preservation. We have worked on numerous occasions and all interactions with Ms. Foley have been extremely positive. She completes her work professionally and in all situations, provides a product that goes beyond the minimum standards of quality work. Her education and experience have served to provide her with a strong background in her field of expertise. She is fully qualified to perform the duties of her occupation and meets all state and federal guidelines that are required to do so.

It is my observation that Ms. Foley is very well respected by her peers and her clients. She is one of the State of Missouri's most highly regarded preservation consultants, having worked closely with the staff of the state's Natural Resources/Historic Preservation Division for many years. Ms. Foley maintains a professional and highly qualified reputation that is well known here in Missouri and elsewhere. Her clients include individuals, city and state governments, non-profit agencies and federal officials.

I wholeheartedly support and recommend Ms. Foley's addition to the WEB program in North Carolina and would be happy to provide any additional information, if necessary.

Sincerely,

Ruth Keenoy  
Preservation Specialist  
[ruthkeenoy@landmarks-stl.org](mailto:ruthkeenoy@landmarks-stl.org)



Pittsburgh Office  
385 East Waterfront Drive  
Homestead, Pennsylvania 15120

T 412.476.2000  
F 412.476.2020

August 17, 2016  
Project C160922.00

Mr. Eric Reisman  
Historic Preservation Division  
Mississippi Department of Archives and History  
Charlotte Capers Building  
100 South State Street  
Jackson, Mississippi 39201

**Proposal**  
**Architectural Survey and NRHP Nomination**  
**Oktibbeha Gardens Subdivision**  
**Starkville, Oktibbeha County, Mississippi**

Dear Mr. Reisman:

GAI Consultants, Inc. (GAI) is pleased to present our proposal to conduct an architectural survey of and complete National Register of Historic Places (NRHP) nomination materials for the proposed Oktibbeha Gardens Subdivision Historic District in the City of Starkville, Oktibbeha County, Mississippi. Our extensive experience in conducting small- and large-scale historic resources surveys, completing NRHP evaluations and nominations, our ability to meet project deadlines with quality products, and the experience and dedication of our staff are strengths that GAI can bring to this important historic preservation project for the Historic Preservation Division of the Mississippi Department of Archives and History (MDAH) and the City of Starkville.

The cultural resources team has completed similar historic resource surveys in several states, including Florida, North Carolina, Kentucky, West Virginia, Pennsylvania, Indiana, and Wisconsin. In addition, GAI has completed a number of successful NRHP nominations, including those for the Grandfather Falls Hydroelectric Project in Lincoln County, Wisconsin; Camp Mad Anthony Wayne in Wayne County, West Virginia; Carskadon Mansion in Mineral County, West Virginia; and Geneva Downtown Commercial Historic District in Adams County, Indiana. GAI's most recent historic district survey and NRHP nomination project for the Wilksburg Historic District in Wilksburg, Allegheny County, Pennsylvania, is currently in its second phase.

**Project Understanding**

The MDAH and the City of Starkville are soliciting proposals from qualified historic preservation consultants to complete a two-part project that consists of an intensive-level survey and a NRHP nomination for the proposed Oktibbeha Gardens Historic District. This survey is part of an on-going, multi-year project by the City of Starkville to identify and designate NRHP historic districts. As described in the Request for Proposals (RFP), the project will involve the completion of an intensive-level survey of approximately 190 contributing and non-contributing resources within the survey area, as delineated on page 12 of the RFP. Phase I will also involve background and archival research, the completion of Mississippi Historic Resources Inventory (HRI) forms for each surveyed property, and an illustrated survey report for MDAH standards and guidelines. Phase II will involve the completion of an NRHP nomination for the proposed historic district. According to the RFP, Phase I materials will be submitted by March 3, 2017, and final drafts of Phase II materials will be submitted by April 28, 2017. GAI will make a presentation to the Mississippi National Register Review Board regarding the proposed Oktibbeha Gardens Historic District on July 20, 2017.

## Project Work Plan

GAI proposes to conduct an intensive-level survey and NRHP nomination for the proposed Oktibbeha Gardens Historic District in Starkville, Oktibbeha County, Mississippi. As described above, the project will be divided into two phases, with the first consisting of the survey and documentation of approximately 190 resources within the survey area delineated in the RFP. The second phase will involve the completion of an NRHP nomination for the proposed historic district. Recognizing that schedules are crucial to the success of this project, GAI ensures completion of tasks and submittal of project deliverables to the MDAH on or before the proposed dates.

### Phase I – Survey of Oktibbeha Gardens Subdivision

Upon receiving the Notice to Proceed, GAI will conduct a survey and inventory of approximately 190 resources within the proposed Oktibbeha Gardens Historic District as part of the first phase of the project. All work will be done in accordance with the *U.S. Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (48 FR 44716-44742)*, *National Register Bulletin #15: How to Apply National Register Criteria for Evaluation*, and the MDAH's Survey Standards.

#### Task 1: Public Meeting

As stipulated in the RFP, GAI will attend one public meeting with the City of Starkville to discuss the purpose, tasks, and expectations of the project. This meeting will be scheduled to coincide with fieldwork.

#### Task 2: Background Research

GAI will conduct thorough background research in order to establish a general historic context and developmental history of the neighborhood, as well as determine any potential significance for individual resources. This research will focus on the information on file at the city's offices, as well as information available at local repositories, including the Oktibbeha County Courthouse and Oktibbeha County Historical and Genealogical Society. Additional research, if necessary, may be conducted at the MDAH for files and records on file for the survey area. GAI will work closely with local 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 Starkville, specifically in the vicinity of the project.

#### Task 3: Field Survey

In concert with background research, GAI will conduct an intensive-level historic resources survey of approximately 190 resources within the Oktibbeha Gardens subdivision study area, as delineated in the RFP. Each resource will be digitally photographed according to *National Register Photo Policy Factsheet* (updated May 2013) and marked on a 7.5-minute USGS quadrangle map and tax base maps. Information pertinent to the completion of HRI forms for each property, including architectural details and current conditions, will be noted.

GAI assumes that prior to fieldwork the City of Starkville will provide two sets of unmarked tax maps showing property boundaries which are a size that can be easily used during fieldwork, as well as electronic base mapping to be used for updating GIS information. In addition, GAI assumes that the survey will be conducted from the public right-of-way and will not require property access.

#### Task 4: Mississippi Historic Resource Inventory Forms

Subsequent to fieldwork and background research, GAI will complete HRI forms for approximately 190 resources within the proposed Oktibbeha Gardens Historic District as noted in the RFP. HRI forms will be completed according to the MDAH's inventory form instructions and to the standards set forth in the MDAH's Survey Standards, and will include photographic documentation, resource locations marked on a USGS map, detailed descriptions, and eligibility recommendations. HRI forms will be submitted to the MDAH in both hard copy and electronic format.

#### Task 5: Report Preparation

GAI will prepare and submit an illustrated survey report as stipulated in the RFP and in accordance with the MDAH's Survey Standards. The survey report will include: title page; acknowledgements; table of contents; introduction; project objectives and methodology; scope of research; area covered; a summary of findings; and recommendations for additional research or preservation activity as appropriate. Completed HPI forms and associated documentation will also be included in the appendices of the report.

### Phase II – Oktibbeha Gardens Historic District National Register Nomination

Following completion of Phase I and approval from the MDAH and the City of Starkville, GAI will complete an NRHP nomination for the proposed Oktibbeha Gardens Historic District. The nomination will be completed in accordance with the requirements of the National Historic Preservation Act of 1966 (80 Stat. 915 as amended), National Register Bulletin #15: How to Apply National Register Criteria for Evaluation, National Register Bulletin #16A: Guidelines for Completing National Register Forms, and MDAH guidelines and standards.

#### Task 1: Draft and Final Nomination Materials

Prior to beginning the nomination, GAI will prepare a map of the boundary of the proposed National Register district. Following concurrence of the proposed boundary from the Survey Manager and National Register Coordinator of the MDAH, GAI will complete draft and final nomination materials for the proposed Oktibbeha Gardens Historic District, including the NRHP nomination form with continuation sheets, as needed; USGS and site maps showing the boundary; and photographs of both individual resources, as well as representative streetscapes, both printed and electronic copies. The nomination materials will be completed in accordance with the requirements of the National Historic Preservation Act of 1966 (80 Stat. 915 as amended), National Register Bulletin #15: How to Apply National Register Criteria for Evaluation, National Register Bulletin #16A: Guidelines for Completing National Register Forms, and MDAH guidelines and standards.

GAI will submit a draft NRHP nomination for the Oktibbeha Gardens Historic District to the MDAH for review by April 7, 2017. Following MDAH review and comment, GAI will submit a final draft of the nomination to the MDAH by April 28, 2017.

#### Task 2: Mississippi National Register Review Board Presentation

Following submission of the final nomination materials, GAI will give a PowerPoint presentation illustrating the Oktibbeha Gardens Historic District nomination to the Mississippi National Register Review Board on July 20, 2017. As stipulated in the RFP, GAI will also be prepared to defend the eligibility of the amended district to the review board during this meeting.

## Project Deliverables

### Phase I Deliverables

As stipulated in the RFP, all survey material, including completed inventory forms, maps, and digital photos and media, must be submitted for review and comment to the MDAH survey manager no later than March 3, 2017. GAI proposes to submit the following Phase I items to the MDAH and the City of Starkville:

- Two sets of draft HRI forms (one set to MDAH, one set to City of Starkville)
- Two draft survey reports (one to MDAH, one to City of Starkville)
- Two sets of completed archival hard copy HRI forms with photographs, site plan, and bibliographic resources (one set to MDAH, one set to City of Starkville);
- Two sets of USGS and/or tax base maps showing the locations of all surveyed properties within the survey area (one set to MDAH, one set to City of Starkville);
- Two DVD-Rs with all digital photographs (in .JPEG or .TIFF formats) with photo log (one to MDAH, one to City of Starkville);
- Two archival hard copy survey reports (one to MDAH, one to City of Starkville);
- Two CD-Rs with a pdf of the survey report and individual PDFs of each completed HRI form (one to MDAH, one to City of Starkville).

### Phase II Deliverables

Likewise according to the RFP, all draft NRHP nomination materials will be submitted to the MDAH for review and comment no later than December 23, 2016. Final NRHP nomination materials will be submitted to the MDAH by January 13, 2017. GAI proposes to submit the following Phase II items to the MDAH:

- One hard copy of draft NRHP nomination materials, including mapping;
- One CD/DVD containing an electronic copy of draft NRHP nomination materials;
- One hard copy of final NRHP nomination materials, including mapping;
- One CD/DVD containing an electronic copy of final NRHP nomination materials, including mapping;
- Two sets of labeled color photos of the proposed Oktibbeha Gardens Historic District;
- Two CD/DVDs containing digital photos of the Oktibbeha Gardens Historic District.

## Schedule

GAI's proposed Phase I and Phase II timetables for the completion of each task and shipment of deliverables is provided below. Recognizing that schedules are a crucial part of this project, GAI will work with the MDAH and City of Starkville 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 MDAH and/or City of Starkville should decide to modify the identified scope of services, GAI will work accordingly to attempt to accommodate and meet the requests within normal expectations. Any potential substantial alteration to the scope of services beyond that which is presented in this proposal will be discussed in detail between GAI, MDAH, and the City of Starkville to determine if additional budget or schedule adjustments will be required.

Time Period	Activity
<b>Phase I – Historic Resources Survey</b>	
August 31, 2016*	Sign Contract/Notice to Proceed
September 2016	Attend public meeting Conduct field work and background research
October 2016 – January 2017	Complete draft survey report and HRI forms
January 16, 2017	Submit draft survey report and HRI forms to MDAH survey manager for review and comment
February 6, 2017	Receive comments back from MDAH
<b>March 3, 2017</b>	Submit final survey report and HRI forms to MDAH survey manager and City of Starkville
<b>Phase II – Oktibbeha Gardens Historic District Nomination</b>	
March 13, 2017	Receive approval to begin NRHP nomination
March 13 – April 6, 2017	Complete NRHP nomination for Oktibbeha Gardens Historic District
<b>April 7, 2017</b>	Submit draft copy of completed NRHP nomination to MDAH for review and comment
April 17, 2017	Receive comments back from MDAH
<b>April 28, 2017</b>	Submit final draft of NRHP nomination to MDAH
<b>July 20, 2017</b>	Present NRHP nomination to the Mississippi National Register Review Board
August 1, 2017	Project completion

\* All dates except for those in bold are estimates and subject to change based on Notice to Proceed and collaboration with MDAH and the City of Starkville

## Compensation

GAI proposes to conduct **Phase I** of the project as described in this proposal for the lump sum, all-inclusive amount of \$25,616.00. Following approval from the City of Starkville and MDAH, GAI proposes to conduct **Phase II** of the project, the NRHP nomination of the Oktibbeha Gardens Historic District, as described in this proposal for \$8,662.00. If during the project the MDAH or the City of Starkville wishes to increase or otherwise amend the Scope of Work, GAI will prepare a fee for the additional work to be performed.

## Background and Experience

The cultural resources group at GAI was established in 1974 and remains one of the few groups nationwide providing historic architectural and archaeological services within an engineering and environmental consulting firm. GAI's qualifications exceed professional standards due to our highly accomplished professional full-service team of historians and archaeologists who hold advanced degrees in architectural history, historic preservation, history, and prehistoric and historic archaeology. The architectural historians at GAI frequently and consistently conduct documentary research, architectural surveys, and NRHP evaluations and nominations with proven success throughout the eastern United States. Their efforts are supported by GAI's database management software, state-of-the-art Geographic Information System (GIS) and Computer Aided Design and Drafting (CADD) capabilities, and large-format photographic equipment for Historic American Buildings Survey/Historic American Engineering Record

(HABS/HAER) documentation. GAI also utilizes high-quality digital cameras during field survey, and archival-quality materials in appropriate deliverables.

## **Project Personnel**

The key personnel assembled for this project are skilled architectural historians and cultural resources specialists experienced in conducting numerous historic resource surveys and evaluations of varying sizes. GAI's architectural historians are grounded and proficient in the U.S. Secretary of the Interior's Standards and Guidelines for Identification and Evaluation (48 FR 44716-28) and exceed the professional requirements of the U.S. Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation, 36 CFR 61.

Project Architectural Historian, Tegan D. Baiocchi, M.S. will oversee the execution of this project, providing direction and support. Ms. Baiocchi has ten years of experience in cultural resources management, including seven years as an architectural historian. She specializes in authoring architectural descriptions, historical contexts, and NRHP evaluations and nominations, and is adept at management and conducting small- and large-scale cultural resource surveys for various state and federal agencies, municipalities, and organizations in both the public and private sectors. Ms. Baiocchi exceeds the Secretary of the Interior's Professional Qualification Standards for History and Architectural History.

Senior Architectural Historian, Petra C. Knapp, M.A. specializes in conducting historic resource surveys and archival research. She has conducted several small- and large-scale cultural resource surveys for various state and federal agencies, as well as organizations in both the public and private sectors. While specializing in architectural history, Ms. Knapp also brings experience and proficiency in working with local and government entities and officials, and providing community presentations. Ms. Knapp exceeds the Secretary of the Interior's Professional Qualification Standards for History and Architectural History.

Senior Architectural Historian, Elizabeth H. Williams, B.F.A. has extensive experience conducting architectural and historical resource surveys, conducting archival and background research, completing historic resource inventory forms, and is familiar with federal and state standards and guidelines. She has completed historic resource surveys in several states, and through her experience has developed techniques for streamlining fieldwork while ensuring accuracy. Ms. Williams meets the Secretary of the Interior's Professional Qualification Standards for History and Architectural History.

Architectural Historian, Amanda K. Stander, AICP specializes in preservation planning and regulatory due diligence, and also has extensive experience conducting small- and large-scale cultural resource surveys and archival research. Ms. Stander meets the Secretary of the Interior's Professional Qualification Standards for History and Architectural History.

Mapping components of this project will be provided by Project GIS Specialist Amanda J. Wasielewski, M.S. Ms. Wasielewski specializes in GIS data and programs, as well as map generation, archival research, and data acquisition. She is adept at working closely with municipal clients, as well as state and federal agencies, to determine mapping needs and, in the case of GIS data services, coordinating an efficient delivery of geospatial data to integrate historical and architectural survey results in their GIS systems.

Resumes for the project team are provided in Attachment 1 of this proposal.

## **Experience and References**

GAI assists clients by providing historic resources identification services for publicly and privately funded projects. GAI's project expertise ranges from large-scale architectural surveys, resource evaluations, and effects assessments for large transportation and energy projects, to NRHP nominations and small-scale surveys of buildings and districts for municipalities with Certified Local Government (CLG) grants. The following is a list of similar architectural survey and documentation projects recently conducted by GAI.

While certainly not an exhaustive list, the sampling demonstrates GAI's experience in conducting historic resource surveys and completing NRHP nominations while working with local and state partners, as well as our attention to efficiency and quality. A brief summary of three of these projects are also provided below.

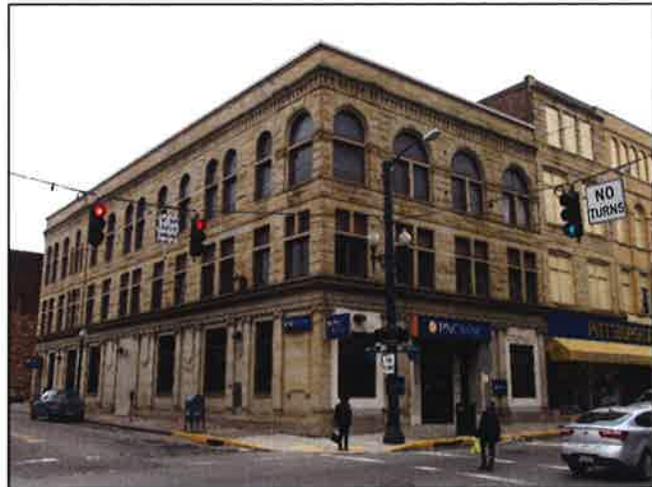
- Wilkesburg Historic District Survey and NRHP Nomination – Wilkesburg, Allegheny County, Pennsylvania
- Grandfather Falls Hydroelectric Project DOE Nomination – Lincoln County, Wisconsin
- Murray Hill Phase II Architectural and Historic Site Survey – Jacksonville, Duval County, Florida
- Camp Mad Anthony Wayne NRHP Nomination – Wayne County, West Virginia
- City of Sarasota Survey of Historic Resources, Phases II-V – Sarasota, Sarasota County, Florida
- Geneva Downtown Commercial Historic District Survey and NRHP Nomination – Geneva, Adams County, Indiana

## Related Projects

### Wilkesburg Historic District Survey and NRHP Nomination

*Wilkesburg, Allegheny County, Pennsylvania*

GAI conducted an architectural and historical resources survey and evaluation of the Wilkesburg Historic District located in Wilkesburg, Allegheny County, Pennsylvania as part of the Pittsburgh History and Landmarks Foundation's ongoing revitalization and rehabilitation efforts within the community. GAI architectural historians surveyed and completed Pennsylvania Historic Resource Survey (PHRS) forms for 177 individual properties within the survey area, as well as for the district as a whole. Following survey and evaluation, GAI recommended the Wilkesburg Historic District as eligible for NRHP listing under Criteria A for its significance as a commercial center. In July 2016, the Pennsylvania State Historic Preservation Office concurred with GAI's recommendation. GAI is currently completing a NRHP nomination form for the district as part of Phase II of the project.



## **Grandfather Falls Hydroelectric Project DOE Nomination**

*Lincoln County, Wisconsin*

GAI completed a DOE-level NRHP nomination for the 1938 Grandfather Falls Hydroelectric Project in Lincoln County, Wisconsin. GAI architectural historians documented the facility's ten distinct structural elements, including a dam, canal bridge, man-made canal, dike, intake house, sluiceway, penstocks, surge tanks, a 1906 former powerhouse structure, and the current 1938 powerhouse. Due to an abbreviated work schedule, field survey occurred in mid-February in several feet of snow, providing a unique perspective of the resource. Tasks included archival and background research, site survey, photo documentation, and completion of the nomination form and supporting materials. The Wisconsin Historical Society concurred with GAI's determination that the resource is NRHP eligible. A copy of the DOE nomination form for the Grandfather Falls Hydroelectric Project is provided in Attachment 2.



## **Murray Hill Phase II Architectural and Historical Resources Survey**

*Jacksonville, Duval County, Florida*

GAI architectural historians and cultural resources specialists conducted a large historic resources survey and evaluation of the Phase II survey area of the Murray Hill neighborhood in Jacksonville, Florida. Murray Hill was founded as an independent community in 1907 and annexed by nearby Jacksonville in 1925. As part of the second phase of the historic resource survey, GAI architectural historians documented and completed Florida Master Site File (FMSF) data entry for 1,226 newly surveyed architectural resources and 44 survey updates. GAI recommended 16 individual resources and four historic districts within the survey area as eligible for NRHP listing. Tasks for this project included archival and background research, field survey, photo documentation, mapping, FMSF data entry, an illustrated historic resource survey report, and an electronic summary of the project suitable for future public presentations by city staff.



## Sample National Register Nomination Form

The following example of previous NRHP nomination work is provided in Attachment 2.

- *Grandfather Falls Hydroelectric Project National Register of Historic Places Registration Form, Lincoln County, Wisconsin*
- Includes the NRHP nomination form and supporting material for the Grandfather Falls Hydroelectric Project. Survey photos were submitted separately and are not included with this example. The statement of significance and resource description also represent writing samples for Project Architectural Historian Tegan Baiocchi. .

If you would like additional information, please contact Tegan Baiocchi at 260-959-8856, or by email at [t.baiocchi@gaiconsultants.com](mailto:t.baiocchi@gaiconsultants.com). We look forward to the opportunity to work with the MDAH and the City of Starkville on this important historic preservation project.

Sincerely,  
**GAI Consultants, Inc.**



Tegan D. Baiocchi, M.S.  
Project Architectural Historian



Jonathan Glenn, M.A., RPA  
Cultural Resources Manager

REQUESTED AND AUTHORIZED BY:

Mississippi Department of Archives and History, Historic  
Preservation Division

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

TDB/BR/ptm

Attachments: Exhibit A – GAI Standard Terms and Conditions for Professional Services  
Attachment 1 – Project Team Resumes  
Attachment 2 – Sample National Register Nomination Form

**EXHIBIT A**  
**GAI Standard Terms and Conditions for Professional Services**

**EXHIBIT A**  
**GAI Consultants, Inc.**  
**Standard Terms and Conditions**  
**For Professional Services**

1. Scope of Services and Extent of Agreement - GAI shall perform the Services as described in GAI's Proposal to which these Terms and Conditions are attached for the specified Project, incorporated herein by reference.

No modification or changes to these Terms and Conditions may be made except by written instrument signed by the parties. CLIENT acknowledges that he/she/it has read these Terms and Conditions, understands them, agrees to be bound by them, and further agrees that they are the complete and exclusive statement of the AGREEMENT between the parties, superseding all proposals, oral or written understandings, or other prior agreements other than those above referred to and all other communications between the parties relating to the subject matter thereof.

2. Compensation – GAI hereby agrees to accept and CLIENT agrees to pay the compensation on either a time (hourly) and expense basis in accordance with GAI's rates in effect at the time of performance, or lump sum basis as set forth in GAI's Proposal to perform the Services.

If GAI's services are performed on an HOURLY BASIS, GAI will be paid for all time rendered to the project, including project scoping by professional, technical, and clerical personnel in accordance with the attached Hourly Rate Schedule. Time required for personnel of GAI to travel between GAI's office and the Site (or any other destination applicable to the project) is charged in accordance with the rates shown in the attached Hourly Rate Schedule. If overtime for non-exempt personnel (as defined by statute) is required, the overtime rate charged will be 1.50 times the invoice rate shown on the attached Hourly Rate Schedule.

3. Invoicing/Payment

- A. GAI will submit invoices periodically, but not more frequently than every two weeks, for Project services performed during the period or upon completion of the Project, whichever is earlier.
- B. Invoices are due and payable in U.S. dollars within 30 days from date of invoice. All charges not paid within 30 days are subject to a service charge of 1-1/2 percent per month or a fraction thereof, plus all costs and expenses of collection, including without limitation, attorneys' fees. In addition to the foregoing, should CLIENT fail to pay any invoice within 45 days of the invoice date, GAI may, in its sole discretion, upon 3 days written notice to CLIENT, stop work and recover from CLIENT payment for all services performed prior to the work stoppage, plus all amounts for interest, penalties and attorney's fees that may be recoverable under applicable law, including without limitation, prompt payment and/or lien laws. GAI will resume performance once CLIENT pays all outstanding amounts due plus any advance payment(s) or other security in GAI's sole discretion deemed necessary by GAI.
- C. CLIENT will be invoiced for external expenses, such as travel, lodging, sub-contracted services, etc., at direct cost plus a 10% handling and administrative fee.
- D. Payments shall include the GAI invoice number and be mailed to 385 East Waterfront Drive, Homestead, PA, 15120, to the attention of Accounts Receivable.

4. Changes – CLIENT and GAI may make additions to the scope of work by written Change Order. CLIENT may omit work previously ordered by written instructions to GAI. The provisions of these Terms and Conditions, with appropriate changes in GAI's Compensation and Project Schedule, shall apply to all additions and omissions.

5. CLIENT Responsibilities – CLIENT represents, with the intent that GAI rely thereon, that it has sufficient financial resources to pay GAI as agreed to in these Terms and Conditions and, as applicable and necessary for GAI to perform its services, CLIENT will:

- A. Provide all criteria and full information as to its requirements for GAI's services, including design or study objectives, constraints,

third party certification requirement(s), standards or budget limitation(s).

- B. Assist GAI by placing at its disposal all available information pertinent to the Project and/or GAI's services including the actual or suspected presence of hazardous waste, materials or conditions at or beneath the Project site, record ("As-Built") drawings, surveys, previous reports, exploration logs of adjacent structures and any other data relative to the Project. Unless otherwise noted, GAI may rely upon such information.
- C. Upon identification by GAI and approval by CLIENT of the necessity and scope of information required, furnish GAI with data, reports, surveys, and other materials and information required for this Project, all of which GAI may rely upon in performing its services, except those included in GAI's scope of services.
- D. Guarantee access to the property and make all provisions for GAI to enter upon public and private lands and clear all exploration location(s) for buried utilities/piping/structures as required for GAI to perform its services under these Terms and Conditions.
- E. Examine all studies, reports, sketches, opinions of the construction costs, specifications, drawings, proposals and other documents presented by GAI to CLIENT and promptly render in writing the decisions pertaining thereto within a period mutually agreed upon.
- F. Designate in writing a person to act as CLIENT'S representative with respect to the services to be rendered under these Terms and Conditions. Such person shall have complete authority to transmit instructions, receive information, interpret and define CLIENT's policies and decisions with respect to materials, equipment, elements and systems pertinent to GAI's services.
- G. Give prompt written notice to GAI whenever CLIENT observes or otherwise becomes aware of any development that affects the scope or timing of GAI'S services, or any defect in the Project or work of Contractor(s).
- H. Furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary for completion of the Project.
- I. Furnish such legal and insurance counseling services as CLIENT may require for the Project.
6. Schedule/Delays – GAI shall commence performance upon receipt of the CLIENT's written authorization to proceed and shall perform its professional services in accordance with the schedule set forth in its Proposal, provided however, the performance of these Terms and Conditions, except for the CLIENT's payment of money for services already rendered, shall be excused in the event performance of these Terms and Conditions is prevented or delays are occasioned by factors beyond GAI's control, or by factors which could not reasonably have been foreseen at the time this Exhibit A was prepared and executed. The delayed party's performance shall be extended by the period of delay plus a reasonable period to restart operations.
7. Document Ownership, and Reuse
- A. All reports, drawings, specifications, manuals, learning and audio/visual materials, boring logs, field data, laboratory test data, calculations, estimates, and other documents (collectively "Work Product") prepared by GAI are instruments of service shall remain the property of GAI. Unless otherwise notified by CLIENT, GAI will retain all pertinent records relating to the Services performed for a period of two (2) years following submission of the report, design documents or other project deliverables, during which period the records will be made available at GAI's office to the CLIENT at reasonable times.

**EXHIBIT A**  
**GAI Consultants, Inc.**  
**Standard Terms and Conditions**  
**For Professional Services**

- B. Any reuse of the Work Product described above without written verification or adaptation by GAI, as appropriate, for the specific purpose intended, will be at CLIENT's sole risk and without liability or legal exposure to GAI. CLIENT shall indemnify and hold harmless GAI from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting there from. Any future verification or adaptation of such Work Product will entitle GAI to further compensation at rates to be agreed upon by CLIENT and GAI.
- C. Unless specified otherwise in GAI's Proposal, GAI will dispose of all materials and samples obtained in the investigation portion of the project 90 days after completion of the report. Further storage or transfer of samples will be made at CLIENT's expense.
- D. CLIENT recognizes that site conditions where samples and data are gathered do vary with time and that particularly subsurface conditions may differ from those encountered at the time and location where explorations or investigations are made and, therefore, the data, interpretations, and recommendations of GAI are based solely on the information available at the time of the investigation. GAI shall not be responsible for the interpretation by others of the information it develops.
8. Standard of Performance – GAI will perform its Services with that level of care and skill ordinarily exercised by other professionals practicing in the same discipline(s), under similar circumstances and at the time and place where the Services are performed, and makes no warranty, express or implied, including the implied by law warranties of MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.
9. Insurance
- A. GAI shall procure and maintain such insurance as is required by law as of the date first written above and during the performance of the Agreement, and subject to the terms and conditions of the policies, keep in force the following insurance:
- Worker's Compensation Insurance with other State's endorsement, including Employer's Liability Insurance for its employees in the amount of \$500,000; Comprehensive General Liability Insurance, including Protective and Completed Operations, covering bodily injuries with limits of \$1,000,000 per occurrence, and property damage with limits of \$1,000,000 per occurrence; Comprehensive Automobile Liability Insurance, including operation of owned, non-owned and hired automobiles, with combined single limits for bodily injury and property damage of \$1,000,000 per occurrence; Excess Umbrella Liability Insurance with limits of \$1,000,000 in the aggregate.
- B. If CLIENT requires additional types or amounts of insurance coverage, GAI, if specifically directed by CLIENT, will purchase additional insurance (if procurable) at CLIENT's expense; but GAI shall not be responsible for property damage from any cause, including fire and explosion, beyond the amounts and coverage of GAI's insurance specified above.
- C. CLIENT will require that any Contractor(s) performing work in connection with GAI's Services will name GAI as an additional insured on their insurance policies. In addition, in any hold-harmless agreements between CLIENT or Owner and any contractor who may perform work in connection with any professional services rendered by GAI, CLIENT will require such contractor(s) to defend and indemnify GAI against third party suits.
- D. It is agreed that GAI shall have no responsibility: 1) To supervise, manage, direct, or control CLIENT or its Contractors', subcontractors' or their employees; 2) For any of CLIENT's or its contractors, subcontractors or agents or any of their employees' safety practices, policies, or compliance with applicable Federal, State and/or local safety and health laws, rules or regulations; 3) For the adequacy of their means, methods, techniques, sequencing or procedures of performing their services or work; or 4) For defects in their work.
10. Indemnity – Subject to the Limitation(s) of Liability provision(s) below in Articles 11 and 12, GAI agrees to indemnify and hold harmless CLIENT, and its officers, directors, and employees from and against any and all claims, suits, liability, damages, injunctive or equitable relief, expenses including reasonable attorneys' fees, or other loss (collectively "Losses") to the extent caused by GAI's negligent performance of Services under these Terms and Conditions.
11. Limitation of Liability – In the event of any loss, damage, claim or expense to CLIENT resulting from GAI's performance or non-performance of the professional services authorized under these Terms and Conditions, GAI's liability whether based on any legal theory of contract, tort including negligence, strict liability or otherwise under these Terms and Conditions for professional acts, errors, or omissions shall be limited to the extent any such claims, damages, losses or expenses result from the negligent act, errors or omissions of GAI or its employees occurring during performance under these Terms and Conditions. The total cumulative liability of GAI arising out of professional acts, errors, or omissions shall not exceed the greater of \$50,000 or two times the total compensation GAI receives from CLIENT under these Terms and Conditions. GAI's aggregate liability for all other acts, errors, or omissions shall be limited to the coverage and amounts of insurance specified in Article 9, above. The limitations stated above shall not apply to the extent any damages are proximately caused by the willful misconduct of GAI and its employees.
12. Disclaimer of Consequential Damages – Notwithstanding anything to the contrary in these Terms and Conditions, neither party shall have any liability to the other party for indirect, consequential or special damages including, but not limited to, liability or damages for delays of any nature, loss of anticipated revenues or profits, increased cost of operations or costs of shutdown or startup whether such damages are based on contract, tort including negligence, strict liability or otherwise.
13. Probable Construction Cost Estimates – Where applicable, statements concerning probable construction cost and detailed cost estimates prepared by GAI represent its judgment as a professional familiar with the construction industry. It is recognized, however, that neither GAI nor CLIENT has any control over the cost of labor, materials or equipment, over the contractors' methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, GAI cannot and does not guarantee that bids, proposals, or actual costs will not vary from any statement of probable construction cost or other cost estimate prepared by it.
14. Confidentiality/Non-Disclosure – GAI shall not disclose, or permit disclosure of any information developed in connection with its performance under these Terms and Conditions or received from CLIENT or the PROJECT OWNER, or their affiliates, subcontractors, or agents designated by CLIENT as confidential, except to GAI's employees and subcontractors who need such information in order to properly execute the services of these Terms and Conditions, and shall require any such of its employees and subcontractors and their employees not to disclose or permit disclosure of any of such information, without the prior written consent of CLIENT. The foregoing shall not prohibit GAI from disclosing information in response to any Federal, State or local government directive or judicial order, but in the event GAI receives or is threatened with such an order or has actual knowledge that such an order may be sought or be forthcoming, GAI shall immediately notify CLIENT and assist CLIENT in CLIENT's undertaking such lawful measures as it may desire to resist the issuance, enforcement and effect of such an order. GAI's obligation to resist such an order and assist CLIENT and the PROJECT OWNER is contingent upon GAI receiving further compensation for such assistance plus all costs and expenses, including without limitation reasonable attorney's fees, incurred by GAI.

**EXHIBIT A**  
**GAI Consultants, Inc.**  
**Standard Terms and Conditions**  
**For Professional Services**

15. Certifications – GAI shall not be required to execute any certification with regard to work performed, tested, and/or observed under these Terms and Conditions unless:

- A. GAI concludes that it has performed, tested and/or observed sufficient work to provide a sufficient basis for it to issue the certification; and
- B. GAI believes that the work performed, tested or observed meets the certification criteria; and
- C. GAI gave its written approval of the certification's exact form before executing these Terms and Conditions.

Any certification by GAI shall be interpreted and construed as an expression of professional opinion based upon the Services performed by GAI, and does not constitute a warranty or guaranty, either expressed or implied.

16. Miscellaneous Terms of Agreement

- A. These Terms and Conditions shall be subject to, interpreted, and enforced according to the laws of the Commonwealth of Pennsylvania without giving effect to its conflict of law principles. If any part of these Terms and Conditions shall be held illegal, unenforceable, void, or voidable by any court of competent jurisdiction, each of the remainder of the provisions shall nevertheless remain in full force and effect and shall in no way be affected, impaired, or invalidated.
- B. Neither the CLIENT nor GAI may delegate, assign, sublet, or transfer their duties or interest as described in these Terms and Conditions and GAI's Proposal without the written consent of the other party. Both parties relinquish the power to assign and any attempted assignment by either party or by operation of law shall be null and void.
- C. These Terms and Conditions shall be binding upon the parties hereto, their heirs, executors, administrators, successors, and assignees. In the event that a dispute should arise relating to the performance of the Services to be provided under these Terms and Conditions and GAI's Proposal, and should that dispute result in litigation, it is agreed that each party shall bear its own litigation expenses, including staff time, court costs, attorneys' fees, and other claim-related expenses.
- D. CLIENT shall not assert any claim or suit against GAI after expiration of a Limitation Period, defined as the shorter of (a) three (3) years from substantial completion of the particular GAI service(s) out of which the claim, damage or suit arose, or (b) the time period of any statute of limitation or repose provided by law.

In the event of any claim, suit or dispute between CLIENT and GAI, CLIENT agrees to only pursue recovery from GAI and will not to seek recovery from, pursue or file any claim or suit, whether based on contract, tort including negligence, strict liability or otherwise against any director, officer, or employee of GAI.

- E. No modification or changes in the terms of this Agreement may be made except by written instrument signed by the parties. CLIENT acknowledges that they have read this AGREEMENT, understands it, agrees to be bound by its terms, and further agrees that it is the complete and exclusive statement of the AGREEMENT between the parties superseding all work orders, oral or written understandings, or other prior agreements other than those above referred to and all other communications between the parties relating to the subject matter thereof.
- F. Either the CLIENT or GAI may terminate or suspend performance of these Terms and Conditions without cause upon thirty (30) days written notice delivered or mailed to the other party.

- (1) In the event of material breach of these Terms and Conditions, the party not breaching the AGREEMENT may terminate it upon ten (10) days written notice delivered or

mailed to the other party, which termination notice shall state the basis for the termination. The AGREEMENT shall not be terminated for cause if the breaching party cures or commences to cure the breach within the ten day period.

- (2) In the event of the termination, other than caused by a material breach of these Terms and Conditions by GAI, CLIENT shall pay GAI for the Services performed prior to the termination notice date, and for any necessary services and expenses incurred in connection with termination of the project, including but not limited to, the costs of completing analysis, records and reports necessary to document job status at the time of termination and costs associated with termination or subcontractor and/or subconsultant contracts. Such compensation shall be based upon the schedule of fees used by GAI.

- (3) In the event CLIENT delays providing written authorization to proceed within 45 days of the date of GAI's Proposal or suspends GAI's performance for 45 days or more after authorization has been given, GAI reserves the right, in its sole discretion, to revise its cost, compensation and/or hourly rates to its then current rates prior to resuming performance under these Terms and Conditions.

- G. All notices required to be sent hereunder shall be either hand delivered, with signed receipt of such hand delivery, or sent by certified mail, return receipt requested.
- H. The paragraph headings in these Terms and Conditions are for convenience of reference only and shall not be deemed to alter or affect the provisions hereof.
- I. Unless expressly stated to the contrary, the professional services to be provided by GAI do not include meetings and consultations in anticipation of litigation or arbitration or attendance as an expert witness in any deposition, hearing, or arbitration. If requested, these services will be provided by an amendment to these Terms and Conditions, setting forth the terms and rates of compensation to be received by GAI.
- J. Nothing herein shall be construed to give any rights or benefits hereunder to anyone other than CLIENT, the PROJECT OWNER if different than CLIENT and GAI.
- K. GAI is an Equal Opportunity Employer. GAI complies with the Office of Federal Contract Compliance Programs Affirmative Action Programs as outlined in 41 CFR 60-1.4(a)(b), 41 CFR 60-250.5(a)(b), and 41 CFR 60-741.5(a)(b).

END OF TERMS AND CONDITIONS

**ATTACHMENT 1**  
**Project Team Resumes**



## Tegan D'Arcangelis Baiocchi

Project Architectural Historian

### Education

MS, Historic Preservation, 2009, Eastern Michigan University

BA, Public History, Western Michigan University, 2006, Lee Honors College

### Skills

Historic Resource Surveys

Archival Research

Historic Resource Evaluations

### Certifications / Training

Section 106: An Introduction, three-day course, National Preservation Institute, 2011

NEPA Compliance and Cultural Resources, three-day course, National Preservation Institute, 2013

Section 4(f) Compliance for Historic Properties, three-day course, National Preservation Institute, 2013

### Industry Experience

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). Ms. Baiocchi specializes in authoring architectural descriptions, historic contexts, and resource evaluations, and is adept at conducting historic resource surveys and archival research. While her focus is architectural history, she also has experience preparing archaeological reports and forms, heritage interpretation, and oral history.

Ms. Baiocchi is familiar with the architectural and cultural history of the Midwestern United States, with a special interest in Michigan history. While attending both Western Michigan University and Eastern Michigan University, she had the opportunity to perform various cultural resource tasks throughout the state.

### Professional Experience

#### Project Architectural Historian 2016

- Professional Services – Research, Writing, Design, Production, and Packaging of an Interactive Natural Gas History traveling Exhibit – Walking the Line Project, for the Oil Region Alliance, Oil City, Pennsylvania (PA).
- Phase I Technical Report for the Line KNY Abandonment, Line T2KNY Install, and Line TNY Replacement Project, for National Fuel Gas Supply Corporation, Erie County, New York (NY). Authored historical context.

#### Senior Architectural Historian 2015

- Architectural and Historic Resources Pre-Application Survey Report and Effects Assessment, Gordonsville-Pratts 230kV Re-Build Project, for First Energy, Madison, Orange, and Albemarle Counties, Virginia (VA). Authored report.
- Architectural and Historical Resources Pre-Application Survey Report and Effects Assessment, Idylwood Substation to Scotts Run Road Substation 230kV Transmission Line Project, for First Energy, Fairfax County, VA. Authored Report.
- Phase I Cultural Resources Survey, Virginia Southside Expansion Project II (VSEP II), for Transco, LLC, Brunswick County, VA. Completed V-CRIS forms and co-authored report

- Phase I Archaeological Investigation, Possum Point Power Station Coal Combustion By-Product Pond Closure Project, for Dominion Virginia Power, Dumfries, Prince William County, VA. Authored historical context and background research.
- Architectural and Historical Resources Investigations for the Richwood Hill to Shuman Hill Transmission Line Project Siting Study, for First Energy, Wetzel County, West Virginia (WV). Co-authored letter report.
- Architectural and Historical Resource Survey of Former Dunlap Property, Trimble County Generating Station Coal Combustion Residual Storage Project, for Louisville Gas & Electric, Trimble County, Kentucky (KY). Conducted background research and authored report and site form.
- Addendum CFR 800.11, Section 4(f), and Section 106 Documentation for the First Street Reconstruction, South H Street to State Road 22 Project, for the City of Gas City, Grant County, Indiana (IN). Conducted field survey and authored addendum documentation.
- Archival Research – Sullivan-Clinton 1779 Campaign, Horseheads Gas Compressor Station Project, for Dominion Resources Services, Inc., Chemung County, NY. Authored report.
- Architectural and Historical Resources Investigations for the Gibraltar Pipeline Project, for Nisource, Washington County, PA. Authored report.
- Architectural and Historical Resources Investigations for the Campbell-Keister 138 kV Transmission Line Rebuilt Project, for American Transmission Systems, Incorporated, a First Energy Company, Butler and Mercer Counties, PA. Authored report.
- Architectural and Historical Resources Investigations for the Terrapin Hills Wind Farm Project, for EverPower, Garrett County, Maryland (MD). Conducted background research.
- Architectural and Historical Resources Investigations for the NIMAS001/NIMAS003 Pipeline Project, for EQM Gathering OPCO, LLC, Washington and Greene Counties, PA. Co-authored report and PHRS forms.
- Architectural and Historical Resources Investigations for the GSW Pipelines Relocation Project, for Equitrans, LP, Morgan Township, Greene County, PA. Authored report and co-authored PHRS form.
- Architectural and Historical Resources Investigations for Addendum III Faupel Wetland and Stream Mitigation Area, PA Turnpike Commission Total Reconstruction MP 149.5-155.5 Project, for the PA Turnpike Commission, Bedford County, PA. Authored report.
- Architectural and Historical Resources Survey and Assessment for the EdgeMarc Energy Pipeline Project Phase II, for EdgeMarc (EM) Energy Pipeline PA, LLC, Butler County, PA. Co-authored assessment.
- Architectural and Historical Resources Survey and Assessment for the EdgeMarc Energy Pipeline Project Phase II, for EdgeMarc (EM) Energy Pipeline PA, LLC, Butler County, PA. Co-authored assessment.
- Phase II Archaeological Investigation at Site 44GV0381 for the Greensville County Power Station, for Dominion Virginia Power, Brunswick and Greensville Counties, VA. Authored historical context and assessment.
- Architectural and Historical Resources Survey Report for the Greensville County Power Station, for Dominion Virginia Power, Brunswick and Greensville Counties, VA. Co-authored report.
- Architectural and Historical Resources Investigations for the Cambria Slope 115 kV Reconductor Project, for First Energy Corp., Cambria, Munster, Washington, and Cresson Townships, Cambria County, PA. Co-authored PHRS forms.
- Initial Cultural Resources Consultation for the Wabash to Dresser 138 kV Transmission Line Project, for Duke Energy, LLC, Vigo County, IN. Authored initial consultation letter.
- Due Diligence Cultural Resources Records Search for the Speed to Jeffersonville 138 kV Transmission Line, for Duke Energy, LLC, Clark County, IN. Conducted records search and authored due diligence report.

- Due Diligence Cultural Resources Records Search for the 6960 IN Rebuilt Pt 2 Oakland City to Rumbletown Project, for Duke Energy, LLC, Gibson and Pike Counties, IN. Conducted records search and authored due diligence report.
- Due Diligence Cultural Resources Records Search for the Martinsville SE 69163 Transmission Line Project, for Duke Energy, LLC, Martinsville, Morgan County, IN. Conducted records search and authored due diligence report.
- Due Diligence Cultural Resources Records Search for the Atterbury 69 kV Re-Route Project, for Duke Energy, LLC, Johnson and Bartholomew Counties, IN. Conducted records search.
- Due Diligence Cultural Resources Records Search for the Chippewa 69 kV Transmission Line Project, for Duke Energy, LLC, Clark County, IN. Conducted records search and authored due diligence report.

## 2014

- Architectural and Historic Resources Survey and Effects Assessment, South Lynchburg Area Improvements 138kV Transmission Line Project, for American Electric Power, City of Lynchburg and Campbell County, Virginia. Authored report.
- Architectural and Historic Resources Survey and Effects Assessment, Cloverdale-Lexington 500kV Line Reconductor Project, for American Electric Power, Botetourt and Rockbridge Counties, VA. Authored report
- Preliminary Architectural and Historical Resources Assessment for the Superior-Moraine East Pipeline Project, for Superior Appalachian Pipeline, LLC, Butler County, PA. Authored assessment.
- Architectural and Historical Resources Investigations for the TP-7911 Pipeline Project, for Equitrans, L.P., Jackson Township, Cambria County, PA. Authored letter report and assessment.
- Architectural and Historical Resources Investigations for Addendum II Storm Water Management Ponds and Pipe Outlet Areas, PA Turnpike Commission Total Reconstruction MP 149.5-155.5 Project, for the PA Turnpike Commission, Bedford County, PA. Authored letter report
- Architectural and Historical Resources Investigations for the Steadwell Pipeline Project, for Williams Field Services Company, LLC, Middletown Township, Susquehanna County, PA. Authored report.
- Preliminary Architectural and Historical Resources Assessment for the Moxley Pipeline Project, for Williams Field Services Company, LLC, Harford Township, Susquehanna County, PA. Authored assessment.
- Architectural and Historic Resources Desktop Review and Letter Report for the Cedar Street – Lowellville North 69 kV Transmission Line Rebuilt Project for First Energy, Union and Mahoning Townships, Lawrence County, PA. Conducted desktop review and authored letter report.
- Architectural and Historical Resources Investigation Management Summary for the Southern Corridor Improvement Project, for Appalachian Power Company, a unit of American Electric Power, Kanawha County, WV. Co-authored report.
- Architectural and Historical Resources Investigation Management Summary for the Turner-Cabin Creek Stations Corridor Improvement Project, Kanawha Valley Area Improvements Program, for American Electric Power, Kanawha County, WV. Co-authored architectural descriptions.
- Due Diligence Cultural Resources Records Search for the Huntington 69143 State Street to Huntington 138 Substation Project, for Duke Energy, LLC, Huntington County, IN.
- Intensive-Level Architectural and Historical Resources Survey Report for the Garden State Expansion Compressor Station Project, for Transcontinental Gas Pipeline Co., LLC, Burlington County, New Jersey (NJ). Co-authored report.
- Architectural and Historical Resources Investigation Management Summary for the Amos-Turner-Chemical Improvements Project, Kanawha Valley Area Improvements Program, for American Electric Power, Kanawha County, WV. Co-authored resource descriptions and NRHP eligibility evaluations.

- Architectural and Historical Resources Investigations for the Garrison West Natural Gas Pipeline Project, for Regency Marcellus Gas Gathering, LLC, Lemon Township, Wyoming County, PA. Authored report.
- Architectural and Historical Resources Investigations for the Taylor to Rogers Pipeline Project, for Regency Marcellus Gas Gathering, LLC, Lenox Township, Susquehanna County, PA. Authored report.
- Architectural and Historical Resources Investigations for the Spencer Well Connect Pipeline Project, for PVR NEPA Gas Gathering, LLC, Lenox Township, Susquehanna County, PA. Authored report.
- Architectural and Historical Resources Investigations for Remley North Reroute Pipeline Project for Regency Marcellus Gas Gathering, LLC, Liberty and Union Townships, Tioga County, PA. Co-authored report.
- Preliminary Agricultural Review for the Kane Road Pipeline Project, for Williams Field Services Co., LLC, Forest Lake Township, Susquehanna County, PA. Authored assessment.
- Criteria of Effects Assessment for the PA Turnpike Commission (PTC). Total Reconstruction MP 149.5-155.5 Project, for the PTC, Bedford County, PA. Authored report.
- Architectural and Historical Resources Reconnaissance Investigations for the Garrison Road Loop Pipeline Project, for Williams Field Services Co., LLC, Springville Township, Susquehanna County, PA. Conducted analysis and authored letter report.
- Architectural and Historical Resources Reconnaissance Investigations for the Corporate Pipeline Project, for Williams Field Services Co., LLC, Bridgewater Township, Susquehanna County, PA. Conducted analysis and authored letter report.
- Cultural Resources Assessment of Sproul State Forest for the Snow Shoe Pipeline Project, for Superior Appalachian Pipeline, LLC, Centre County, PA. Conducted background research and evaluation. Authored report.
- Architectural and Historical Resource Investigations for the Biers Run - Circleville 138kV Transmission Line Project, for CH2M Hill, Inc., Ross and Pickaway Counties, Ohio (OH). Authored resource descriptions.
- Phase I Archaeological Investigations and Architectural and Historical Resource Investigations for the Leesville 69kV Transmission Line Project, for American Electric Power, Carroll County, OH. Co-authored.

## **Architectural Historian**

### **2013**

- Architectural and Historic Resources Survey and Effects Assessment, Falling Branch-Merrimac 138kV Transmission Line Project, for American Electric Power, Montgomery County, VA. Co-authored report.
- Architectural and Historic Resources Pre-Application Survey Report and Effects Assessment, South Lynchburg Area Improvements Project, for Appalachian Power Co., a unit of American Electric Power Company (AEP), City of Lynchburg and Campbell County, VA. Co-Authored report.
- Addendum Report, Phase I Cultural Resources Investigations, Oak Grove Natural Gas Processing Plant Project, for Williams Ohio Valley Midstream, LLC, Marshall County, WV. Authored historical context.
- Phase II National Register of Historic Places Evaluations (Site 15TM40), Trimble County Generating Station Coal Combustion Residual Storage Project, for Louisville Gas & Electric Co. (LG&E), Trimble County, Kentucky (KY). Conducted background research. Co-authored report.
- Determination of Eligibility Forms for the Fourmile Ridge Wind Energy Project, Garrett County, MD. Prepared and submitted for Synergics Wind Energy, LLC. Conducted background research and chain-of-title research. Co-authored historical context, statements of significance, and eligibility evaluations.
- Hickory Bend Line 130600 Pipeline Project and 130700 Pipeline Project, for Pennant Midstream, LLC, Lawrence County, PA.

- Architectural and Historical Resources Investigations for the Stevenson to TNG Pipeline Project, for Halcón Field Services, LLC, Mercer County, PA. Authored letter report.
- Architectural and Historical Resources Investigations for the Gallagher to Stevenson Pipeline Project, for Halcón Field Services, LLC, Mercer County, PA. Authored letter report.
- Cultural Resource Notice for the Pittsburgh Mills Phase III Pipeline Project – North Extension, for Superior Appalachian Pipeline, LLC, Allegheny and Butler Counties, PA. Co-authored cultural resource notice.
- Architectural and Historical Resources Letter Report, NITE-S012 Pipeline Project, for EQT Gathering, LLC, South Buffalo, Bethel, Manor, and Kittanning Townships, Armstrong County PA. Authored letter report and conducted aerial analysis and background research.
- Phase I Technical Report for the Marquadt to Wistar Pipeline Project, for Penn Virginia Resource Partners, L.P., Davidson and Shrewsbury Townships, Sullivan County, PA. Authored historical context.

## 2012

- Architectural and Historic Resources Pre-Application Survey Report and Effects Assessment, Cloverdale EHV Transmission Improvements Project, Cloverdale 500 kV Substation, for Appalachian Power Co., a unit of AEP, Botetourt County, VA. Conducted background research. Authored historical context. Co-authored report.
- "Summary History of the Development of the Prestressed Box Beam Bridge and its Use in PA," Mitigation for Prestressed Concrete Box Beam Bridge, Hartman Road Bridge, for PennDOT, District 10 and the PA Historical Museum Commission, Grant Township, Indiana County, PA. Authored report.
- Phase I Cultural Resources Investigation, VA Southside Expansion Project, for Transcontinental Gas Pipeline Company, LLC (Transco), Brunswick, Charlotte, Halifax, Mecklenburg, and Pittsylvania Counties, VA. Conducted background research. Prepared historic context and DSS forms.
- Cultural Resources Background Research, Sag Studies for 2012 Fort Wayne Projects, for American Electric Power, Various Counties, IN.
- Grandfather Falls Hydroelectric Project NRHP Nomination, for Integrys Energy Group, Lincoln County, Wisconsin.
- Historic Property Report, Wabash Alber Street Reconstruction Project, for the City of Wabash, City of Wabash, Wabash County, IN.
- Historic Property Report, Gas City First Street Reconstruction Project, for the City of Gas City, City of Gas City, Grant County, IN. Authored report.

## 2011

- Phase I Technical Report, Warren County Expansion Project, for Natural Resources Group, LLC, Warren and Loudoun Counties, VA. Co-authored report.
- Initial Cultural Resources Consultation for the TL-522 Pipeline Relocation Project, for Dominion Transmission, Inc., Fairfax County, VA. Authored consultation letter.
- Phase I Cultural Resources Investigation for the TL-571 Replacement Project, for Dominion Transmission, Inc., Lewis County, WV. Authored historical context.
- Phase I Cultural Resources Investigations for the TL-264 Pipeline Replacement Project, for Dominion Transmission, Inc., Minnora to Jones Junction, Calhoun and Gilmer Counties, WV. Authored historical context.
- Bruce Park Swimming Pool Adaptive Reuse Consultation, for Kayafas Architects, Inc., City of New Martinsville, Wetzel County, WV.

- Historic Property Report, Jackson-Van Buren Trail Project, for the City of Auburn, City of Auburn, DeKalb County, IN. Authored report.
- Phase I Technical Report, TL-400 Greenhouse Pipeline Replacement Project, for Dominion Transmission, Inc., Scioto Township, Pickaway County, Ohio. Co-authored report.
- Phase I Technical Report, South Brush Valley Bridge Replacement, for the PA Dept. of Transportation (PennDOT), Brush Valley Township, Indiana County, PA. Conducted background research. Authored historic context.
- Negative Survey Form, Phase I Cultural Resources Survey, Erie West-Wayne-Handsome Lake-Homer City 345kV HV Transmission Line Installation Project, for First Energy Corp, Armstrong, Clarion, and Venango Counties, PA.
- Phase I Technical Report, H-160 Pipeline Project, for EQT Gathering, LLC, Center and Morris Townships, Greene County, PA. Co-authored report.
- Phase I Technical Report, TD-1 Pipeline Project, for EQT Gathering, LLC, Charleston and Duncan Townships, Tioga County, PA. Co-authored report.
- Phase I Technical Report, Monocacy-Ringgold-Carroll 138-230 kV Conversion Project, for the Potomac Edison Company, Carroll, Frederick, and Washington Counties, MD. Co-authored historic context.
- Negative Survey Form, Phase I Cultural Resources Survey, Hurd Pipeline Project 2, Installation Project, for EQT Gathering, LLC, Ferguson and Jordan Townships, Clearfield County, PA.

## 2010

- Phase I and Phase II Technical Report, Appalachian Gateway Project, for Dominion Transmission Incorporated, Greene, Washington, Allegheny, and Westmoreland Counties, PA. Co-authored report.
- Phase I and Phase II Technical Report, Appalachian Gateway Project, for Dominion Transmission Inc., Barbour, Doddridge, Harrison, Kanawha, Marshall, and Wetzel Counties, WV. Co-authored report.
- Phase I Cultural Resources Survey, Wilson Creek Wind Energy Project, for AES Wind, Somerset County, PA.
- Phase I Technical Report, TL-404 Conversion Project, for Dominion Transmission Inc., Marshall and Wetzel Counties, WV. Co-authored report.
- FERC Data Request, Line N Relocation and Interconnect Project and Line N Compressor Installation and Expansion Project, for National Fuel Gas Supply Corp., Washington and Greene Counties, PA. Conducted background research and authored historical context.
- Reconnaissance-Level Historic Resource Survey, Bedford 115kV Transmission Line Route Study, for First Energy Corp., Bedford County, PA.
- Phase I Technical Report, Karthaus Pipeline Project, for Superior Appalachian Pipeline, LLC, Centre and Clearfield Counties, PA. Authored historic context.
- Phase Ia Architectural and Archaeological Investigations, PTC Work Order No. 3, for the PTC, Cornell Road, Snake Spring Township, Bedford County, PA.
- Phase II Technical Report, Nine Mile Nuclear Power Plant, for UniStar Nuclear Development, LLC, Oswego County, NY. Authored historic context.
- Phase II Technical Report, Line K and Line 1278 Pipeline Replacement Project, for Columbia Gas Transmission, LLC, Orange County, NY. Authored historic context.
- Phase I Technical Report, Lockhart 138kV Transmission Project, for American Electric Power Co., Dickenson County, VA.

- History of Brunot Island, ROD, Brunot Island Substation Reliability Upgrades, Forbes Substation Underground Pipe, for the City of Pittsburgh, Allegheny County, PA. Authored report.
- Historic Resource Survey of the Murray Hill Neighborhood, Phase II, for the City of Jacksonville Planning and Development Department, Jacksonville, Duval County, Florida. Co-authored report.
- Phase II Burch Ridge Compressor Station, conducted for Dominion Transmission Inc., Marshall County, WV. Conducted archival research.

## 2009

- Mitigation of NRHP-Eligible Architectural Resources, Documentation of YMCA Camp Conoy, Calvert Cliffs Nuclear Power Plant (NPP), for UniStar Nuclear Development, LLC, Calvert County, MD. Authored report.
- Phase I Cultural Resources Investigation, Lightburn Extraction Plant, TL-593, TL-594, and TL-595 Project, for Dominion Transmission Inc., Lewis County, WV. Conducted background research.
- Phase II Burch Ridge Compressor Station, for Dominion Transmission Incorporated, Marshall County, WV. Conducted archival research.

## 2008

- Conducted an intensive-level historic architectural survey of the Carriage Town Historic Neighborhood, Flint, for the Court Street Village Non Profit Housing Corporation (Masters Thesis), Genesee County, MI.
- Profile of the Residential Properties Located within the River Raisin Battlefield National Register District, Monroe, Monroe County, MI. Co-authored report.
- Peter Dougherty House Historic Structure Report, for the Peter Dougherty Society, Traverse City, Grand Traverse County, MI. Conducted documentation. Co-authored report.

## 2007

- Kearsley Park Donnelly Pavilion Historic Structure Report, Flint, Genesee County, MI. Conducted documentation. Authored report.

## Affiliations

Michigan Historic Preservation Network

National Trust for Historic Preservation

Preservation Eastern

## Publications / Presentations

- |      |   |
|------|---|
| 2014 | History of Wesley Bintz and the Moores Park Swimming Pool, Presented to the Historical Society of Greater Lansing, June 12, 2014, at Moores Park, Lansing, MI.  |
| 2013 | Documentation and History of YMCA Camp Conoy, Presented on November 14, 2013 at the Calvert County Library, Prince Frederick, MD; and on November 15, 2013 at the Enoch Pratt Library, Baltimore, MD. |
| 2011 | History and Significance of the Bruce Park Swimming Pool, Presented to the New Martinsville Parks Commission, January 26, 2011, for Kayafas Architects, Inc.  |
| 2008 | The Swimming Pools of Wesley Bintz – Form, Function, & Future, Presented at the EMU Graduate Research Fair, March 24, 2008, at Eastern Michigan University, Ypsilanti, MI.                            |
| 2005 | Arcadia Creek Historic District Exhibit, Spring and Summer, 2005, Lee Honors College Graduate Project, Western Michigan University, Kalamazoo, MI.  |

**Education**

M.A. History 2009, Graduate Certificate in Historic Preservation, Youngstown State University

B.A. History 2007, Youngstown State University

**Relevant Training/Courses**

Preservation Symposium, KHC, 2013

Surveyor Training, AmeriCorps, 2013

Presenter at Ohio Local History Alliance Annual Conference, 2014

**Affiliations**

Phi Alpha Theta

Member of National Trust for Historic Preservation (NTHP)

Board Member of Preservation Alliance of Greater Akron (PAGA)

Board Member of Tallmadge Historical Society

**Professional Employment History**

Cleveland Restoration Society, AmeriCorps, Ohio, 2013-2014

Mosholder Realty, Tallmadge, OH, 2013-2014

Snyder & Snyder Real Estate, Akron, OH, 2011-2013

Graduate Research Assistant. Youngstown State University, 2007-2009

**Professional Summary**

Ms. Knapp exceeds the Secretary of the Interior's Professional Qualification Standards for History and Architectural History (as defined in 36 CFR Part 61). She specializes in conducting historic resource surveys and archival research, and has a working knowledge of the rules and regulations guiding Section 106 of the National Historic Preservation Act of 1966, as amended. She has conducted small- and large-scale cultural resource assessment surveys for various state and federal agencies, as well as organizations in both the public and private sectors. While specializing in architectural history, Ms. Knapp also brings experience and proficiency in cooperating with local and governmental entities and officials, and providing community presentations.

**Professional Experience**

**Senior Architectural Historian  
2014**

- + Architectural and Historical Resource Investigations for the Sparrow 138kV Transmission Line Project, Harrison County, Ohio. Conducted for American Electric Power. Conducted Field Survey of three resources, conducted background research, evaluated historic resource for NRHP eligibility, prepared Ohio Historic Inventory forms, authored report.
- + Architectural and Historical Resource Investigations for the Pennsylvania Mainline Natural Gas Pipeline Project, Susquehanna County, Pennsylvania. Conducted for Williams Field Services Company, LLC.
- + Architectural and Historical Resource Investigations for the Big Stone Gap Streambank Restoration Project, Wise County, Virginia. Conducted for EQT Corporation. Conducted desktop background research utilizing Virginia Resources Information System (V-CRIS).
- + Architectural and Historical Resource Investigations Report for the Ohio Valley Connector Project, Monroe County, Ohio. Conducted for Equitrans, L.P.
- + Architectural and Historical Resource Investigations for the NIJU-S034 Pipeline Project, Greene County, Pennsylvania. Conducted for EQT Gathering, LLC. Completed Cultural Resources Notice Form.
- + Architectural and Historical Resource Investigations for the FE Oneals Road Substation Project, Madison County, Virginia. Conducted for First Energy. Conducted desktop background research utilizing Virginia Resources Information System (V-CRIS).
- + Architectural and Historical Resource Investigations for the FE Kiester-Campbell Reconductoring Project, Butler and Mercer Counties, Pennsylvania. Conducted for First Energy. Conducted reconnaissance survey, authored report.



- + Architectural and Historical Resource Investigations for the FE Campbell-McDowell Reconductoring Project, Mercer County, Pennsylvania. Conducted for First Energy. Conducted reconnaissance survey, authored report.
- + Architectural and Historical Resource Investigations for the Proposed 2019 Combined Cycle Facility Project – Greenville Site, Brunswick and Greenville Counties, Virginia. Conducted for Dominion Virginia Power. Completed resource descriptions, authored report.
- + Architectural and Historical Resource Investigations for the proposed Edgemarc Pipeline Project Phase II, Butler County, Pennsylvania. Conducted reconnaissance survey, completed resource descriptions, authored report. Conducted for EM Energy Pipeline Pennsylvania, LLC.
- + Architectural and Historical Resource Investigations for the proposed Moraine East Pipeline Project in Clay, Center, Butler, Connoquenessing, Franklin, and Lancaster Townships, Butler County, Pennsylvania. Conducted reconnaissance survey, completed resource descriptions. Conducted for R.E. Gas Development, LLC.
- + Architectural and Historical Resource Investigations for the proposed Laurel Mount Entropy Pipeline Project in Butler, Armstrong, and Clarion Counties, Pennsylvania. Conducted reconnaissance survey, completed deed and archival research, authored report. Conducted for Clarion Midstream, LLC.
- + Architectural and Historical Resource Investigation for the proposed Edna Monroe Well Pad Project in Tyler County, West Virginia. Conducted reconnaissance survey, authored report. Conducted for Antero Resources, Corp.
- + Architectural and Historical Resource Investigation for the proposed State Route 1012 Sec 450 over Penn Run Project in Cherry Hill Township, Indiana County, Pennsylvania. Completed Pennsylvania Historic Resource Survey form. Conducted for Pennsylvania Department of Transportation, District 10.
- + Architectural and Historical Resource Investigation for the proposed Horseheads Gas Compressor Station Project in North Sewickley Township, Chemung County, New York. Completed archival research. Conducted for Dominion Resources Services, Inc.

#### Community Surveyor/ Architectural Historian 2014

- + Architectural Resources Investigation Survey of 152 resources with the Cleveland Restoration Society in partnership with AmeriCorps, Cuyahoga County, Ohio. Conducted as extension of Ohio Modern Initiative of the Ohio History Connection. Conducted Field Survey of 152 resources throughout Cuyahoga County, including cities such as Cleveland, Shaker Heights, Pepper Pike, and Lakewood. Conducted archival and background research, evaluated historic resources for NRHP eligibility, prepared OHI forms, authored report.

#### Community Surveyor/Archives Intern 2009

- + Conducted Field Survey of two complete planned communities, conducted archival and background research and oral histories, prepared museum exhibit, authored report.

#### NRHP Nomination Experience

- + Hough Library, Cuyahoga County, Ohio

#### Publications

- + *The Architecture of Education: Akron Public Schools, 1890-1920*. Master's Thesis, 2009.

Public Speaking

- + *Aurora's Planned Communities*, for the Aurora Historical Society and general public, 2009
- + Student Commencement Speaker, Youngstown State University, 2009
- + *History of Akron Public Schools*, for Akron Chapter of Kiwanis, 2010
- + *History of Akron Public Schools*, for Preservation Alliance of Greater Akron, 2014
- + *Results of Feiner and Myrtle/Highview Neighborhood Survey*, Residents of the two neighborhoods, 2014
- + Presented Session "*What Style is it, Really?*" at Ohio Local History Alliance Annual Conference, 2014

#### Education

B.F.A., Historic Preservation, 2011,  
Savannah College of Art and Design

#### Professional Employment History

GAI Consultants, Inc., Pittsburgh,  
Pennsylvania, Senior Architectural  
Historian (January 2013-Present)

Metropolitan Planning Commission,  
Savannah, Georgia, Intern (June-  
September, 2011)

Downtown West Newton, Inc., West  
Newton, Pennsylvania, Intern (August-  
October, 2012)

#### Professional Summary

Elizabeth Williams meets the Secretary of the Interior's Professional Qualification Standards for Architectural History (as defined in 36 CFR Part 61). Ms. Williams specializes in conducting historic resource surveys, field reconnaissance of historic buildings and structures, archival and background research, and is proficient in authoring historical contexts and historic resource survey forms.

#### Professional Experience

##### Architectural Historian

##### 2015

- + Architectural and Historic Resources Survey – Rapid Transit Project - Allegheny County, Pennsylvania. Conducted for the City of Pittsburgh. Conducted field survey, completed Pennsylvania Historic Resource Survey full and abbreviated inventory forms.
- + Architectural and Historic Resources Survey – Terrapin Hills Wind Farm – Garrett County, Maryland. Conducted for EverPower. Conducted field survey, authored architectural and historical resources investigation attachment.
- + Architectural and Historic Resources Survey – Possum Point Coal Ash Pong Project – Prince William County, Virginia. Conducted for Dominion. Conducted architectural reconnaissance and archaeological Phase IA walkover field survey, authored architectural and historical resources investigation letter report.
- + Architectural and Historic Resources Survey – Big Pine Compressor Station - Armstrong County, Pennsylvania. Conducted for Columbia Midstream LLC. Conducted field survey, authored architectural and historical resources investigation letter report, completed Pennsylvania Historic Resource Survey full and abbreviated inventory forms.
- + Architectural and Historic Resources Survey – Moraine East Pipeline Project – Butler County, Pennsylvania. Conducted for Rex Energy. Conducted field survey, authored architectural and historical resources investigation letter report, completed Pennsylvania Historic Resource Survey full and abbreviated inventory forms.

##### 2014

- + Architectural and Historic Resources Survey – Pennsylvania Turnpike Total Reconstruction Milepost 149.5 to 155.5 Project – Faupel Alternative Wetland Mitigation, Bedford County, Pennsylvania. Conducted for Pennsylvania Turnpike Commission. Conducted field survey, authored architectural and

historical resources investigation letter report, completed Pennsylvania Historical Resource Survey abbreviated inventory form.

+ Architectural and Historic Resources Survey – Pennsylvania Turnpike Total Reconstruction Milepost 149.5 to 155.5 Project – Lutzville Connector, Bedford County, Pennsylvania. Conducted for Pennsylvania Turnpike Commission. Conducted field survey, co-authored criteria of effects assessment, completed Pennsylvania Historical Resource Survey abbreviated inventory form.

+ Architectural and Historic Resources Survey – Pennsylvania Turnpike Total Reconstruction Milepost 149.5 to 155.5 Project – Criteria of Effects Assessment, Bedford County, Pennsylvania. Conducted for Pennsylvania Turnpike Commission. Conducted field survey, co-authored criteria of effects assessment.

+ Architectural and Historic Resources Survey – Ohio Valley Connector Project, Wetzel and Marshall Counties, West Virginia. Conducted for Equitrans, L.P.. Conducted field survey, authored architectural and historical resources reconnaissance letter report.

+ Architectural and Historic Resources Survey – Pennsylvania Mainline Project, Susquehanna County, Pennsylvania. Conducted for Williams Ohio Valley Midstream, LLC. Conducted field survey, authored architectural and historical resources reconnaissance letter report.

+ Architectural and Historic Resources Survey – Cloverdale-Lexington 500kV Line Reconductor Project, Botetourt and Rockbridge Counties, Virginia. Conducted for Appalachian Power, a unit of American Electric Power. Conducted field survey, co-authored architectural and historic resources investigation report.

+ Architectural and Historical Resources Survey– South Lynchburg Improvements Project, Campbell County, Virginia. Conducted for Appalachian Power, a unit of American Electric Power. Conducted field survey, prepared Virginia Department of Historic Resources inventory forms, co-authored architectural and historic resources investigation report.

+ Architectural and Historic Resources Survey – Southern Corridor Improvement Project, Kanawha Valley Area Improvements Program, Kanawha County, West Virginia. Conducted for Appalachian Power Company, a unit of American Electric Power. Conducted field survey, co-authored architectural and historic resources investigation report, completed West Virginia Department of Culture and History historic property inventory forms.

+ Architectural and Historic Resources Survey – Northern Corridor Improvement Project, Kanawha Valley Area Improvements Program, Putnam and Kanawha Counties, West Virginia. Conducted for Appalachian Power Company, a unit of American Electric Power. Conducted field survey, co-authored architectural and historic resources investigation report, completed West Virginia Department of Culture and History historic property inventory forms.

+ Architectural and Historic Resources Survey – Amos-Turner-Chemical Stations Improvement Project, Kanawha Valley Area Improvements Program Putnam and Kanawha Counties, West Virginia. Conducted for Appalachian Power Company, a unit of American Electric Power. Conducted field survey,

co-authored architectural and historic resources investigation report, completed West Virginia Department of Culture and History historic property inventory forms.

+ Architectural and Historic Resources Survey – 69kV Service to Utica East Ohio Midstream, LLC, Carroll County, Ohio. Conducted field survey, completed and co-authored Ohio Historic Inventory form, co-authored architectural and historic resources survey results.

+ Architectural and Historic Resources Survey – Biers Run to Circleville 138 kV Transmission Line Project, Pickaway and Ross Counties, Ohio. Conducted for CH2M Hill. Conducted field survey, conducted archival and background research, completed and co-authored Ohio Historic Inventory forms, co-authored architectural and historical resources survey report and effects assessment.

### 2013

+ Architectural and Historic Resources Survey – Fourmile Ridge Wind Energy Project, Garrett County, Maryland. Conducted for Synergics Wind Energy, LLC. Conducted field survey, conducted archival and background research, completed and co-authored Maryland Inventory of Historic Places Determination of Eligibility forms and Addenda forms.

+ Architectural and Historic Resources Survey – 130700 Pipeline Project, Lawrence and Mercer Counties, Pennsylvania. Conducted for Pennant Midstream LLC. Conducted field survey, background research, co-authored letter report.

+ Architectural and Historic Resources Survey – Falling Branch-Merrimac 138kV Transmission Line Project, Montgomery County, Virginia. Conducted for Appalachian Power, a unit of American Electric Power. Conducted field survey.

+ Architectural and Historic Resources Survey – Cloverdale-Lexington 500kV Line Reconductor Project, Botetourt and Rockbridge Counties, Virginia. Conducted for Appalachian Power, a unit of American Electric Power. Conducted field survey, updated Virginia Department of Historic Resource forms, co-authored pre-application report and effects assessment.

+ Architectural and Historic Resources Survey – J&L Roundhouse and Monogahela Connecting Railroad Project, Alleghany County, Pennsylvania. Conducted for ALMONO, LP. Conducted field survey as an update to previous survey, completed and updated previous Pennsylvania Historical Resource Survey forms.

+ Architectural and Historical Resources Survey– South Lynchburg Improvements Project, Campbell County, Virginia. Conducted for Appalachian Power, a unit of American Electric Power. Conducted field survey and background research, prepared Virginia Department of Historic Resource forms, co-authored historic context section of report.

+ Architectural and Historical Resources Survey - West Milford/Buckhannon to Glen Falls 138 kilovolt (kV) Electric Transmission Line, Harrison County, West Virginia. Conducted for First Energy Corporation. Conducted field survey, co-authored architectural siting study.

+ Architectural and Historical Resources Survey – JP-120 and Associated Well Lines Replacement Project – Oakford Storage Pool, Westmoreland

County, Pennsylvania. Conducted for Dominion Transmission, Inc. Conducted field survey and background research.

+ Architectural and Historical Resources Survey – Mountaineer to Sporn 345 kV Line Project Project, Mason County, West Virginia. Conducted for American Electric Power. Conducted field survey and background research, co-authored architectural and historical resources survey results.

+ Architectural and Historical Resources Survey - Warton Hill to Calis 138kV Transmission Line, Marshall County, West Virginia. Conducted for American Electric Power. Conducted field survey and background research, co-authored architectural and historical resources survey results.

+ Architectural and Historical Resources Survey – Mercer Compression Project, Washington County, Pennsylvania. Conducted for National Fuel Gas Supply Corporation. Conducted field survey and background research.

+ Architectural and Historical Resources Survey – Pennsylvania Turnpike Commission Mile Post 149.5 to Mile Post 155.5 Road Reconstruction Project, Bedford County, Pennsylvania. Prepared for the Pennsylvania Turnpike Commission. Conducted field survey and background research, prepared Pennsylvania Historical Resource Survey Survey Forms.

+ Architectural and Historical Resources Survey – Pittsburgh Mills Phase III Pipeline Project, Allegheny County, Pennsylvania. Conducted for Superior Appalachian Pipeline, LLC. Conducted field survey and background research, prepared abbreviated Pennsylvania Historical and Museum Commission survey forms.

+ Architectural and Historical Resources Survey – H-109 Bare Pipeline Replacement Project, Greene County, Pennsylvania. Conducted for Equitrans, LP. Conducted field survey of the Daniel Martin Farm, prepared Pennsylvania Historical Resource Survey Form and Farmstead Form, conducted archival and background research, co-authored historic context for survey forms.

+ Revised Phase I Cultural Resource Investigations Addendum Report – Oak Grove Natural Gas Processing Plant Project, Marshall County, West Virginia. Prepared for Williams Ohio Valley Midstream, LLC. Conducted archival and background research, co-authored addendum report.

+ Phase II Cultural Resources Investigation – Virginia Southside Expansion Project, Brunswick County, Virginia. Prepared for Transcontinental Gas Pipe Line Company, LLC. Conducted archival and background research, co-authored historic context for Site 44BR0288.

+ Byron Cemetery Project, Allen County, Indiana. Prepared for Allen County Board of Commissioners. Co-authored historic context, conducted background research.

## Internships

2012

+ Conducted chain of title searches, property tax assessments, field reconnaissance, conditions assessment for blighted properties in West Newton, Westmoreland County, Pennsylvania for the Mon Valley Initiative.

+ Maintained social media sites for Downtown West Newton, Inc.

+ Researched grant opportunities for Downtown West Newton, Inc.

2011

+ Historic Overlay District – Sandfly, Chatham County, Georgia. Prepared for the Metropolitan Planning Commission of Savannah, Georgia. Created design guidelines for proposed historic overlay district, conducted archival and background research, conducted research on Smart Growth principles and best practices, created standards and guidelines for proposed district, conducted community meetings, co-authored standards and guidelines.



## Amanda K. Stander, AICP

Architectural Historian

### Education

Master of City Planning, 2007, University of Pennsylvania School of Design

BA, History, Political Science, 2005, Washington & Jefferson College

### Skills

City and Regional Planning, Historic Preservation

### Certifications / Training

American Institute of Certified Planners (AICP), 2010 - present

Pennsylvania Municipal Planning Education Institute (PMPEI) – Courses in Zoning and Subdivision and Land Development Ordinances and Administration, 2010 – 2011

Pennsylvania State Association of Township Supervisors (PSATS), various training sessions on planning and preservation topics, 2009 - 2011

Pennsylvania State Association of Boroughs, various training sessions on planning and preservation topics, 2009-2011

### Industry Experience

PNC Bank, N.A., 2012 - 2015

Mackin Engineering, 2008 – 2012

### Professional Summary

Ms. Stander exceeds the Secretary of the Interior's Professional Qualification Standards for History and Architectural History (as defined in 36 CFR Part 61). She specializes in conducting historic resource surveys and archival research, and has a working knowledge of the rules and regulations guiding Section 106 of the National Historic Preservation Act of 1966, as amended. She has conducted small- and large-scale cultural resource assessment surveys for various state and federal agencies, as well as organizations in both the public and private sectors. While specializing in architectural history, Ms. Stander also brings experience and proficiency in cooperating with local and governmental entities and officials, and providing community presentations.

### Professional Experience

#### Architectural Historian

##### 2015 – 2016

- Historic Preservation Services for the City of Lake Helen Historic District, Lake Helen, Volusia County, Florida. Conducted for the City of Lake Helen, this project involves an ongoing relationship to establish a process for reviewing new residential construction schematics, including elevations and streetscapes, for adherence with existing city historic preservation and planning codes, and ensuring new construction is appropriate contextually with the existing NRHP Listed Lake Helen Historic District. Tasks thus far have included background research, field survey, education and outreach to city officials on the existing codes, and development, organization, and presentation of a comprehensive guide to the architectural styles of the Historic District, presented to city officials and the public.
- Architectural and Historical Resource Investigation for the Wilksburg Historic District Survey, Wilksburg, Allegheny County, Pennsylvania. Conducted for the Pittsburgh History and Landmarks Foundation, this project involved assessing and preparing eligibility forms for a proposed Historic District in downtown Wilksburg. Tasks included archival background research, field survey, completion of both full and abbreviated Historic Inventory (PA) forms for all resources, and authoring of narratives and figures.

- Architectural and Historical Resource Investigations for the Jeffers Farm P5 Well Connector, Cantone Pipeline Routing, and Little Elk Pipeline Routing, Bridgewater, Jessup, and Dimock Townships, Susquehanna County, Pennsylvania. Conducted for Williams Companies. Performed background research, reconnaissance survey, and authored report.
- Architectural and Historical Resource Investigation for Pennsylvania Main Line Pipeline Project, Bridgewater Township, Susquehanna County, Pennsylvania. Conducted as due diligence for Williams Companies on already extant pipeline. Performed background research, reconnaissance survey, and authored report.
- Architectural and Historical Resource Investigation for Buffalo Creek Pipeline and Compressor Stations, Hopewell and Blaine Townships, Washington County, Pennsylvania. Conducted for Columbia Pipeline Group. Performed background research and prepared resource descriptions.
- Architectural and Historical Resource Investigation, Gibraltar Pipeline Access Roads and Compressor Stations, Donegal Township and Claysville Borough, Washington County, Pennsylvania. Conducted for Columbia Gibraltar Gathering, LLC. Performed background research, reconnaissance survey, and authored report.
- Architectural and Historical Resource Investigation, Wellsboro Pipeline Project, Tioga County, Pennsylvania. Conducted for Energy Transfer Partners. Performed background research and prepared narratives for report.
- Architectural and Historical Resource Investigation, Addie Well Pad Project, West Union, Doddridge County, West Virginia. Conducted for Antero Resources, LLC. Performed background research, prepared resource descriptions, and authored report.

### **Compliance Officer / Community Reinvestment Act (CRA) Specialist**

#### **2012 – 2015**

- Conducted regulatory due diligence for entire retail footprint of 21 states with regard to 12 CFR Part 24, the Community Reinvestment Act (CRA) for all Historic Tax Credit projects, as defined per 36 CFR Part 67, 36 CFR 1.48-12, and IRS Code Section 47. Tasks included reviewing financials, project schematics, project location, and assessment of project qualification. Produced quarterly reports for review by executive level management, regularly met with and organized project tours in geographic areas of interest for assigned Large Bank Examiners, Office of the Comptroller of the Currency (OCC), and trained and educated retail and line of business partners on preservation, urban planning, housing, economic development, and community engagement topics.
- Conducted regulatory due diligence with regard to 12 CFR Part 24, the Community Reinvestment Act (CRA) for any retail action including opening, closing, or relocating a branch, ATM, or other customer touchpoint for entire retail footprint of 21 states and over 2,000 branches and 8,000 ATMs. Tasks included computer-based reconnaissance survey, evaluation of community impact, assessment of bank-owned property for NRHP eligibility, and preparation of reports and documentation evaluating risk factors and advising appropriate actions for mitigation.

### **Community Planner / Preservation Planner**

#### **2008 – 2012**

- Architectural Resources Survey for Donegal Township and Claysville Borough Multi-Municipal Comprehensive Plan, Donegal Township, Washington County, Pennsylvania. As part of a larger comprehensive planning project, background research on eligible or listed NHRP properties, sites, and districts in addition to field survey to evaluate additional NRHP-eligible properties, sites, or districts, and provide guidance to municipal officials on pursuing nomination.
- Architectural Resources Survey for South Franklin Township and Green Hills Borough Joint Comprehensive Plan, South Franklin Township, Washington County, Pennsylvania. As part of a larger comprehensive planning project, background research on eligible or listed NHRP properties, sites, and districts in addition

to field survey to evaluate additional NRHP-eligible properties, sites, or districts, and provide guidance to municipal officials on pursuing nomination. Notable for discovery of a series of historic family cemeteries on local farms, which resulted in assistance with completing Historic Inventory (PA) forms for all sites.

- Historic District Design Guidelines for the City of Monongahela Zoning Ordinance and Subdivision and Land Development Ordinance project, City of Monongahela, Washington County, Pennsylvania. Conducted as part of a larger project that involved drafting land use ordinances and codes for the City of Monongahela, this particular aspect of the project focused on
- Architectural Resources Survey for Greensboro Elm Street Study, Greene County, Pennsylvania. Conducted for the Borough of Greensboro through a planning grant from the Pennsylvania Department of Community and Economic Development (DCED), this project involved the full survey of all structures within the municipality and the preparation of a full report documenting their use, location, and condition in addition to a series of targeted actions aimed at revitalization and preservation, utilizing the National Trust's "Four-Point Approach" developed for the National Main Street program. Tasks included windshield survey reconnaissance, authoring of report, and coordination of outreach efforts to gather community feedback on preservation and revitalization strategies.

### **National Register of Historic Places (NRHP) Nomination Experience**

Various Family Farmstead Cemeteries, South Franklin Township, Washington County, Pennsylvania

### **Affiliations**

American Planning Association, Pennsylvania Chapter (PA- APA), Member

Program Committee, PA- APA State Conference Planning Committee

Phi Alpha Theta (History)

Pi Sigma Alpha (Political Science)

Elizabeth Township Historical Society, Member

### **Publications / Presentations**

- 2007 Miller, Amanda K. *Envision Lancaster: Transformation and Rejuvenation in the County Core*. University of Pennsylvania School of Design Capstone Studio Project. Advisor: Jim Kise, FAIA, FAICP, Kise, Straw, and Kolodner Architects.
- 2006 Miller, Amanda K. *SoPhi: A Downtown Plan for Washington Avenue, South Philadelphia*. University of Pennsylvania School of Design First Year Studio. Advisor: Paul Rookwood, AICP, Wallace, Roberts, and Todd.
- 2005 Miller, Amanda K. "Scaling the Wall: A Short History of RLUIPA and the First Amendment." *Topic: A Journal of the Liberal Arts*. Washington & Jefferson College.

**ATTACHMENT 2**  
**Sample National Register Nomination Form**

***National Register of Historic Places Nomination Form  
Grandfather Falls Hydroelectric Project  
Lincoln County, Wisconsin***

**United States Department of Interior  
National Park Service**

**National Register of Historic Places  
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name Grandfather Falls Hydroelectric Project / Upper Grandfather Falls Dam and Power Plant  
other names/site number \_\_\_\_\_

**2. Location**

street & number	N5059 State Trunk Highway (STH) 107	N/A	not for publication
city or town	Rock Falls		vicinity
state Wisconsin	code WI	County Lincoln	code 069
			zip code 54452

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination  
X request for determination of eligibility meets the documentation standards for registering properties in the National Register of  
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets  
meets does not meet the National Register criteria. I recommend that this property be considered significant nationally  
statewide locally. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.  
( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

Name of Property

County and State

**4. National Park Service Certification**

I hereby certify that the property is:

 entered in the National Register. See continuation sheet. determined eligible for the National Register. See continuation sheet. determined not eligible for the National Register. See continuation sheet. removed from the National Register. other, (explain:)

Signature of the Keeper

Date of Action

**5. Classification****Ownership of Property**  
(check as many boxes as  
as apply)

private

public-local

X

public-State

public-Federal

**Category of Property**  
(Check only one box)

building(s)

X

district

structure

site

object

**Number of Resources within Property**  
(Do not include previously listed resources  
in the count)

contributing

4

noncontributing

buildings

Sites

1 structures

objects

11

1 total

**Name of related multiple property listing:**  
(Enter "N/A" if property not part of a multiple property  
listing.)

N/A

**Number of contributing resources  
previously listed in the National Register**

0

**6. Function or Use****Historic Functions**

(Enter categories from instructions)

INDUSTRY/energy facility

**Current Functions**

(Enter categories from instructions)

INDUSTRY/energy facility

**7. Description****Architectural Classification**

(Enter categories from instructions)

LATE 19<sup>th</sup> AND EARLY 20<sup>th</sup> CENTURY AMERICAN  
MOVEMENTS**Materials**

(Enter categories from instructions)

foundation CONCRETE

walls BRICK

roof ASPHALT

other STEEL

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

Name of Property

County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

ENGINEERING

SOCIAL HISTORY

**Period of Significance**

1906 – 1961

**Significant Dates**

1906

1938

**Significant Person**

(Complete if Criterion B is marked)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

H.G. Roby / Public Utility Engineering and Service Corp

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

Name of Property

County and State

**9. Major Bibliographic References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous Documentation on File** (National Park Service):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

**Primary location of additional data:**

X State Historic Preservation Office

- Other State Agency
- Federal Agency
- Local government
- University
- Other

Name of repository:

**10. Geographical Data**Acreage of Property 137 acres

UTM References (Place additional UTM references on a continuation sheet.)

A 16N 281568.24 5021621.62  
 Zone Easting Northing

C 16N 282091.64 5021092.34  
 Zone Easting Northing

B 16N 281862.29 5021618.68  
 Zone Easting Northing

D 16N 281596.20 5020466.52  
 Zone Easting Northing

 See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

**11. Form Prepared By**

<b>name/title</b>	Tegan Baiocchi, Architectural Historian / Michael Kenneally, Senior Architectural Historian				
<b>organization</b>	GAI Consultants, Inc.		<b>Date</b>	February 24, 2012	
<b>street &amp; number</b>	677 Baeten Road, Suite 201		<b>telephone</b>	920.393.4169	
<b>city or town</b>	Green Bay	<b>state</b>	WI	<b>zip code</b>	54304

Name of Property

County and State

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets****Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional Items** (Check with the SHPO or FPO for any additional items)**Property Owner**

Complete this item at the request of SHPO or FPO.)

**name/title****organization****street & number****city or town****state**

WI

**date****telephone****zip code**

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects, (1024-0018), Washington, DC 20503.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
Continuation Sheet

Section 7 Page 1

Grandfather Falls Hydroelectric Project  
Rock Falls, Lincoln County, WI

Start description on line below

**7. Narrative Description**

The Grandfather Falls Hydroelectric Project is an energy generating facility located on the Wisconsin River consisting of ten distinct structural elements: a dam, canal bridge, canal, dike, intake house, sluice way, penstocks, surge tanks, a 1906 former powerhouse structure, and the current 1938 powerhouse. The facility is spaced over a distance of approximately 1.0 mile in Sections 30 and 31, T33N/R6E, Lincoln County, Wisconsin. The dam is the northern-most structure of the facility, and is oriented on a west-east axis across the Wisconsin River. While originally constructed in 1906, significant improvements were made to the Grandfather Falls Dam in 1938. The dam diverts water from the Wisconsin River eastward into an excavated open-air canal. The canal extends 4,000 feet southward, terminating at a two-story brick intake house, where the water enters dual wooden-stave penstocks, and debris and excess water returns to the natural river channel via a sluice gate and spillway. The penstocks carry the water 1,315 feet to a two-story brick powerhouse and its two cylindrical surge tanks. Also extant on the property is a 1906 former powerhouse structure and original 1906 dam section, which is attached to the current dam, and a garage that was once associated with a now-demolished domestic site. All of the structures except for the original portion of the dam and original powerhouse were constructed circa 1938.

The **Grandfather Falls Dam** is a reinforced concrete structure anchored into the bedrock of the Wisconsin River (photos 1-9). The dam is 410 feet long and 36 feet high, a height which when combined with the natural drop in elevation creates a 97-foot dam head overall.<sup>1</sup> The dam is divided into seven spillways defined by concrete buttresses, each featuring a steel Tainter gate (photos 2, 4-6). The Tainter gate hoist is attached to a steel superstructure at the top of the dam, which also serves as a walking platform. The four western spillways drop into a concrete minimum flow weir that helps measure and control the amount of water that is required to pass through the dam. One of the Tainter gates was replaced circa 1980 (photo 6).

Adjacent to the Grandfather Falls Dam along the east bank of the river stands the **1906 powerhouse**, along with a section of the original dam (photos 10-26). The brick powerhouse is capped with a gable roof that is covered with asphalt shingles and features a modest brick cornice. The south (downstream) elevation is seven bays wide, and the east elevation is three bays wide (photo 10). Fenestration consists of tall window openings that have been filled in with a mixture of modern concrete and glass block. The east elevation also features a modern overhead door (photo 17). Originally, the powerhouse featured a three-bay configuration. The structure was enlarged to its current seven-bay appearance circa 1920. Both the dam section and the original powerhouse have lost their original functions. The original dam section is covered with gunnite. The powerhouse retains several drain tubes with their severed turbine shafts present (photo 16, 23); however, the tailrace is partially filled in with soil, and the generating equipment has been removed (photo 15). It is currently used as a storage facility.

Immediately east of the dam is the **canal**, which is crossed by a five-span, post-and-beam **canal bridge** (photos 29-34). The Grandfather Falls dam diverts much of the water from the Wisconsin River into this man-made canal, which is supported by a large earthen **dike** (photos 35-37). The canal has an area of 200 acres and a storage capacity of 2,540 acre feet. It is 300-feet wide and roughly 4,000 feet long, terminating at the **intake house** (photos 38-47).<sup>2</sup> The intake house is a two-story utilitarian brick building with a flat roof. The northeast

<sup>1</sup> Wisconsin Public Service Corporation (WPSC), "Operational and Background Information," [http://www.wisconsinpublicservice.com/company/hydro/relicensing\\_info.aspx](http://www.wisconsinpublicservice.com/company/hydro/relicensing_info.aspx), accessed February 10, 2011.

<sup>2</sup> WPSC, "Operational and Background Information."

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and southwest elevations are two bays wide and are defined by brick pilasters at the corners and center of the building, as well as a single, tall narrow window opening on the first-floor level of each elevation. These are currently filled in with glass block or wood panels. The southeast and northwest elevations are one bay wide and feature brick pilasters at the corners and metal hooded vents at the second-story level. The southeast elevation also includes an off-center wood-infilled door, while the northwest elevation features a metal door (photos 41 and 42). In the lowest part of the northeast side of the intake house are two intake tubes covered by steel trash racks (photos 46 and 47). A **spillway controlled by a sluice gate** sends water and the debris from the racks back to the original river channel (photos 48-52). The intake house protects two steel stop gates that control the flow of water from the canal through the metal penstocks (photos 44 and 45). The gates move on wheels within vertical tracks and are operated by electric motors located at the top of each stop gate frame.

From the intake house, the **penstocks** extend 1,315 feet southwest to the powerhouse (photos 54-58). The penstocks consist of a pipeline of two wooden-stave pipes encircled by numerous 1-inch-wide steel bands. The east pipe features an interior dimension of 11 feet, and the west pipe a slightly larger interior dimension of 13.5 feet.<sup>3</sup> A series of cast concrete cradles spaced 8 feet apart hold each of the wooden pipes. The original pipes were made of redwood, but were replaced in 1975 with treated southern yellow pine.<sup>4</sup> The final 60 feet of the penstocks to the powerhouse is made of riveted steel rather than wood. Each pipe terminates at a vertical cylindrical pipe that rises up to a pair of cylindrical, steel **surge tanks** above the adjacent powerhouse (photos 66 and 67, 85). The surge tanks protect the penstocks and generators by dampening any surge of water that may occur during shift load, starting, or stopping periods. Without the surge tanks, an instance of sudden rushing water might create enough momentum to collapse or otherwise damage the penstocks.<sup>5</sup> Each surge tank is supported by a series of trussed posts at its base. The roofs of the tanks consist of a low-pitched metal sheet topped at the center by a smaller octagonal roofed extension of the main vertical surge tank pipe. Like the wooden-stave pipes, the west tank is slightly larger than the east tank. The height of the surge tanks is about the same height as the Wisconsin River at the Grandfather Falls Dam. At the base of each surge tank stands a frame structure with an asphalt-covered gable roof, which are connected to the tanks by a penstock.

The current **powerhouse**, built in 1938, sits next to the surge tanks on the east bank of the Wisconsin River about a mile southwest of the dam (photos 59-67). The two-story brick structure is constructed on a poured-concrete tailrace, which serves as its foundation, and is capped with a flat metal roof with a plain stone parapet. A one-story addition has been appended to the south elevation. The east and west elevations are four bays wide, and the north and south elevations are two bays wide. The bays are defined by regularly placed brick wall piers topped with plain stone blocks. Fenestration throughout consists of large multiple-pane, industrial-style square windows on the upper level, and large multiple-pane, industrial-style tall windows on the lower level, all consisting of metal frames and wire-mesh security glass. At the foundation of the structure, the tailrace houses two water turbines (photo 60).

The interior of the powerhouse consists primarily of a single large room with painted brick walls and a concrete floor (photos 68-84). The structure houses two Allis-Chalmers generators; Generator Number 1 is capable of supplying 640 KW, while Generator Number 2 has a rating of 1,100 KW (photos 68-70). Each generator is connected to the water turbines by a vertical shaft. The operating speed of each generator is regulated by a

<sup>3</sup> WPSC, *Grandfather Falls: A Pictorial Souvenir of a Major Public Service Hydro-Electric Improvement* (Tomahawk, WI: Wisconsin Public Service Corporation, 1939).

<sup>4</sup> Mark Hillert and Paul Davis, *100 Years, 1883-1983: A Century of Service* (Green Bay: WPSC, 1983), 28.

<sup>5</sup> WPSC, *Wisconsin Public Service Corporation: A History*, (Madison, WI: Wisconsin Public Service Corporation, 1950), 101.

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governor designed and manufactured by S. Morgan Smith and Company of York, Pennsylvania (photo 72 and 73). There is also a P&H, 54-ton overhead crane with tracks situated just below the ceiling (photo 74). All equipment is original to the powerhouse. The interior of the block on the east elevation consists of four rooms; three on the lower level and one on the upper level. To the north is a DC circuit room, which also contains a steel staircase to the upper-level main breaker room. The central room is an office and control room containing original Westinghouse equipment in addition to modern equipment (photos 78-83). To the south is a work room with original wooden cabinets, work bench, and steel circular staircase (photos 76 and 77). A doorway off of this room leads to a single-story addition located on the building's southeast elevation containing a modern bathroom. Connected to the powerhouse's south elevation is a modern electrical substation which is partially covered by a sheet-metal canopy (photo 86).

Three caretaker houses and associated outbuildings once stood on top of the embankment east of the powerhouse. Today, however, only an ancillary **garage** and stone steps are extant (photos 88 and 89). The rectilinear structure is constructed upon a concrete foundation. The gable-front roof is clad in asphalt shingles, and the exterior walls are covered in novelty drop siding. The façade features a pair of overhead garage doors, as well as a pair of rectangular vents in the gable. The stone steps once led to the former residences and garage.

Building Inventory

Address	Historic Name	Date	Class
Grandfather Falls Hydroelectric Project, N5059 State Trunk Highway (STH) 107	1906 Powerhouse	1906	C
Grandfather Falls Hydroelectric Project, N5059 STH 107	1938 Powerhouse	1938	C
Grandfather Falls Hydroelectric Project, N5059 STH 107	Canal	1938	C
Grandfather Falls Hydroelectric Project, N5059 STH 107	Canal Bridge	1938	C
Grandfather Falls Hydroelectric Project, N5059 STH 107	Dam	1906/1938	C
Grandfather Falls Hydroelectric Project, N5059 STH 107	Dike	1938	C
Grandfather Falls Hydroelectric Project, N5059 STH 107	Intake House	1938	C
Grandfather Falls Hydroelectric Project, N5059 STH 107	Penstocks	1938	C
Grandfather Falls Hydroelectric Project, N5059 STH 107	Sluice Gate and Spillway	1938	C
Grandfather Falls Hydroelectric Project, N5059 STH 107	Surge Tanks	1938	C
Grandfather Falls Hydroelectric Project, N5059 STH 107	Substation		N

\_\_\_ End of Description of Physical Appearance

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\_\_\_\_ Insert Statement of Significance

**8. Narrative Statement of Significance**

The Grandfather Falls Hydroelectric Project is significant under National Register Criterion A – Social History for its role in the area’s social history. It is also significant under Criterion C - Engineering as an extraordinary example of hydroelectric power engineering.

The Grandfather Falls Hydroelectric Project is significant under National Register Criterion A – Social History for its role in the social history of the local area, Lincoln County, and the State of Wisconsin. The facility was constructed during the “Hydroelectric Era” of the 1930s when nearly 40% of the nation’s electricity was water-generated. Dams contemporary to the Grandfather Falls plant include the Boulder (now Hoover) Dam in Nevada, and the Norris Dam in Tennessee. What sets the Grandfather Falls facility apart from these and many other hydroelectric dams of this era, however, is that it was designed, constructed, and funded privately by the WPSC, rather than by the federal government. Because the WPSC only needed to invest about \$2,000,000 in the project to receive a comparatively high generating capacity of 100 million kilowatt hours, the project provided the company a vital financial cushion during the last three years of the Depression.<sup>6</sup> Although it required a low financial investment from the WPSC, the Grandfather Falls project had a tremendous impact on the region. Construction used Wisconsin-made products and materials, as well as a crew of up to 250 Wisconsin laborers, providing income at a time when decent paying jobs were scarce. The new facility also allowed for the expansion of electrical service into underserved areas of northern Wisconsin, parts of which had no previous electrical service whatsoever.

The Grandfather Falls facility is significant under National Register Criterion C - Engineering as a significant example of engineering, particularly in the river diversion principle of hydroelectric power. In order to use the Grandfather Falls site for their purposes, the WPSC was faced with the task of substantially increasing the generating capacity of the facility while working within several constraints, including the long Grandfather Rapids and previous legislation that defined recapture provisions and restrictions on dam height and location. The design of the new Grandfather Falls facility employed the river diversion principle. By bypassing the rapids and diverting most of the water from the Wisconsin River into a man-made canal and through an intake house, which sent the water through penstocks into a modern powerhouse, the WPSC was able to achieve the 90-foot dam head they required and thus increase their generating capacity from 2,900 KW to 17,240 KW.<sup>7</sup>

Resource History

*The Development of Hydroelectric Power in the United States*

The use of falling water for power generation is a centuries-old tradition that can be traced back to several societies of antiquity, including the Greeks, who used water wheels for grinding wheat into flour. By the 19<sup>th</sup> century, little had changed; while the design of the water wheel had become more complex, the basic principle and use of hydropower remained the same – mechanical power generation for milling and pumping. It was not until practical electric generators and motors were developed in the late 19<sup>th</sup> century that industries and

<sup>6</sup> Forrest McDonald, *Let There Be Light: the Electric Utility Industry of Wisconsin, 1881-1955*, (Madison, WI: American Historic Research Center, 1957), 353.

<sup>7</sup> WPSC, *Wisconsin Public Service Corporation: A History*, 101.

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consumers began to take advantage of the full potential that hydropower had to offer.

In July 1880, the Wolverine Chair Factory of Grand Rapids, Michigan, built the first hydroelectric facility in the United States when they connected a DC dynamo generator to the factory's water turbine runner. The electricity generated from this small plant was used to light 16 bulb lamps in the factory's store front.<sup>8</sup> (Bush 1973). Two years later in 1882, the nation's first hydroelectric power plant was constructed on the Fox River in Appleton, Wisconsin. It was not only the first plant in North America to serve both private and commercial customers, but it was also the world's first Edison hydroelectric central station. Intrigued by Edison's work with electric generators and electric light, Henry J. Rogers, the president of the Appleton Paper and Pulp Company, helped form the Appleton Edison Electric Light Company, and subsequently installed an Edison "K" type generator in the Appleton Paper and Pulp Company building. Due to the generator's direct connection to the Fox River water wheel, however, power generation was dependent on the flow of the river, and often unreliable. The relocation of the generator to a separate structure on Vulcan Street, known as the Vulcan Street Plant, alleviated many of these problems. The hydroelectric plant generated 12.5 kW and provided power for lighting to the Appleton Paper and Pulp Company building, the Vulcan Paper Mill, and Rogers's own home.<sup>9</sup>

As the possible uses of hydroelectric power emerged, its popularity spread. In 1886, about 45 hydroelectric plants operated throughout the United States and Canada. In a matter of three years, that number had grown to 200 plants involved in at least partial hydroelectric generation in the United States alone.<sup>10</sup> The majority of these plants employed DC generators, however, and because there was no economical way to transmit DC over long distances, the actual use of the generated energy was severely limited. In 1895, the construction of the Edward Dean Adams Power Station at Niagara Falls demonstrated the true potential of hydroelectricity. The station was not only the largest hydroelectric power plant ever built up until that time, but it was also the first large scale application of alternating-current (AC) power in North America. Through the work of the Westinghouse Company and Nikola Tesla, the plant demonstrated on a large scale the long-distance transmitting ability of AC power by supplying energy to Buffalo, New York, about 30 miles away.<sup>11</sup>

The size and generating capacity of the Adams Power Station at Niagara Falls, as well as the transmitting potential of AC power, encouraged experimentation and development throughout the hydroelectric industry. The notion that electricity could be generated at a remote site and then transmitted over a long distance for use in an urban area greatly expanded the horizons of an industry that was once thought limited in its application. The ever-evolving technology created an especially advantageous opportunity for the people of Wisconsin, who saw the state's once booming lumber industry quickly fading at the turn of the 20<sup>th</sup> century. In 1905, the Southern Wisconsin Power Company constructed Wisconsin's first major hydroelectric plant in the dells of the Wisconsin River. While touted as a cheap supply of energy, the dam in the dells only had a dam head of 22 feet, and when costs and output were factored in, it left the Southern Wisconsin Power Company charging a required fee of

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<sup>8</sup> George Bush, *Future Builders: The Story of Michigan's Consumers Power Company*, (New York: McGraw-Hill, 1973).

<sup>9</sup> Duncan Hay, *Hydroelectric Development in the United States, 1880-1940*, (Washington, D.C.: Edison Electric Institute, 1991); American Society of Mechanical Engineers, "Vulcan Street Power Plant," accessed February 22, 2012, <http://sections.asme.org/milwaukee/history/1-vulcan.html>.

<sup>10</sup> United States Department of Energy, "History of Hydropower," accessed February 23, 2012, [http://www1.eere.energy.gov/water/hydro\\_history.html](http://www1.eere.energy.gov/water/hydro_history.html).

<sup>11</sup> Hay, *Hydroelectric Development in the United States*; Edison Tech Center, "Harnessing Niagara Falls," accessed February 23, 2012, <http://edisontechcenter.org/Niagara.htm>.

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\$250 per KW.<sup>12</sup> In 1912, Samuel Insull, founder of the Middle West Utilities Company, developed a system to increase efficiency by connecting several small communities to a single hydroelectric facility. This system, which helped alleviate the high energy rates, would be adopted by a number of energy companies throughout Wisconsin.

After World War I, Wisconsin experienced an increase in hydroelectric development, particularly on the Wisconsin and Peshtigo rivers. This trend echoed throughout the rest of the United States; between 1918 and 1928, more hydroelectric facilities were constructed in the country than during any other period. When designing these plants, companies looked less to the experimentation that had characterized the early 20<sup>th</sup> century hydroelectric industry and more to engineering consultants and regional and national technical publications for tested and proven techniques. As a result, a standard of construction and design emerged.<sup>13</sup> One exception is the Johnson Falls Dam and Hydroelectric Plant, which was constructed in 1923 by the Northeastern Power Company. As part of an experiment, Northeastern Power and the manufacturers of the control equipment built an automated system into the plant so that it could be operated by remote control from the nearby High Falls plant. The Johnson Falls facility was the first in Wisconsin and one of the first in the country to utilize remote control operation, and it was subsequently incorporated into a number of other Wisconsin facilities.<sup>14</sup>

The 1920s marked a boom period for the energy industry as a whole, and as power generated by gas, water, and coal continued to be developed and expanded, the number and variety of energy companies followed suit. To increase efficiency as well as generate a higher profit margin, several small Wisconsin utilities consolidated in 1922 to form the WPSC. The Wisconsin Valley Electric Company and the Northeastern Power Company were also absorbed by the WPSC in 1925.<sup>15</sup>

The development of hydroelectricity in the United States continued at an astounding rate until 1929, when the stock market crash and subsequent Great Depression brought everything to a dead stop, particularly in the private sector. As a result, federal agencies stepped in to manage and fund large building projects, including hydroelectric facilities. Projects through the United States Bureau of Reclamation during this period include the construction of the Grand Coulee Dam on the Columbia River and the Boulder (now Hoover) Dam on the lower Colorado River. The Norris and Wheeler dams were also federally funded and managed projects through the Tennessee Valley Authority.

While the Great Depression had a marginal effect on many utility companies in Wisconsin, the WPSC found itself in a difficult position due in large part to the diversity of its activities. Electricity during this period continued to do well through this period and would have provided the WPSC a consistent profit on its own, but the gas and transportation departments proved to be an enormous drain. In addition, the company had difficulty handling its financial obligations, many of which were inherited by its consolidation of the smaller companies.<sup>16</sup> According to author Forrest McDonald, "Had the company been engaged exclusively in the electric business, it might have survived the Depression without skipping a dividend; had it been engaged exclusively in the gas and transportation business, it is doubtful whether it could have avoided bankruptcy." Due in large part to the

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<sup>12</sup> McDonald, *Let There Be Light*, 141-142.

<sup>13</sup> Hay, *Hydroelectric Development in the United States*.

<sup>14</sup> Hillert and Davis, *100 Years, 1883-1983: A Century of Service*, 25.

<sup>15</sup> WPSC, *Wisconsin Public Service Corporation: A History*, 24-33; Hillert and Davis, *100 Years, 1883-1983: A Century of Service*, 25.

<sup>16</sup> McDonald, *Let There Be Light*, 346-348.

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success of the electric business, the WPSC was able to survive the worst of the Depression. Sales of electric energy had remained consistent throughout the period, and in 1937, nearly doubled, giving the WPSC its highest net income since before 1930.<sup>17</sup>

With its finances once again secure, the WPSC decided to make a move and purchase two old paper mill dams on the Wisconsin River to expand their hydroelectric capabilities. The first facility at Tomahawk could be easily converted for their needs, but the facility at Grandfather Falls required a complete reconstruction to take advantage of the potential dam head. Despite the risk of a large construction project in an uncertain economic environment, the WPSC went forward with the project, investing over \$2,000,000 in improvements and new construction. The move proved to be a wise one, as the new Grandfather Falls facility added more than 100 million kWh annually to the company's generating capacity.<sup>18</sup>

*Grandfather Falls Hydroelectric Project*

With the sharpest vertical drop on the Wisconsin River at 94 feet, the Grandfather Falls site has long been heralded for its water power. As early as 1857, a local newspaper described it as having "Power Sufficient to Turn the World."<sup>19</sup> While the falls had high energy generating potential, the long rapids immediately downstream made development of the river problematic. The earliest development at this site occurred in about 1876, when Simon Augustus Sherman constructed three wooden sparred wing dams to facilitate the movement of logs down the Wisconsin River.<sup>20</sup> Recognizing the potential of the site, the Wisconsin Legislature passed Chapter 154 in 1903 regarding the use of dams for logging, Section 2 of which provided:

If any water power shall be created by said dam not necessary for the purpose of driving, booming and storing of logs and timber, or the improvement of navigation of said river, the said Alexander Stewart and Walter Alexander, their heirs, associates and assigns, shall have the right to use, lease, and dispose of such surplus water power in conducting and carrying on any manufacturing business and electric lighting business, or in operating any street railway, and for that purpose may build race ways and flumes and all other equipment necessary to develop and use said surplus power for such purposes [1903 Wis. Laws 154].

The construction of the first masonry dam at the Grandfather Falls site in 1906 came about as the result of a misplaced decimal. Requiring more power to operate its mill, the Grandfather Falls Paper Company of Merrill, Wisconsin hired an engineer to design a hydroelectric facility on the Prairie River at Prairie Rapids. In his report, the engineer claimed that the site at Prairie Rapids was capable of generating 3,000 KW. It was discovered after the dam and plant were constructed, however, that there was only sufficient water for a 300 KW plant, which would not work for the company's purpose. As a result, the Grandfather Falls Paper Company closed the plant and moved their plans to the Upper Grandfather Falls site.<sup>21</sup>

Prior to construction, the Wisconsin Legislature put a law in place that defined both the location and height of a

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<sup>17</sup> McDonald, *Let There Be Light*, 352.

<sup>18</sup> McDonald, *Let There Be Light*, 353.

<sup>19</sup> WPSC, *Wisconsin Public Service Corporation: A History*, 98.

<sup>20</sup> WPSC, *Wisconsin Public Service Corporation: A History*, 98; Hillert and Davis, *100 Years, 1883-1983: A Century of Service*, 26.

<sup>21</sup> WPSC, *Wisconsin Public Service Corporation: A History*, 98.

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dam at Grandfather Falls. The law stated that a dam at the site could be no more than 32 feet high.<sup>22</sup> The Upper Grandfather Falls Hydro-Electric generating station was completed in about 1906. The dam measured 600 long and 35 feet high and featured a sluicing gate and vertical wooden flood gates. The Grandfather Falls Paper Company transferred machinery from the defunct Prairie Rapids plant to the new Upper Grandfather Falls plant. The facility operated at 13,500 volts, 25-cycle, and had a capacity of about 2900 kW.<sup>23</sup> During the planning of the construction, engineers recognized that the facility's design left about 60 feet of dam head undeveloped, but felt the best way to remedy this was the construction of a second dam in the future. Perhaps recognizing the underutilized potential of the Grandfather Falls site, the Wisconsin Valley Electric Company (WVEC) began buying parcels of land around the hydro facility in 1916. By 1923, the WVEC owned the entire lower falls site. In 1933, the WPSC acquired the WVEC through a merger, and thus acquired all of the WVEC's land holdings as well.<sup>24</sup>

By the time the WPSC merged with the WVEC, the energy needs of the Wisconsin River valley's growing population had already outpaced what was being generated locally. As a result, the WPSC had to supply its customers with power brought in from outside the region.<sup>25</sup> To remedy this, the WPSC purchased two old paper mill dams on the Wisconsin River with plans to upgrade them from 25-cycle to 60-cycle generation. The first facility, purchased from the Tomahawk Pulp and Paper Company, was easily converted to a fully-automated 60-cycle generation, producing 2,600 kW. The second facility, the Upper Grandfather Falls Hydro-Electric plant, would require complete reconstruction to take advantage of the site's inherent 90-foot dam head potential. Although undertaking the large and expensive engineering project during an economic depression seemed risky, the WPSC determined that it was in the company's best interest not to wait.<sup>26</sup> The WPSC purchased the Upper Grandfather Falls plant in 1936, buying the property, flowage rights, dam and other structures, turbines, generators, switchboard and wiring, and appurtenant equipment for \$400,000. Although the original plan for the site called for the construction of a new dam adjacent to the original dam, concerns about meeting the parameters of the earlier legislation and avoiding recapture provisions inspired the WPSC to alter their plans. Instead, the company decided to make improvements to the original dam and instead use the river diversion principle, constructing a canal and pipeline from the dam to a new power house downstream in order to gain the additional dam head.<sup>27</sup> The WPSC hired the Public Utility Engineering and Service Corporation of Chicago to prepare plans for the reconstruction of the Grandfather Falls plant, as well as the relocation of County Road CC (now STH 107) to make way for the excavation of a new canal.<sup>28</sup> Under the direction of engineer H.G. Roby, the firm completed plans for the project in March 1938.

To ensure that this project was inherently Wisconsin, the WPSC made the extra effort not only to hire 250 local laborers and contractors, but also to employ Wisconsin-made materials for the entire project, including one of the most important components of the project, the two generators, produced by the Allis-Chalmers Manufacturing Company of Milwaukee.<sup>29</sup> Two local firms took the lead on the construction of the project: from

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<sup>22</sup> Leonard S. Smith, C.E., *The Water Powers of Wisconsin*, (Madison, WI: Wisconsin Geological and Natural History Survey, 1908), 144.

<sup>23</sup> WPSC, *Wisconsin Public Service Corporation: A History*, 101.

<sup>24</sup> Hillert and Davis, *100 Years, 1883-1983: A Century of Service*, 26.

<sup>25</sup> "Grandfather Falls Project," *The Earth Mover and Road Builder* 25, no. 11 (1938), 1.

<sup>26</sup> McDonald, *Let There Be Light*, 353.

<sup>27</sup> George P. Steinmetz, memorandum to Mr. A. Kanneberg, July 10, 1937.

<sup>28</sup> "Grandfather Falls Project," *The Earth Mover and Road Builder*, 8.

<sup>29</sup> WPSC, *Grandfather Falls: A Pictorial Souvenir*.

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Oshkosh, C.R. Meyer and Sons were responsible for work on the powerhouse, dam, and building the canal, while Carl and Joe Theiler of Tomahawk handled the dike construction and relocation of County Road CC.<sup>30</sup> Other local and Wisconsin contractors and suppliers included the Wausau Iron Works; the Ringle Brick Company, which supplied the brick used in the new plant; D.J. Murray Manufacturing Company, which supplied the plant equipment; Barker Lumber and Fuel Company, which supplied construction materials; and E.W. Schield, the general contractor of the caretaker residences.<sup>31</sup>

Plans for the new Grandfather Falls Hydroelectric Project involved improvement of the existing dam as well as extensive new construction in order to achieve the desired 94-foot dam head desired by the WPSC. The design called for the improved dam to divert much of the water from the Wisconsin River into an open-air canal, thus bypassing the Grandfather Rapids. The canal would carry the water to an intake house, where it would be sent through penstocks, or down a sluiceway to the natural river channel along with debris. The penstocks would carry the diverted water 1,315 feet to a newly constructed powerhouse, where it would pass through the water turbines to power two generators.

In March 1938, crews constructed a cofferdam at the Grandfather Falls site and began work to improve the existing dam. The primary improvement to the dam was the replacement of the old wooden vertical gates with four modern Tainter gates, thus increasing the dam's flood discharge capacity.<sup>32</sup> Constructing the canal required the removal of 18,000 cubic yards of granite. In addition, excavators also moved 230,000 cubic yards of earth and 31,600 cubic yards of rock from the canal to construct the dikes, as well as the powerhouse. The two earthen dikes constructed to support the canal proved to be one of the most challenging and time consuming aspects of the project. In addition to what was relocated from the canal excavation, the dikes and associated access road required an additional 190,000 cubic yards of clay, earth, and gravel fill.<sup>33</sup> The integrity of the dikes depended on the construction quality of the core walls. The earth making up the core walls required a specific compression made by a machine called a sheepsfoot roller, and needed to have a water content between 8 and 10 percent of the weight of dry earth. As a result of poor weather, a considerable amount of time was spent waiting for the soil to dry out in the borrow pit, causing delays. When completed, the dike measured approximately 3,000 feet long and 30 feet tall. The completed canal measured 300 feet wide and 4,000 feet long. It has an area of 200 acres and a storage capacity of 2,540 acre feet.<sup>34</sup>

The delay in the construction of the canal and dikes caused by the wet weather conditions impacted the schedule of the project as a whole. The construction of the penstocks depended largely on the progress of the canal excavation and dikes, and as a result of the delays, the shipment of redwood for the wooden staves was postponed for a month.<sup>35</sup> The wet weather conditions also affected the equipment and machinery, which tended to get sluggish or completely stuck in the muddy soil. As a result, crews were forced to move smaller loads, resorting to using tractors and crawler-wagons instead of dump trucks.<sup>36</sup> Despite the delays, the construction of the new Grandfather Falls facility was completed and put into service in December 1938.

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<sup>30</sup> "Grandfather Falls Project," *The Earth Mover and Road Builder*, 8.

<sup>31</sup> WPSC, *Grandfather Falls: A Pictorial Souvenir*.

<sup>32</sup> WPSC, *Grandfather Falls: A Pictorial Souvenir*.

<sup>33</sup> WPSC, *Grandfather Fall: A Pictorial Souvenir*; WPSC, *Wisconsin Public Service Corporation: A History*, 101

<sup>34</sup> "Grandfather Falls Project," *The Earth Mover and Road Builder*, 11; WPSC, *Grandfather Fall: A Pictorial Souvenir*.

<sup>35</sup> "Grandfather Falls Project," *The Earth Mover and Road Builder*, 11

<sup>36</sup> "Grandfather Falls Project," *The Earth Mover and Road Builder*, 12

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Grandfather Falls Hydroelectric Project  
Rock Falls, Lincoln County, WI

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The Grandfather Falls Hydroelectric Project proved to be a boon for the WPSC. When completed, the new facility effectively raised the rated capacity of the Grandfather Falls site from 2,900 kW to 17,420 kW, and immediately became the WPSC's largest hydroelectric plant in terms of generation. It was only second overall to the Bayside steam plant in Green Bay. The high capacity, which totaled nearly 100 million kWh annually, coupled with the WPSC's relatively low investment of \$2,600,000 enabled the company to produce energy at Grandfather Falls for less than six mills per kilowatt hour. Thus, the WPSC was given a financial cushion to protect it through the final years of the Depression as well as the inflationary period of World War II.<sup>37</sup>

Today, the Grandfather Falls Hydroelectric Project continues to serve as the WPSC's largest hydroelectric power plants on the Wisconsin River. In addition to its energy generating capabilities, the facility also provides local residents with recreational opportunities, including boating, fishing, hiking trails, and snowmobile trails.<sup>38</sup>

End of Statement of Significance

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<sup>37</sup> McDonald, *Let There Be Light*, 353; Hillert and Davis, *100 Years, 1883-1983: A Century of Service*, 28.

<sup>38</sup> WPSC, "The Lincoln County Recreational Area,"

[www.wisconsinpublicservice.com/company/pdf/hydro\\_relicensing\\_grandfatherfalls.pdf](http://www.wisconsinpublicservice.com/company/pdf/hydro_relicensing_grandfatherfalls.pdf), accessed February 10, 2012.

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Grandfather Falls Hydroelectric Project  
Rock Falls, Lincoln County, WI

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\_\_\_Insert References

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   End of References

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Insert Boundary Descriptions

**10. Geographic Data**

**UTM References (continued)**

E	16N	281114.02	5020002.70
	Zone	Easting	Northing
F	16N	281005.38	5020309.34
	Zone	Easting	Northing

**Verbal Boundary Description:**

The National Register boundary is indicated on attached National Register sketch map. Starting at a point on the west bank of the Wisconsin River approximately 250 feet north of the Grandfather Falls Dam, it travels east over the Wisconsin River, encompassing a portion of the reservoir; it then travels south-southwest between STH 107 and the canal and penstocks for approximately 1 mile; once past a service drive connecting the powerhouse and former domestic site to STH 107, the boundary immediately travels north, crossing the Wisconsin River south of the powerhouse; The boundary then travels north-northeast, following the natural river channel approximately 10 feet off of its west bank; the boundary terminates at the point of origin.

**Boundary Justification:**

The boundary of the nominated property encompasses all contributing resources historically associated with the Grandfather Falls Hydroelectric Project.

End of Boundary Descriptions

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Grandfather Falls Hydroelectric Project  
Rock Falls, Lincoln County, WI

Section photos Page 1

\_\_\_ Insert Photo Descriptions

**Photographs**

Name of Property: Grandfather Falls Hydroelectric Project  
City or Vicinity: Merrill (Vicinity)  
County: Lincoln  
State: Wisconsin  
Photographer: Michael P. Kenneally  
Negative Filed: Wisconsin SHPO  
Date Photographed: February 7, 2012

**Description of Photograph(s):**

Grandfather Falls Dam (includes 1906 powerhouse, 1906 dam section, and canal)

- 1 of 89 Dam upstream, facing east
- 2 of 89 Tainter gates, facing east
- 3 of 89 Dam downstream, facing northwest
- 4 of 89 1938 Tainter gate, westernmost end of dam, facing northwest
- 5 of 89 Tainter gate detail, facing northeast
- 6 of 89 Circa 1980 Tainter gate, facing north
- 7 of 89 Metal walkway over dam, facing west
- 8 of 89 Hoist chain, facing west
- 9 of 89 Hoist, facing east
- 10 of 89 1906 powerhouse, south and east elevations, facing northwest
- 11 of 89 1906 powerhouse, east elevation, facing west
- 12 of 89 1906 powerhouse south elevation and 1906 dam section, facing north-northwest
- 13 of 89 1906 powerhouse, west elevation, facing southeast
- 14 of 89 Junction of 1906 and 1938 dam, facing east
- 15 of 89 1906 powerhouse abandoned tailrace, facing northwest
- 16 of 89 1906 dam, abandoned draft tubes, facing northwest
- 17 of 89 1906 powerhouse east elevation detail, facing northwest
- 18 of 89 1906 powerhouse door detail, east elevation, facing west
- 19 of 89 Interior, facing east
- 20 of 89 Interior, facing southwest
- 21 of 89 Interior, beam detail, facing southeast
- 22 of 89 Interior, rafter details, facing east
- 23 of 89 Interior, abandoned turbine, facing north
- 24 of 89 1906 stop gates (abandoned), facing west
- 25 of 89 1906 stone abutment, upstream, west bank, facing west
- 26 of 89 Dam and 1906 powerhouse, upstream, facing southwest
- 27 of 89 Reservoir, facing north

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28 of 89 Grandfather Falls Dam with 1906 dam section, facing northwest  
29 of 89 Natural river channel, from dam, facing south  
30 of 89 Canal bridge, facing northeast  
31 of 89 Canal bridge, facing north  
32 of 89 Canal bridge, facing northwest  
33 of 89 Canal channel, facing northeast  
34 of 89 Canal channel, facing southeast  
35 of 89 Canal and dike, facing southwest  
36 of 89 Dike, facing southeast  
37 of 89 Canal and dike, facing northeast

Intake House (includes sluiceway, spillway, and penstocks)

38 of 89 Southwest and southeast elevations, facing west-northwest  
39 of 89 Southeast elevation and sluice gate, facing northwest  
40 of 89 Southwest and southeast elevations, facing north  
41 of 89 Northwest and southwest elevations, facing northeast  
42 of 89 Door detail, southeast elevation, facing northwest  
43 of 89 Window detail, northeast elevation, facing west  
44 of 89 Interior, stop gates, facing southeast  
45 of 89 Interior, stop gate detail, facing northwest  
46 of 89 Trash rack hoist, facing northeast  
47 of 89 Trash rack, facing south  
48 of 89 Sluice gate and sluice hoist, facing northwest  
49 of 89 Spillway, facing east  
50 of 89 Spillway and riprap channel, facing west  
51 of 89 Spillway and intake house, facing southeast  
52 of 89 Spillway and dike, facing northeast  
53 of 89 Southwest elevation and penstocks, facing northeast  
54 of 89 Penstocks, just downstream of intake house, facing north  
55 of 89 Penstocks with surge tanks in distance, facing west  
56 of 89 Penstocks with surge tanks, facing southwest  
57 of 89 Penstocks detail, facing west  
58 of 89 Penstock detail, facing northwest

Powerhouse (including Surge Tanks and Substation)

59 of 89 South elevation, tailrace and surge tanks, facing northeast  
60 of 89 Tailrace detail, south elevation, facing northeast  
61 of 89 East elevation, surge tanks, and substation, facing north-northwest  
62 of 89 East elevation, facing northeast  
63 of 89 Door detail, east elevation, facing northwest  
64 of 89 Light detail, east elevation, facing northwest  
65 of 89 Window detail, east elevation, facing northwest  
66 of 89 Surge tank, facing north  
67 of 89 Penstocks from powerhouse, under surge tanks, facing northeast  
68 of 89 Interior, generator #1, with #2 in foreground, facing northwest

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- 69 of 89 Interior, generator #1, facing north
- 70 of 89 Interior, generator #1 shaft assembly, facing northwest
- 71 of 89 Interior, plaque on generator #1
- 72 of 89 Interior, governor #1, facing northwest
- 73 of 89 Interior, governor #2 in foreground, #1 in background, facing west-northwest
- 74 of 89 Interior, overhead crane, facing north
- 75 of 89 Interior, ladder to generator #1 and ladder to overhead crane, facing east-northeast
- 76 of 89 Interior, workroom, staircase to main breaker room, facing east
- 77 of 89 Interior, workroom, wood cabinets, facing north
- 78 of 89 Interior, main control room, Westinghouse controls, facing northwest
- 79 of 89 Interior, main control room, Westinghouse controls, facing southeast
- 80 of 89 Interior, main control room, Westinghouse controls detail, facing east
- 81 of 89 Interior, main control room, Westinghouse controls detail, facing southeast
- 82 of 89 Interior, DC circuit room, facing northeast
- 83 of 89 Interior, DC circuit room, door detail, facing east
- 84 of 89 Interior, break room (modern addition), facing south
- 85 of 89 Surge tanks, facing west
- 86 of 89 Substation, facing east-northeast
- 87 of 89 Stone walls adjacent to substation, facing east
  
- Former Domestic Site
- 88 of 89 Stone steps to former caretaker cottages, facing east
- 89 of 89 Ancillary garage, facing southeast

\_\_\_ End of Photo Descriptions

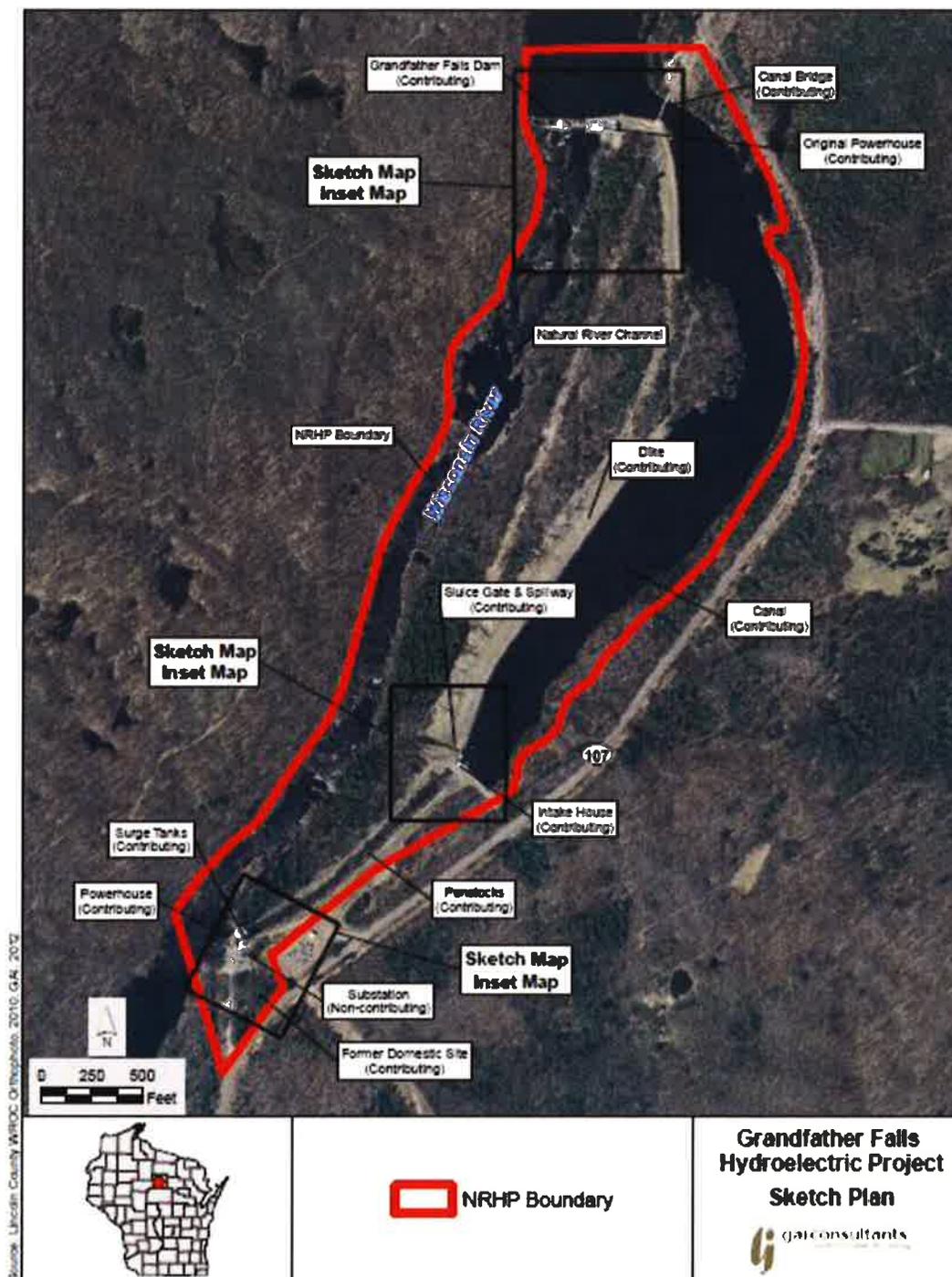


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Source: Lincoln County WISDOT Orthophoto, 2010. G.A. 2012

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Source: Lincoln County WRCOC Orthophoto, 2010, G.A. 2012



⊛ Photograph Number  
→ Photograph Vantage Point

**Grandfather Falls Hydroelectric Project**  
Sketch Map  
Grandfather Falls Dam, Original Powerhouse & Bridge  
ga consultants

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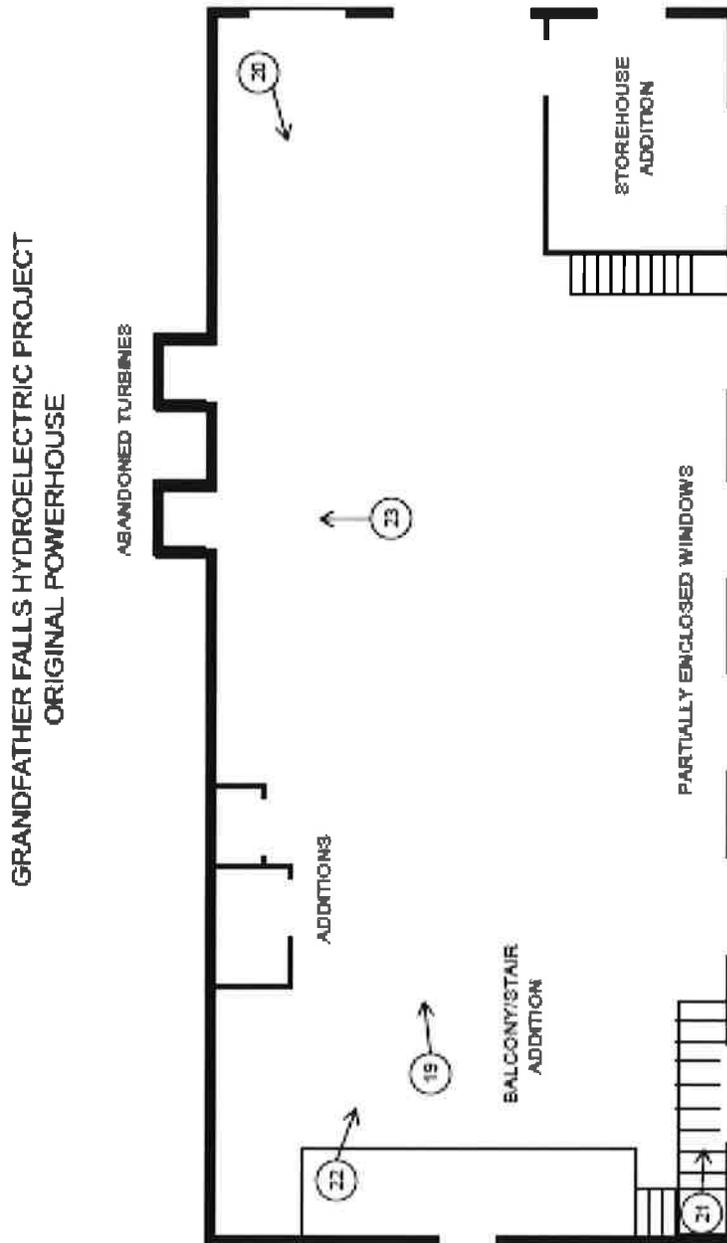


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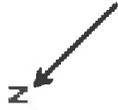
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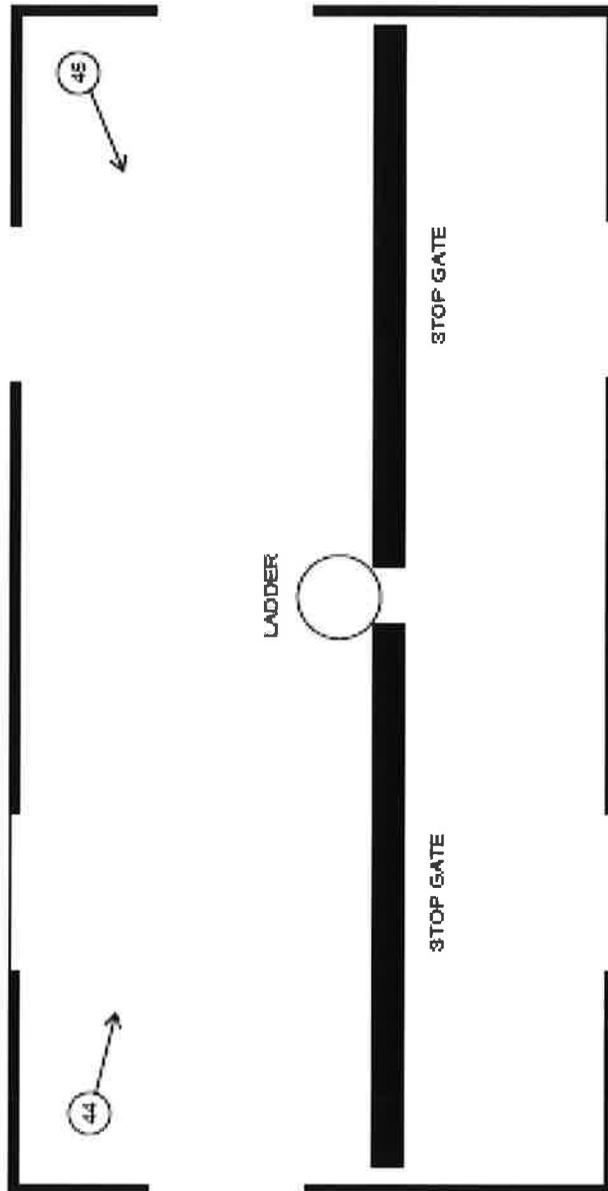
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GRANDFATHER FALLS HYDROELECTRIC PROJECT  
INTAKE HOUSE MAIN FLOOR

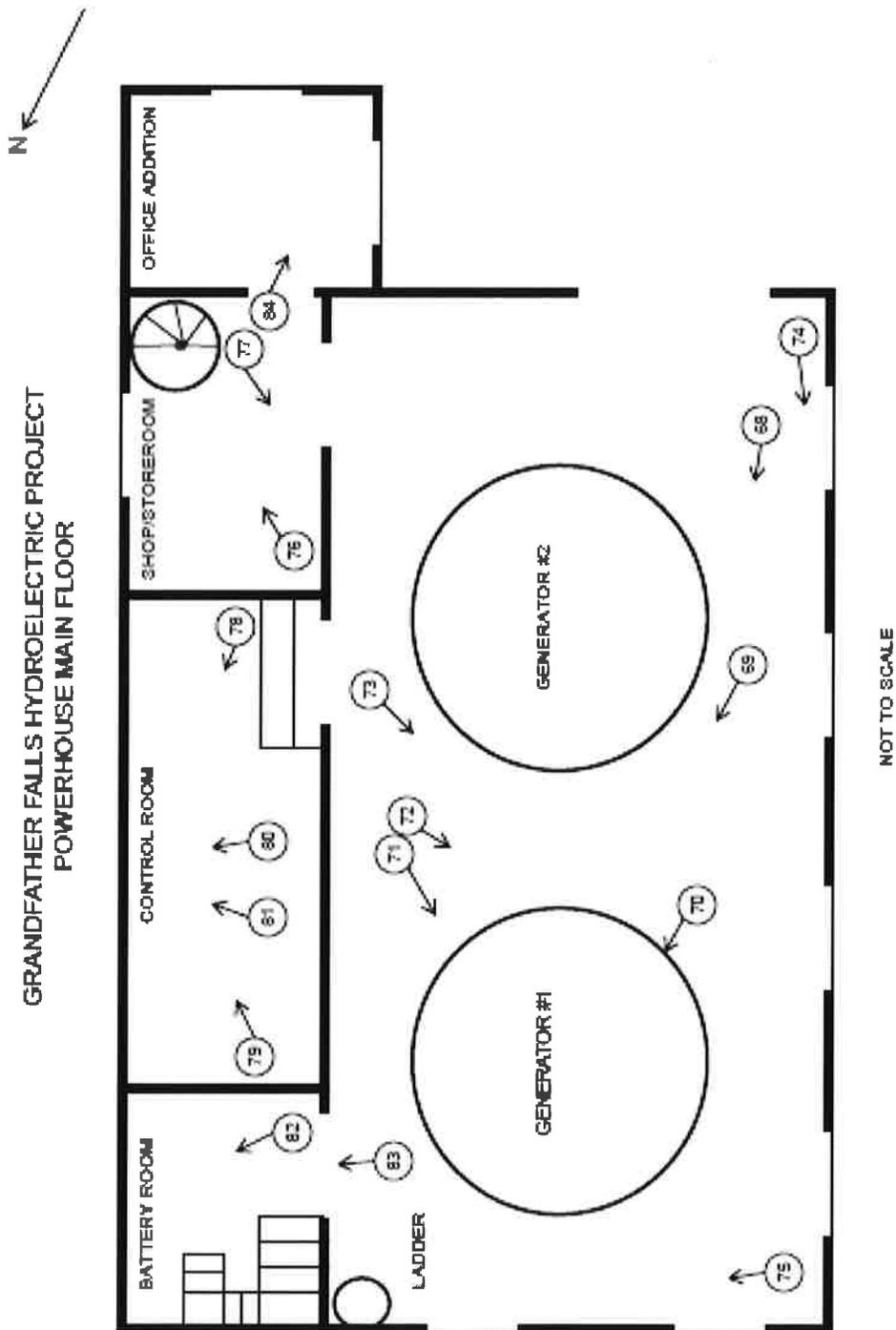


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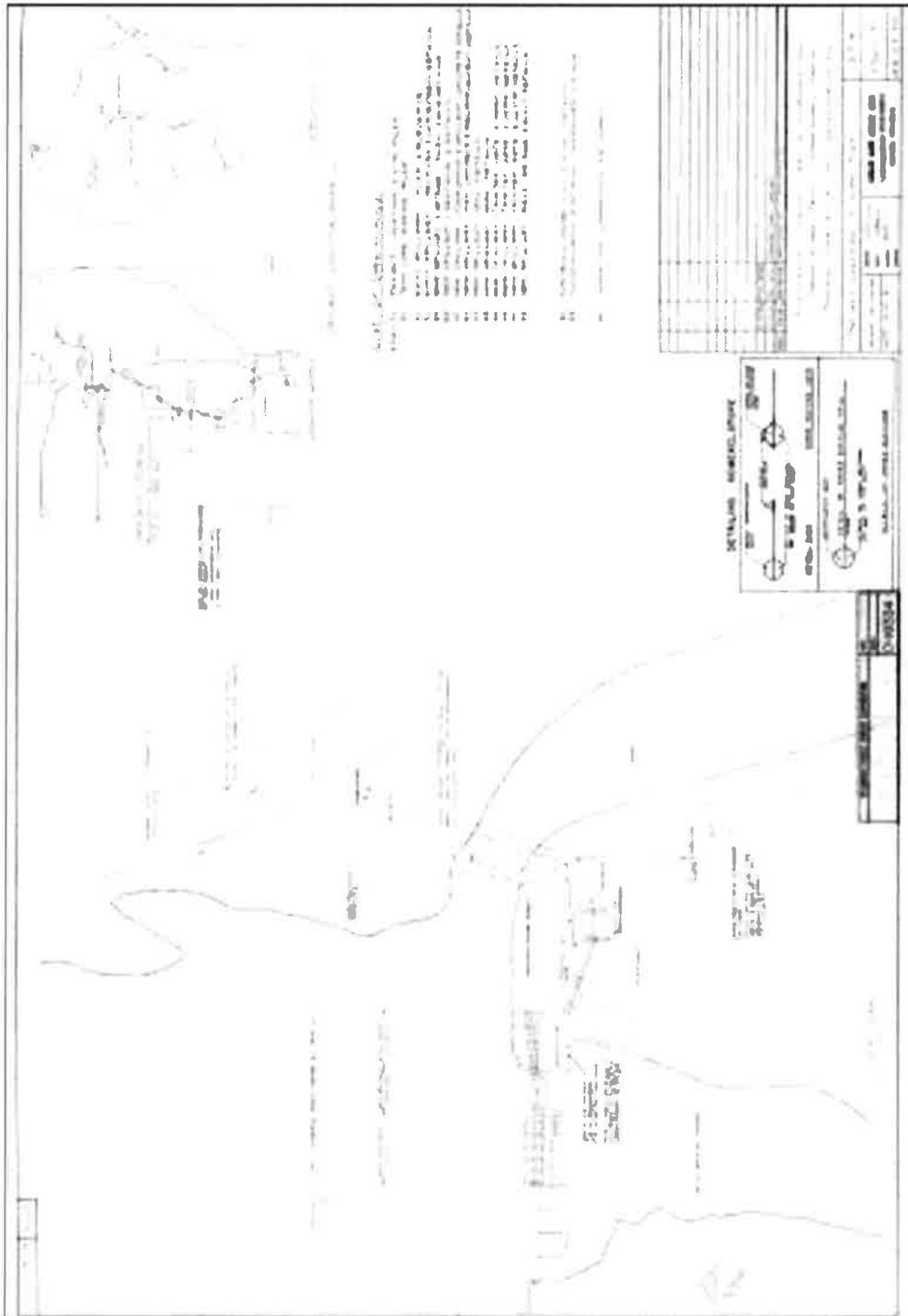
Engineering Drawings  
(Courtesy of WSPC)

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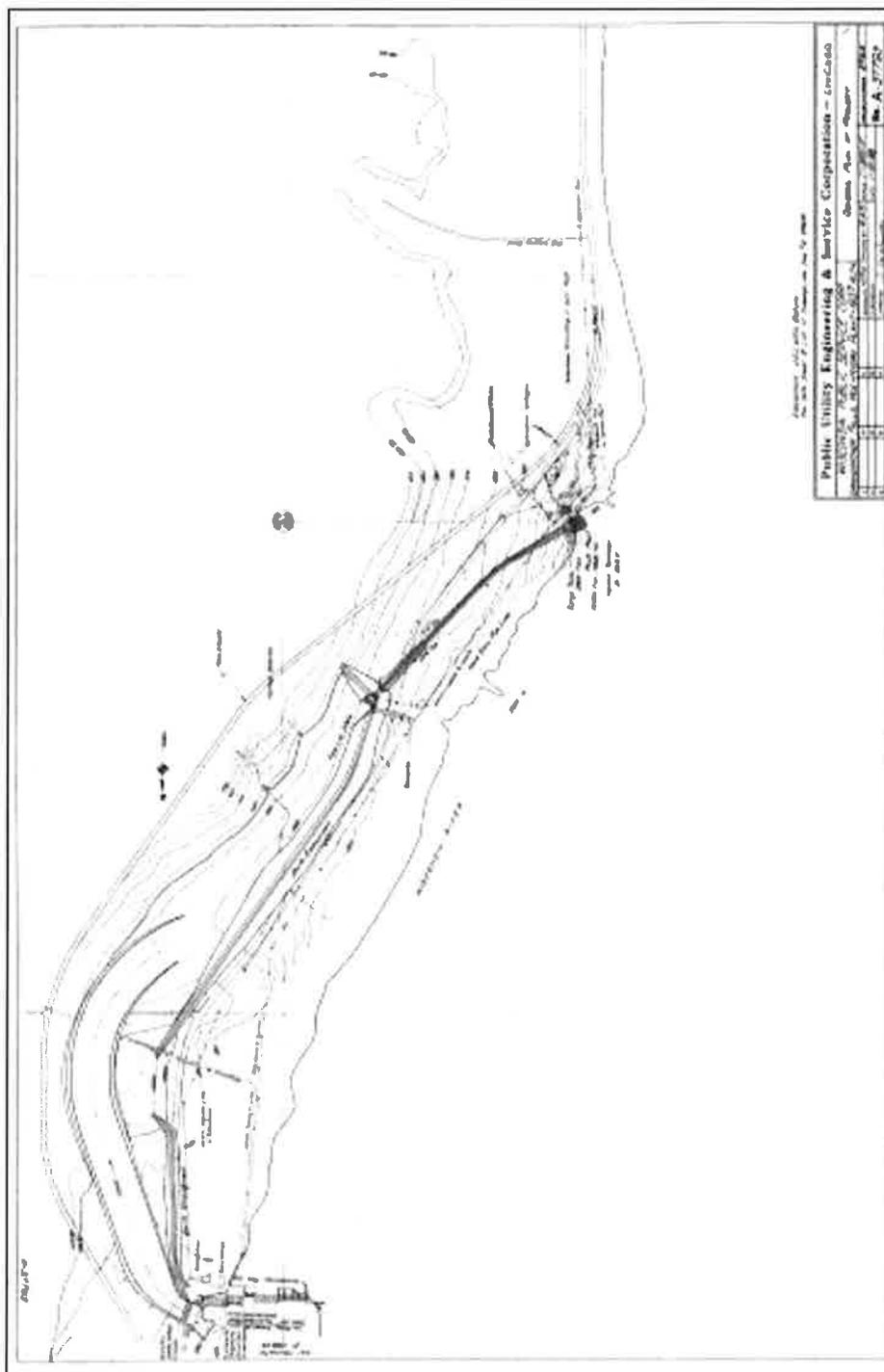


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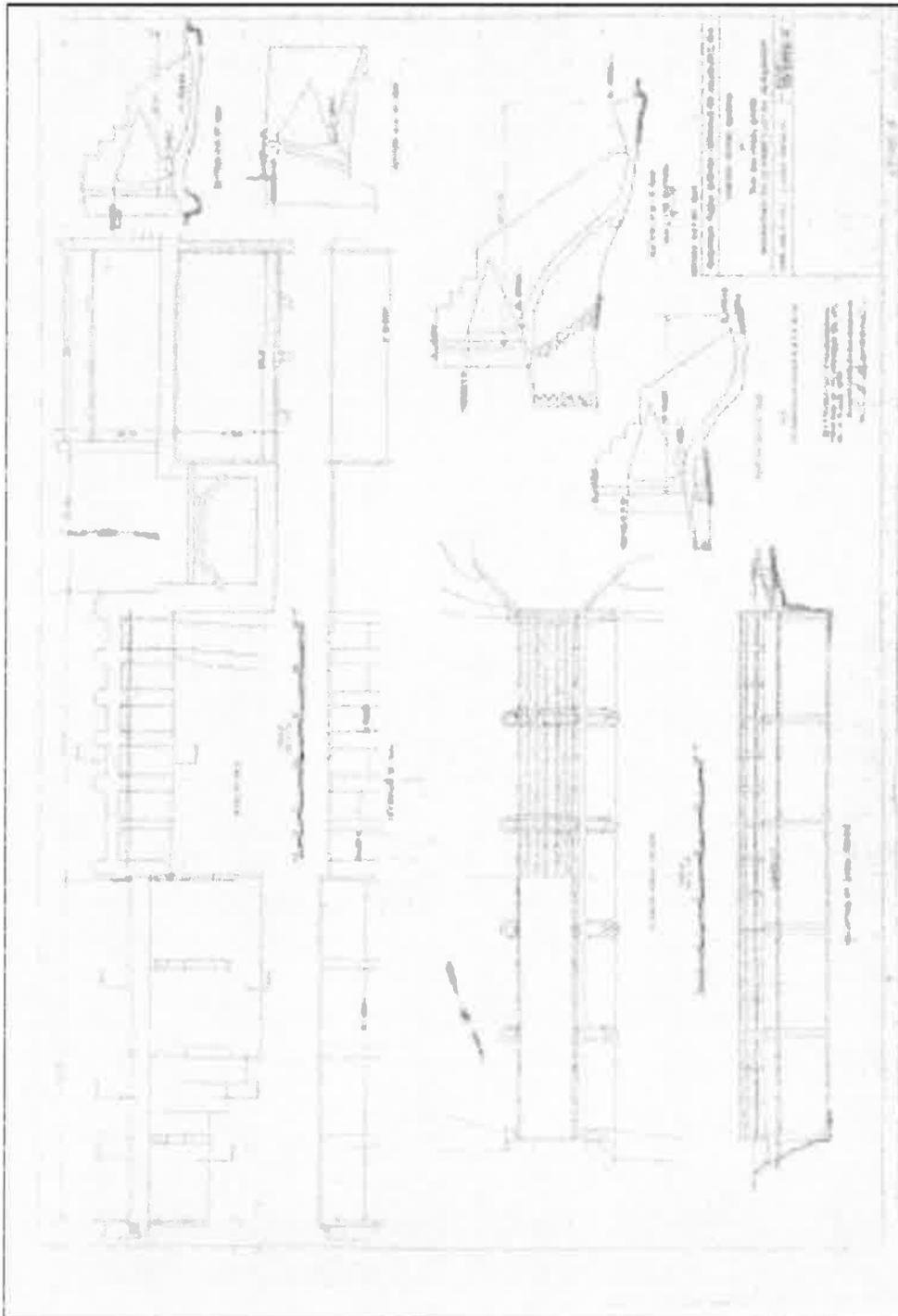


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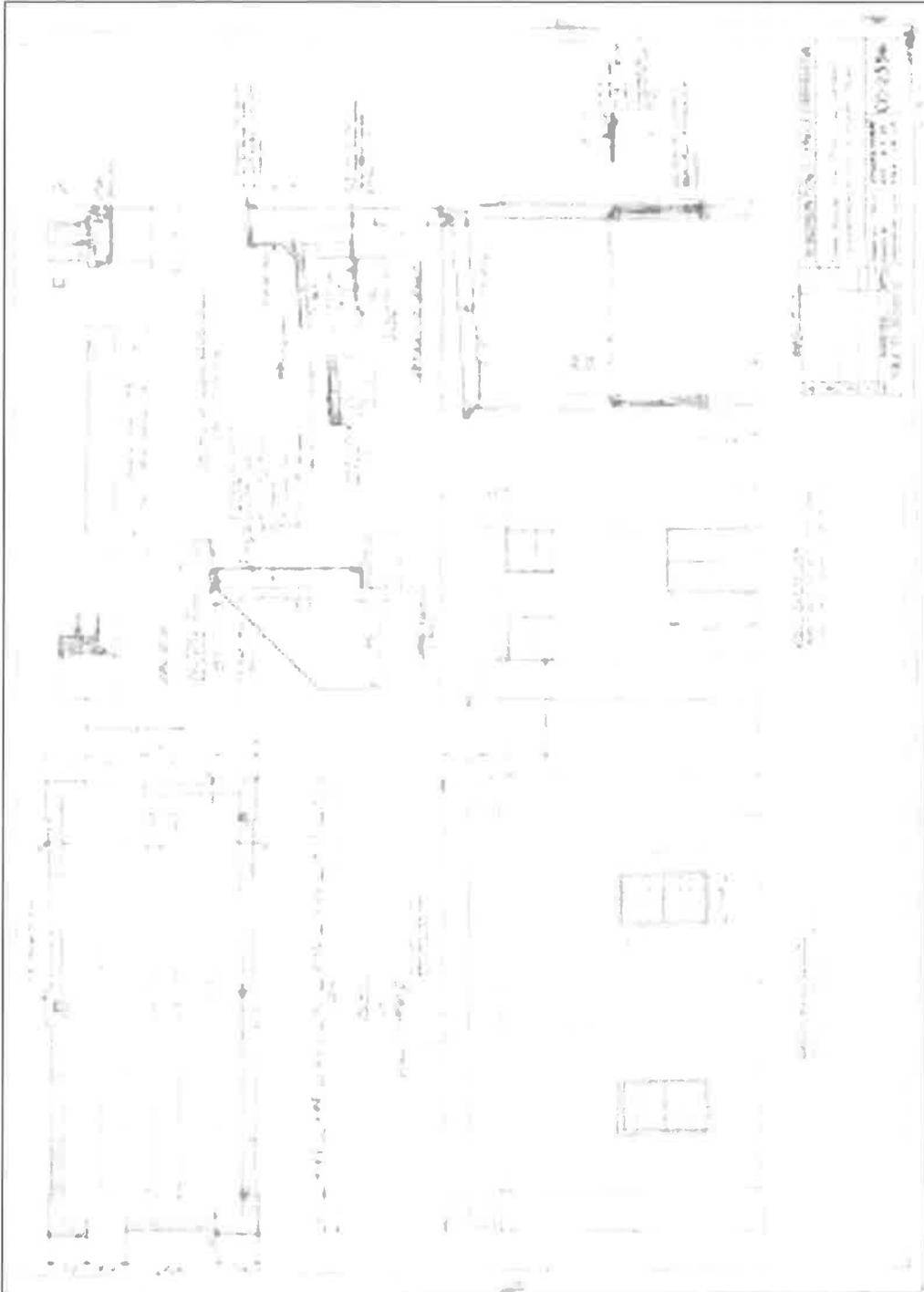


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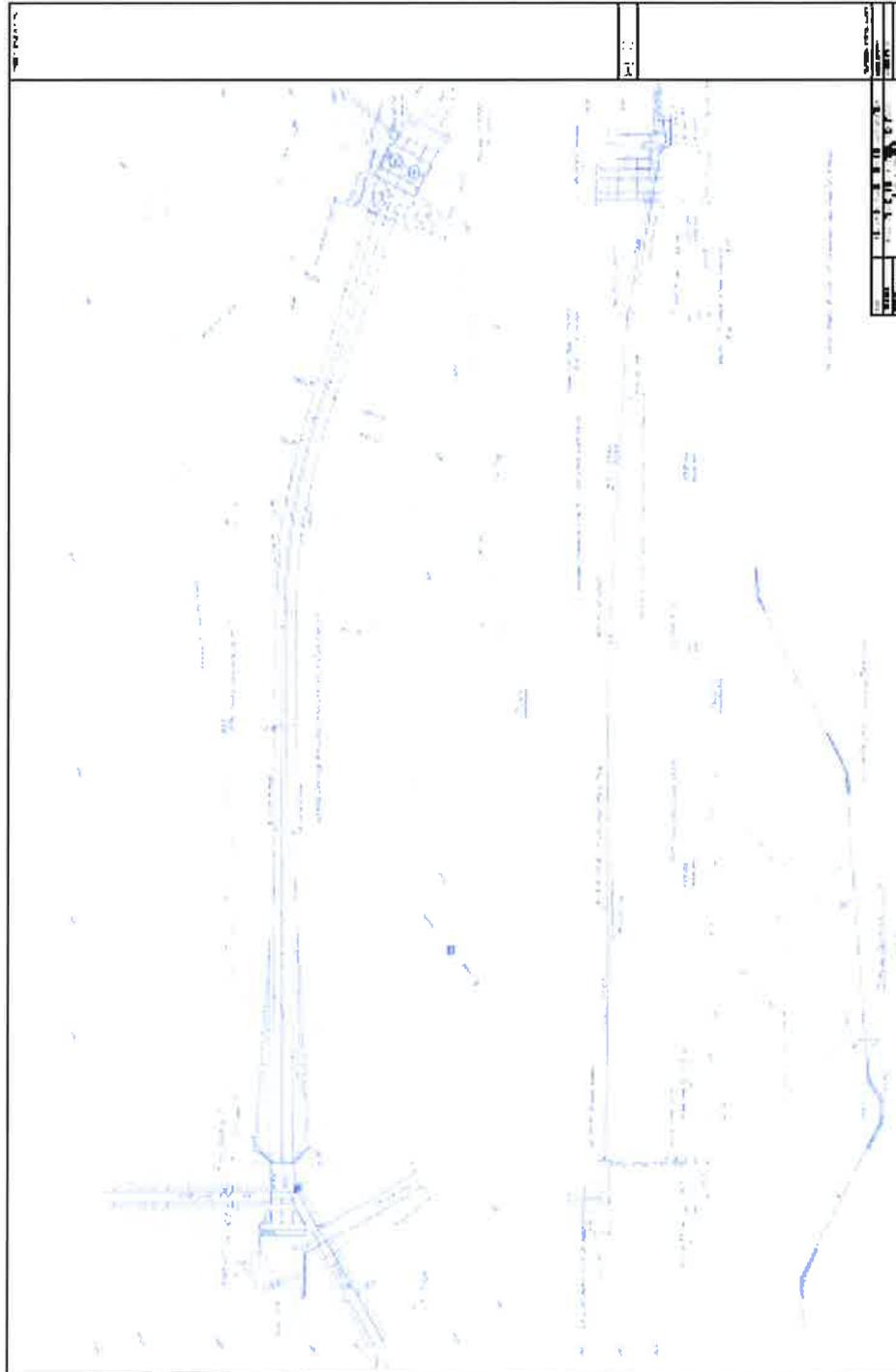


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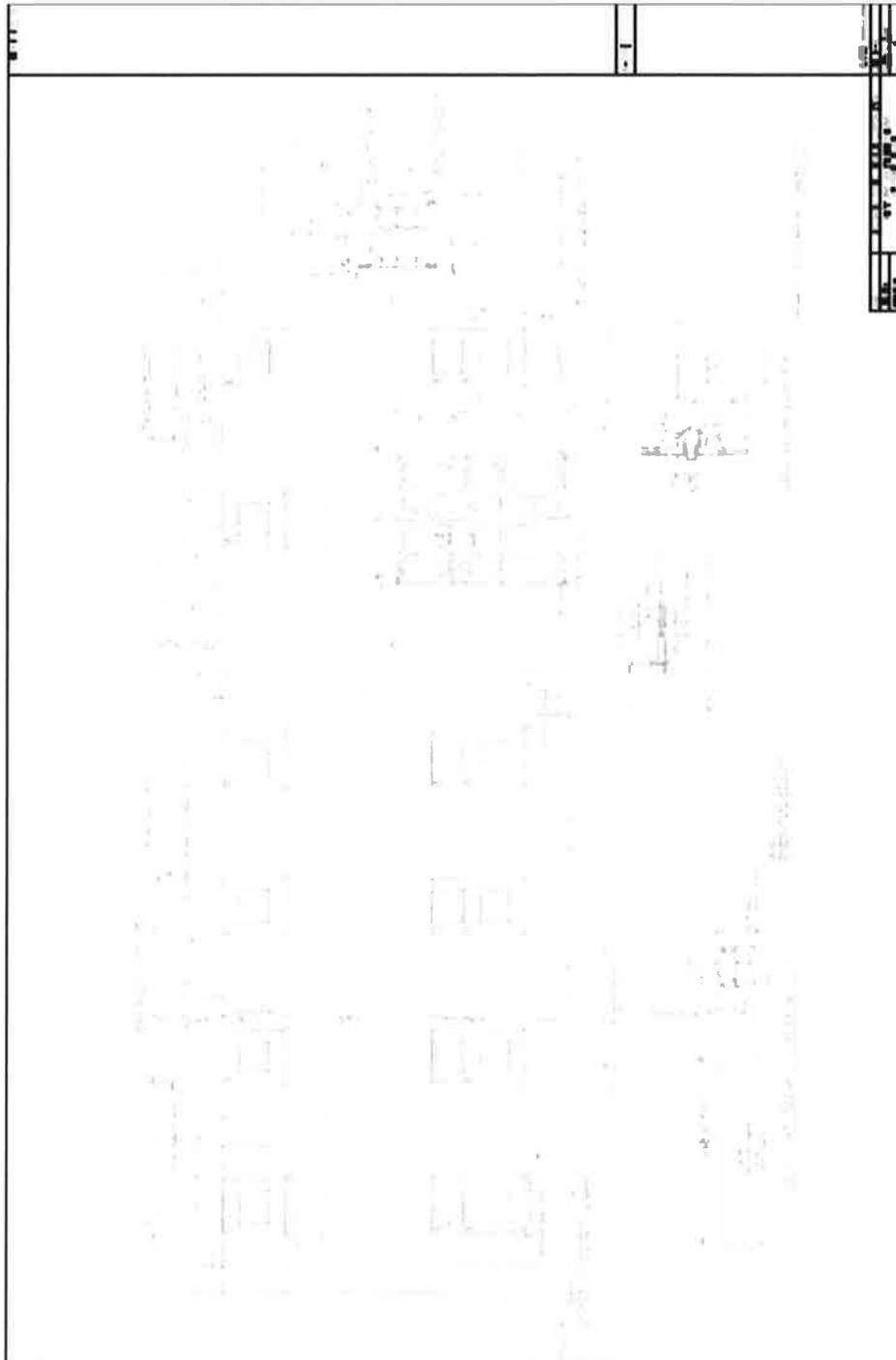


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Historic Photos  
(Courtesy of the Merrill Historical Society)

List of Figures:

- Figure 1 View of the Upper Grandfather Falls Dam and Power Plant on the Wisconsin River, circa 1910; Merrill Historical Society
- Figure 2 View of improvements being made to the original dam, 1938; WPSC
- Figure 3 Completed Grandfather Falls dam, circa 1939; Merrill Historical Society
- Figure 4 Excavation of the canal, 1938; Merrill Historical Society
- Figure 5 Excavation of the canal, 1938; Merrill Historical Society
- Figure 6 Excavation of the canal, 1938; Merrill Historical Society
- Figure 7 Excavation of canal and canal bridge, 1938; Merrill Historical Society
- Figure 8 Constructing the core of the dike, 1938; WPSC
- Figure 9 Installation of penstock, 1938; Merrill Historical Society
- Figure 10 Construction of powerhouse, 1938; Merrill Historical Society
- Figure 11 Construction of surge tank, 1938; Merrill Historical Society
- Figure 11 The completed Grandfather Falls Dam, circa 1939; Merrill Historical Society
- Figure 12 Hydroelectric power plant at Grandfather Falls on Wisconsin River, 1952; Merrill Historical Society
- Figure 13 Aerial photo of Grandfather Falls Hydroelectric Project, showing intake house, penstocks, and power house, circa 1939; Merrill Historical Society

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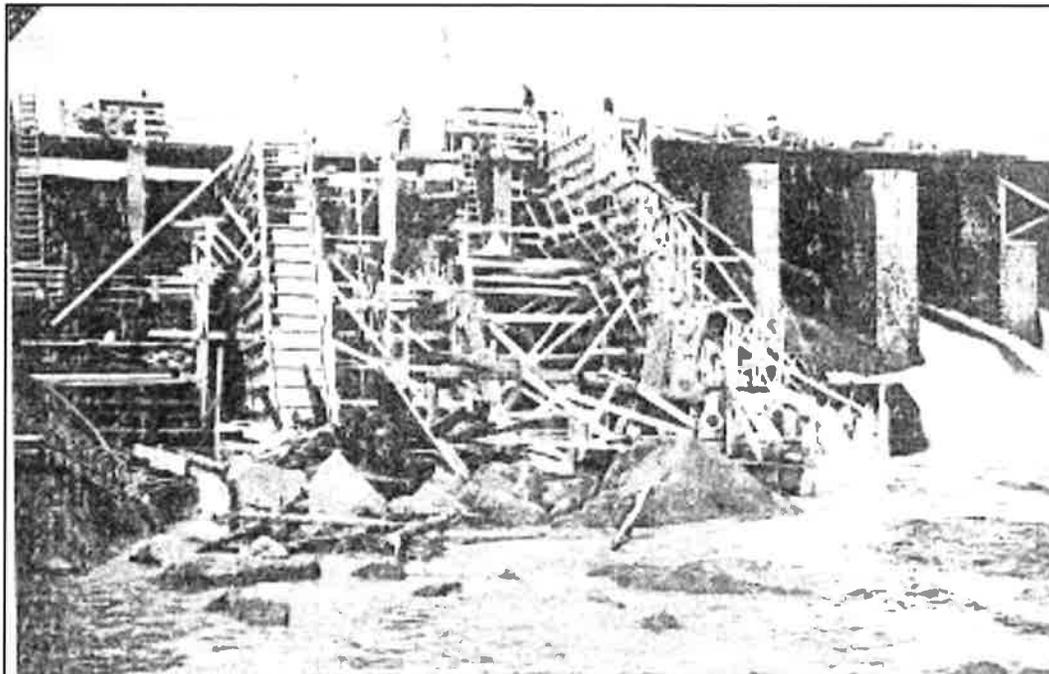
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Figure 1



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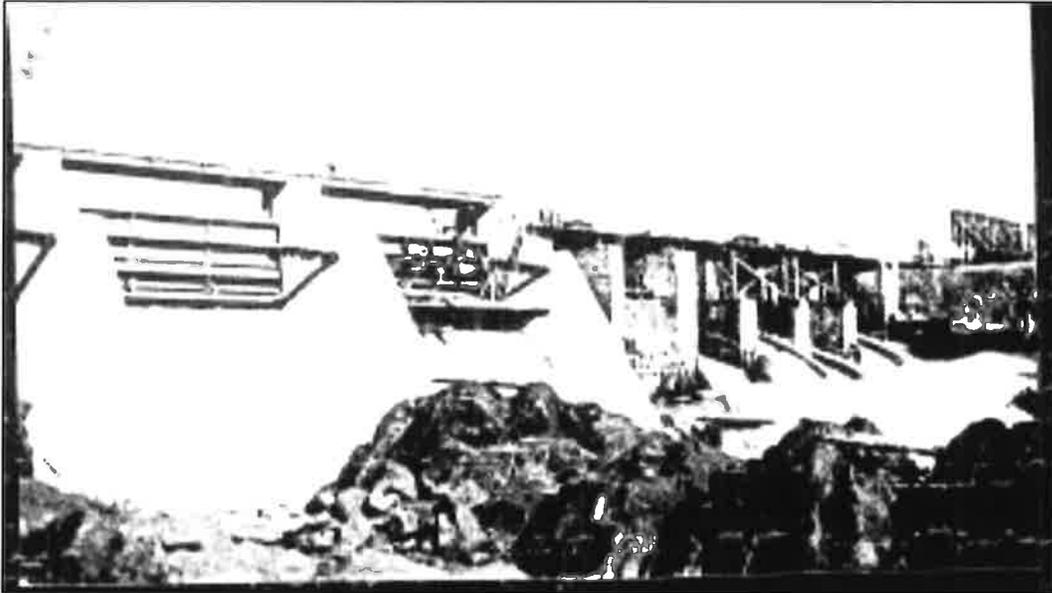


Figure 3



Figure 4

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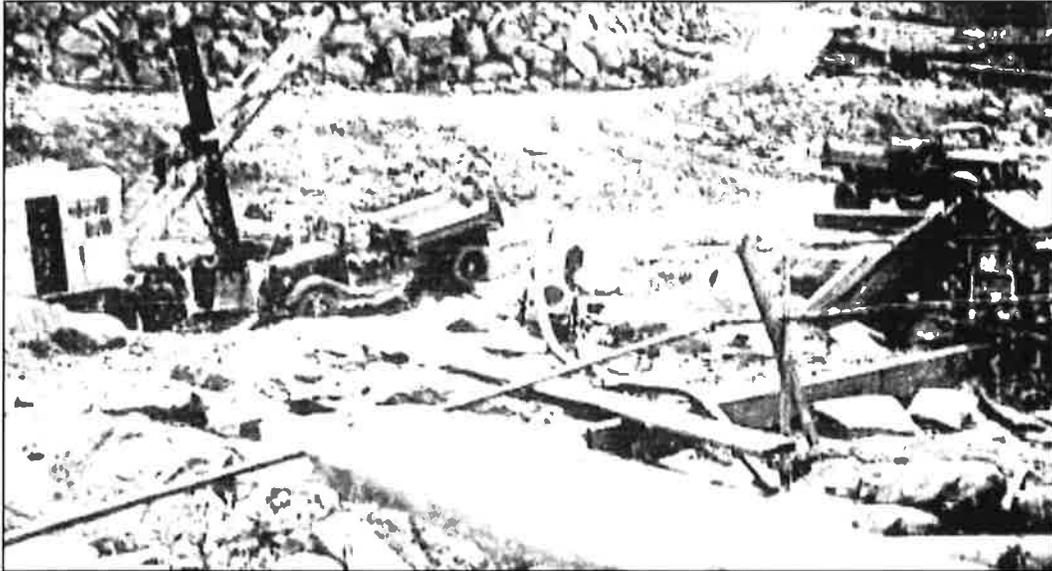


Figure 5



Figure 6

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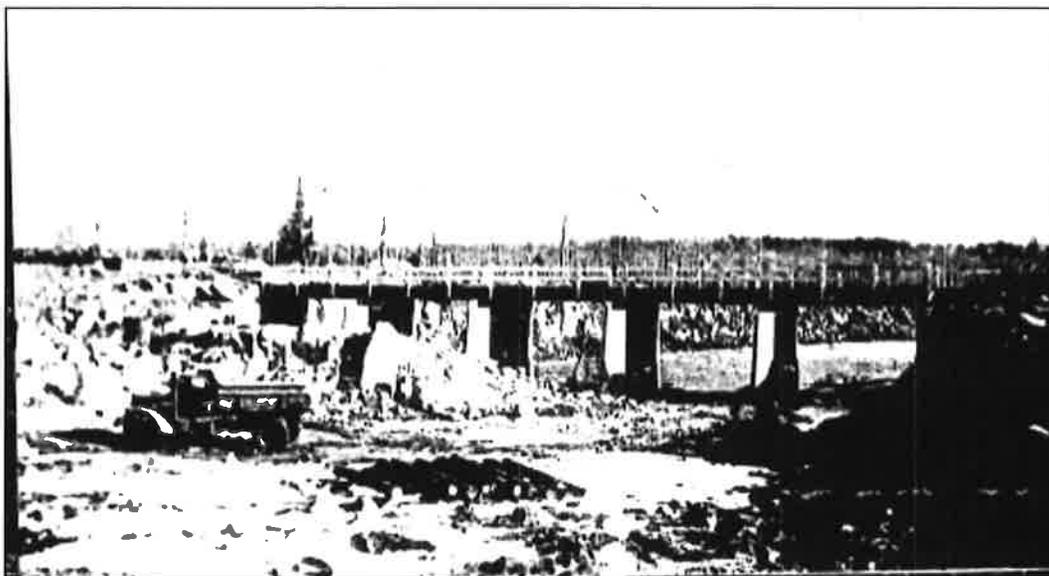


Figure 7

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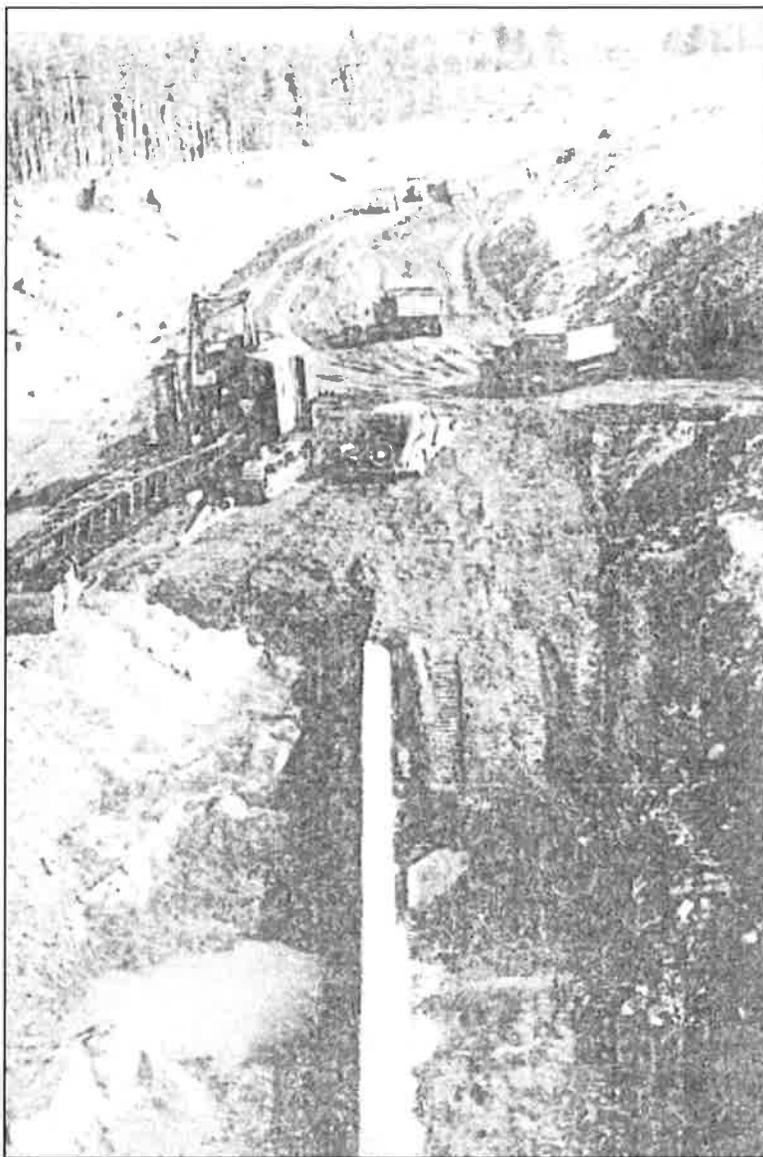


Figure 8

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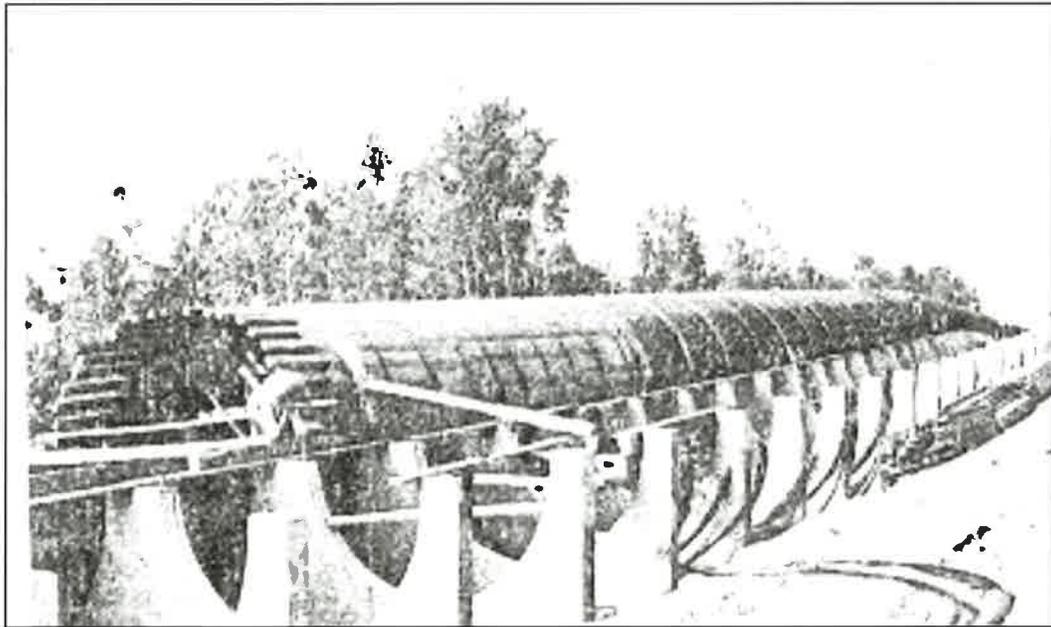


Figure 9

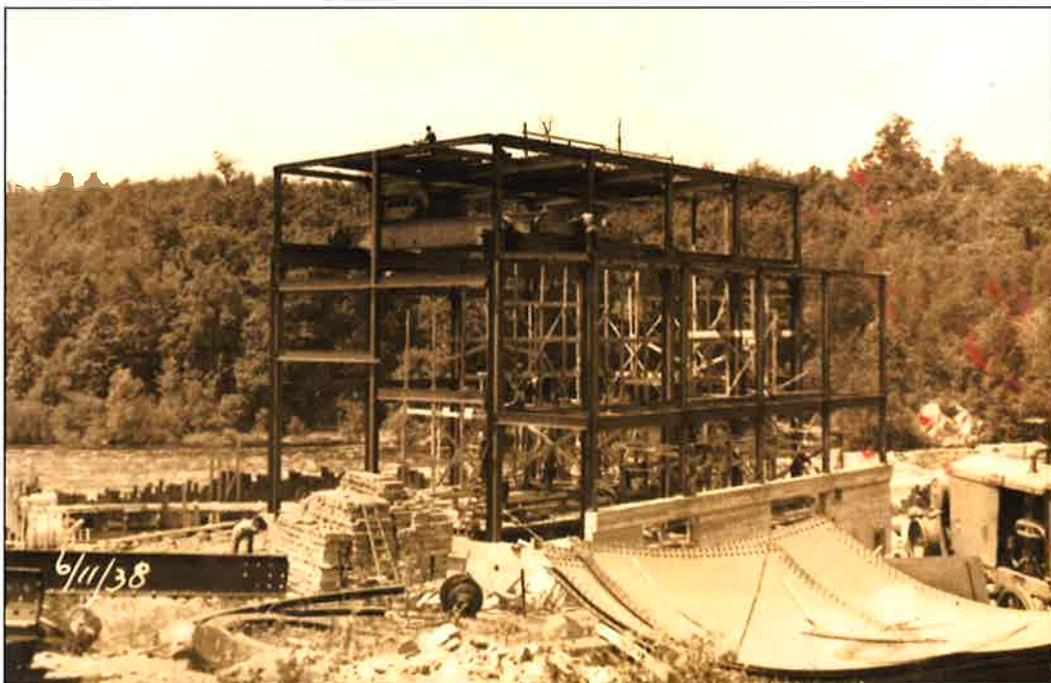


Figure 10

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Figure 11

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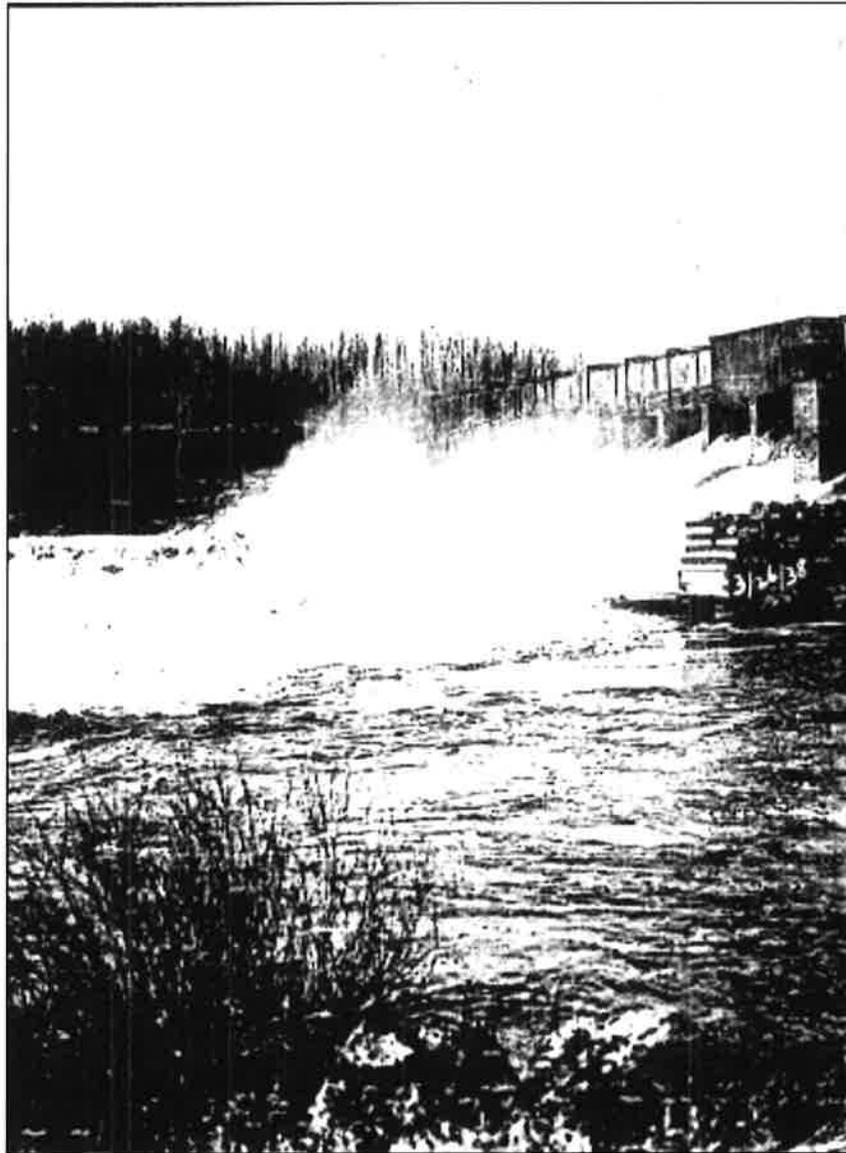


Figure 12

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Figure 13

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Grandfather Falls Hydroelectric Project  
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Figure 14



# SCHNEIDER

Historic Preservation, LLC

411 East 6th Street, Anniston AL 36207  
Fax 334.323.5631 • Phone: **256.310.6320**  
e-mail: [dbschneider@bellsouth.net](mailto:dbschneider@bellsouth.net)

August 17, 2016

Historic Preservation Division  
Mississippi Department of Archives and History  
Attn: Eric Reisman  
P. O., Box 571  
Jackson, MS 39205-0571

Re: Bid on Oktibbeha Garden Survey and National Register Project

Dear Mr. Reisman,

Enclosed for your consideration our bid to provide the historic preservation consulting services necessary to complete the scope of work described in the MDAH's Notice Request for Proposals for the for the Oktibbeha Garden Survey and National Register Project.

With thirty-five years of professional historic preservation experience, I have successfully completed a diverse range of projects for private and public sector clients in fourteen states and one other country, specializing in community preservation planning, design review in historic districts, historic resource documentation, and the certification of projects for historic rehabilitation tax credits. Survey projects that I have been involved with have ranged in size from individual neighborhoods to major countywide surveys and have included both rural and urban settings.

Having served as the Executive Director of three separate countywide historic preservation organizations, and having been involved with hundreds of private-sector preservation projects, I recognize the value a comprehensive inventory and nomination can have for a community. My work has traditionally stressed the importance of these tools as the essential foundation upon which to build a successful preservation program.

Enclosed please find two copies of my bid. I look forward to an opportunity to work with you on these projects.

Sincerely,



David Schneider

DBS/jm  
enclosure



# SCHNEIDER

Historic Preservation, LLC

411 East 6th Street, Anniston AL 36207  
Fax 334.323.5631 • Phone: 256.310.6320  
e-mail: dbschneider@bellsouth.net

PROJECT: Oktibbeha Gardens Survey and National Register Project  
Starkville, Mississippi

CLIENT: City of Starkville, Mississippi

DATE: August 17, 2016

## 1. CONTACT INFORMATION

David B. Schneider, Principal  
Schneider Historic Preservation, LLC  
411 E. 6th Street  
Anniston, Alabama 36207  
Phone: 256.310.6320  
Fax: 334.323.5631  
E-mail: dbschneder@bellsouth.net

## 2. PROJECT APPROACH

The following proposal is for historic preservation consulting services necessary to complete the above-referenced project in accordance with the Mississippi Department of Archives and History's Request for Proposals and its attachments. Schneider Historic Preservation, LLC (**SHP**) proposes to complete the scope of work outlined in the Notice, to comply with its requirements, and to meet the survey and National Register nomination requirements of the Mississippi Department of Archives and History.

### 1) Field Inventory

*Description:* **SHP** will conduct a detailed historic sites inventory within the Oktibbeha Gardens subdivision. The project will meet the requirements of the Notice, the Mississippi Department of Archives and History (MDAH), and the Secretary of the Interior's Standards for Identification. All above-ground buildings, structures, and objects located within the area delineated on the map accompanying the Notice will be recorded. For each site inventoried, a unique inventory number will be assigned, a survey form will be completed, one or more photographs will be taken, and the site will be indicated on an appropriate map.

*Maps:* **SHP** will prepare appropriate survey maps in accordance with the requirements of the Notice and the MDAH. It is anticipated that the survey maps will be produced on CAD software utilizing the city's GIS mapping as a base. The map will be appropriately scaled and will include depictions of individual building footprints, streets, block and parcel lines, and clearly labeled survey numbers. The digital map will also serve as the basis for the National Register map.

*Survey Forms:* **SHP** will utilize forms approved by the MDAH utilizing "Consultant Inventory" a Microsoft Access Database.

*Photographs:* High resolution digital photographs will be taken of each resource. Each photograph will be clearly keyed to individual inventory numbers. Photos will be printed in accordance with

MDAH Survey Standards. Digital copies of all photographs will also be provided.

*Digital Products:* In addition to providing two printed copies of all survey materials in accordance with MDAH Survey Standards, **SHP** will provide digital versions of all survey projects on computer cd or dvd. All reports, maps, and survey forms will be provided in Adobe Acrobat PDF format; photographs will be provided in JPG or TIFF format.

2) Survey Report

*Description:* Once the survey is completed, a report summarizing its methodology, geographic coverage, and survey results will be prepared in accordance with MDAH Survey Standards.

3) National Register Nomination

*Description:* Nomination forms will be prepared for the district that will meet the National Park Services requirements for the National Register program, as described in *National Register Bulletin 16A*. The National Register nomination must meet the very specific technical requirements of the National Park Service in terms of the level and type of documentation provided, format, and the completion of accompanying materials, such as maps and photographs. Once completed, the nomination will be filed with the MDAH and it will be reviewed for content and to insure compliance with technical requirements. Once this process is completed, the nomination will be forwarded to the statewide National Register review board. Upon receiving a favorable review from the state review board, the nomination is forwarded to the National Register staff at the National Park Service to supplement the previous listing.

4) Public Meetings

*Description:* **SHP** meet with interested citizens and local officials at the beginning of the project to explain the purpose of the survey in accordance with MDAH Survey Standards. In addition, **SHP** will attend one public hearing regarding the National Register nomination and will present the completed National Register nomination to the Mississippi National Register Board.

### **3. EXPERIENCE AND QUALIFICATIONS OF FIRM AND KEY PERSONNEL**

Schneider Historic Preservation, LLC provides a full range of historic preservation consulting services. Schneider's professional historic preservation career spans 35 years. In that time he has successfully completed a diverse range of projects for both private and public sector clients in fifteen states and one other country, specializing in community preservation planning, design review in historic districts, historic resource documentation, and the certification of projects for historic rehabilitation tax credits.

Historic preservation projects often involve the varied interests of clients, regulatory agencies, advocacy groups, and the general public. Having worked extensively in both the nonprofit and for-profit sectors, Mr. Schneider is an effective advocate for his clients' interests and is skilled at finding creative and practical solutions for complicated projects.

Mr. Schneider is the former Executive Director and Senior Director of Preservation Services of the Alabama Trust for Historic Preservation (2009-2013); the Executive Director of the Historic Beaufort Foundation in Beaufort, South Carolina (1995-1999); the Executive Director of the Historic Preservation Trust of Lancaster County, Pennsylvania (1990-1995); and the Executive Director of the Berkeley County (South Carolina) Historical Society Museum (1989-1990). Prior to 1989, Mr. Schneider was a historic preservation consultant based in Charleston, South Carolina and worked in both real estate and

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#### **SCHNEIDER Historic Preservation, LLC**

411 East 6th Street, Anniston AL 36207 • Phone: (256) 310-6320 • e-mail: dbschneider@bellsouth.net  
Alt. Phone: 256-310.6320 • Fax: 334-323-5631

construction. He holds a Master of Arts degree in Historic Preservation from Middle Tennessee State University and a Bachelor of Business Administration degree from the University of Georgia. Mr. Schneider is a former Vice President for Southeast Capital Investments, Inc., a regional commercial real estate development and brokerage company.

Mr. Schneider meets the Professional Qualifications under 36 CFR 61 in the areas of History and Architectural History. Active in numerous professional and community organizations, he is the former vice-chairman of the City of Anniston Historic Preservation Commission and has served as Board member for the Alabama Trust for Historic Preservation. A Preservation Leadership Forum level member of the National Trust for Historic Preservation, Mr. Schneider is a 2012 recipient of a Preservation Achievement Award from the Honor Society of Sigma Pi Kappa at the University of Georgia and a 2013 recipient of a Preservation Achievement Award from the Alabama Trust for Historic Preservation.

Please see the attached "Consultants Qualifications" statement for additional information.

#### **4. SIMILAR PROJECTS, INCLUDING THEIR SCOPE AND LOCATION**

*Historic Resource Survey* - SHP has extensive experience conducting historic resource surveys. Over the past thirty-five years, Mr. Schneider has completed both urban and rural surveys ranging in size from cellular telephone tower NEPA reviews involving less than a dozen properties through major countywide surveys that recorded as many as 10,000 properties. He has worked extensively in Alabama, Pennsylvania, and South Carolina as well as in Mississippi, New York and Tennessee. Mr. Schneider completed similar historic resource surveys and National Register nominations for the City of Birmingham involving the Woodlawn neighborhood in 2002 and Downtown Ensley and the Nixon Building in 2008 and is currently working on a survey and nomination for the Collegeville neighborhood. The survey Woodlawn project recorded 995 resources and the National Register district included 698 resources. Please see the attached "Consultants Qualifications" statement for listing of additional historic resource survey projects completed by Mr. Schneider.

*National Register* - SHP has completed individual, district and multiple property nominations to the National Register of Historic Places. Mr. Schneider extensive experience with rural historic landscape designation including completion of a multiple property documentation project for the Historic Farming Resources of Lancaster County, Pennsylvania. He has also completed nominations on such diverse resources as a chocolate factory and aircraft hangars. Please see the attached "Consultants Qualifications" statement for listing of additional National Register nomination projects completed by Mr. Schneider.

#### **5. PROPOSED PROJECT SCHEDULE**

- All survey materials, including completed survey forms, maps, and digital photos and media, submitted for review and comment to the Survey Manager; on or before .....03/03/2017
- Present draft copy of the National Register nomination; on or before .....04/07/2017
- Submit draft final reports and final National Register nominations for the Collegeville Historic District; on or before .....04/28/2017
- Presentation to the Mississippi National Register Board .....07/20/2017

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## PROPOSED BUDGET

1. Background research and historical summary		1,650	
2. Field Survey			
a. Conduct field survey	2,200		
b. Process survey forms	1,200		
c. Mapping	250		
Subtotal		3,650	
3. Survey Report		1,000	
4. Nominations			
a. Complete NR Form	1,800		
b. Additional photography	75		
c. Material presentation (maps, etc.)	75		
Subtotal		1,950	
5. Public meetings			
a. Preparation	225		
b. Meetings	225		
Subtotal		680	
Subtotal Labor			8,930
Materials & Direct Expenses			
1. Travel			
a. Mileage (52¢/mi.)	520		
b. Travel Time	300		
Subtotal		820	
2. Materials			
a. Maps	0		
b. Photography	100		
c. Shipping/ admin.	150		
Subtotal		250	
Subtotal Expenses			1,070
Total Budget			\$10,000

## 6. PERSONNEL; ANY SUB-CONSULTANT DISCIPLINES AND SUPPORT SERVICES NEEDED TO COMPLETE THE SCOPE OF SERVICES

David B. Schneider will serve as the principal-in-charge and project manager for this project. No additional sub-consultants or support services are proposed.

A summary of Mr. Schneider's professional qualifications is attached.

## 7. STATEMENT OF AVAILABILITY

David B. Schneider will devote sufficient time and resources toward the completion of the project in accordance with the schedule and terms of this proposal.

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## **8. REFERENCES**

### **Downtown Attalla Historic Sites Survey/National Register nomination**

Sharon Jones, City Clerk  
City of Attalla  
612 4th Street NW  
Attalla AL 35954  
Phone: (256) 538-9986

### **Downtown Guntersville Historic Sites Survey/National Register nomination**

Milla M. Sachs  
Executive Assistant to the Mayor  
City of Guntersville  
341 Gunter Avenue  
Guntersville, Alabama 35976  
Phone: 256-571-7560

### **Downtown Fayette Historic Sites Survey/National Register nomination**

Hon. Ray Nelson  
Mayor  
City of Fayette  
203 Temple Ave. N  
Fayette, AL 35555  
Phone: 205/932-5367

### **Pepperell Mill Historic Sites Survey/National Register nomination**

Lisa Harrelson  
Community Development  
City of Opelika  
700 Fox Trail  
Opelika, AL 36801  
334-705-5155

### **Collegville Survey/National Register nomination/Downtown Ensley Historic Sites Survey/National Register nomination/Publications; Woodlawn Historic Sites Survey/National Register nomination**

Karla Calvert  
City of Birmingham Dept. of Planning, Engineering and Permits  
710 North 20th Street, Birmingham, AL 35203  
Phone: 205-254-2479

Additional references available upon requests

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## **9. ADDITIONAL TERMS**

*Termination.* Any agreement for services based upon this proposal may be terminated in writing by either party subject to delivery by the consultant to the client of any outstanding partial or completed work and payment by the client of any fees due for services or expenses.

*Independent Contractor.* Schneider Historic Preservation, LLC, is and throughout this agreement shall be an independent contractor and not an employee, partner or agent of the client. Schneider Historic Preservation, LLC shall be solely responsible for filing all returns and paying income, social security or other tax levied upon or determined with respect to the payments made to Schneider Historic Preservation, LLC pursuant to this agreement.

*Tools and Supplies.* Unless otherwise agreed to by the client in advance, Schneider Historic Preservation, LLC shall be solely responsible for procuring, paying for and maintaining any computer equipment, software, paper, tools or supplies necessary or appropriate for the performance of Schneider Historic Preservation, LLC's services hereunder.

*Controlling Law.* This agreement shall be governed by and construed in accordance with the Laws of the State of Alabama.

*Final Agreement.* Upon acceptance by the client, this proposal will constitute the final understanding and agreement between the parties with respect to the subject matter hereof and supersedes all prior negotiations, understandings and agreements between the parties, whether written or oral. This agreement may be amended, supplemented or changed only by an agreement in writing signed by both of the parties.

If to Schneider Historic Preservation, LLC, to 411 East 6th Street Anniston, AL 36207.

*Severability.* If any term of this agreement is held by a court of competent jurisdiction to be invalid or unenforceable, then this agreement, including all of the remaining terms, will remain in full force and effort as if such invalid or unenforceable term had never been included.

*Copyright.* The Client shall retain copyright to all documents and other materials prepared during this project.

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## Full Service Historic Preservation Consultant

Schneider Historic Preservation, LLC provides a full range of historic preservation consulting services. Schneider's professional historic preservation career spans 35 years. In that time he has successfully completed a diverse range of projects for both private and public sector clients in 15 states and one other country, specializing in community preservation planning, design review in historic districts, historic resource documentation, and the certification of projects for historic rehabilitation tax credits.



## A Client-Oriented Approach

Historic preservation projects often involve the varied interests of clients, regulatory agencies, advocacy groups, and the general public. Having worked extensively in both the nonprofit and for-profit sectors, Mr. Schneider is an effective advocate for his clients' interests and is skilled at finding creative and practical solutions for complicated projects.

- **Historic Rehabilitation Tax Credits**
- **National Register Nominations**
- **Environmental Review & Compliance**
- **Historic Resource Surveys**
- **Design Review & Heritage Tourism**
- **Community Preservation Planning**
- **Advocacy**

## Experience

Mr. Schneider is the former Executive Director of the Alabama Trust for Historic Preservation (2009-2012, Senior Director of Preservation Services 2012-2013); the Historic Beaufort Foundation in Beaufort, South Carolina (1995-1999); the Historic Preservation Trust of Lancaster County, Pennsylvania (1990-1995); and Berkeley County (South Carolina) Historical Society Museum (1989-1990). Prior to 1989, Mr. Schneider was a historic preservation consultant based in Charleston, South Carolina and worked in both real estate and construction. He holds a Master of Arts degree in Historic Preservation from Middle Tennessee State University and a Bachelor of Business Administration degree from the University of Georgia.

Active in numerous professional and community organizations, he is the former vice-chairman of the City of Anniston Historic Preservation Commission and has served as a former Board member for the Alabama Trust for Historic Preservation. Mr. Schneider is a former Vice President for Southeast Capital Investments, Inc., a regional commercial real estate development and brokerage company.



### Historic Rehabilitation Tax Credits

In 2013, **SHP** was engaged by the Alabama Historical Commission to assist with the preparation of regulations and procedures for the new Alabama Rehabilitation Tax Credit Program. He is currently representing projects for clients seeking to utilize state and federal historic rehabilitation tax credits in AL, MS, TN, and AR. Mr. Schneider has consulted on more than 225 projects involving federal and state tax incentives for historic preservation.

### National Register Nominations

**SHP** has completed individual, district and multiple property nominations to the National Register of Historic Places. Mr. Schneider has extensive experience with rural historic landscape designation, including the completion of a multiple property documentation project for the Historic Farming Resources of Lancaster County, Pennsylvania. He has also completed nominations on such diverse resources as a chocolate factory and an aircraft hangar.

### Environmental Review • Documentation

**SHP** completed a variety of environmental review projects involving Section 106 and other local, state, and federal regulations. In addition to negotiating with review agencies, he has completed Historic American Buildings Survey level documentation for projects involving a diverse range of sizes and complexity. In addition, **SHP** has completed numerous urban and rural historic resource surveys, historic structures reports, and published histories.

### Historic District Design Review

Mr. Schneider has extensive experience with design review issues involving historic buildings and districts. In addition to having served as an applicant before, a consultant to, and a member of historic review boards, he has prepared design review guidelines for several communities.

### Community Preservation Planning

**SHP** has extensive experience with a wide variety of community preservation planning projects. In addition to authoring preservation plans, Mr. Schneider has participated in city-wide, county-wide, and regional comprehensive planning efforts.

### Advocacy

**SHP** provides a variety of advocacy services to both the public and private sectors. Mr. Schneider's background includes rural and urban preservation issues and he has been involved in community efforts to manage suburban sprawl. Among his many activities was the successful nomination of Lancaster County, Pennsylvania to the World Monuments Watch list.



Lyric Theatre, Birmingham, AL

**Lyric Theatre • Rehabilitation Tax Credits**

Birmingham, AL • Client: Lyric Theatre Owner, LLC

**SHP** completed the historic rehabilitation tax credit application process that assisted with the financing of the restoration of Birmingham's long-vacant Lyric Theatre. Originally opened in 1914 as a vaudeville theatre, among the notable acts that played the on the Lyric's stage were the Marx Brothers, Mae West, Will Rogers, George Burns, Milton Berle, and the Three Keatons featuring child star Buster Keaton.



Wharton/Chappell House, Montgomery, AL

**Wharton/Chappell House • National Register Nomination**

Montgomery, Alabama • Client: City of Montgomery

**SHP** completed a National Register nomination for Howell School. Built in 1901/2 it is an excellent example of the eclectic blending of Late Victorian styles that was popular in institutional architecture in Alabama around the turn of the 20th century. Listed as one of Alabama's Places in Peril, the nomination was completed to qualify the building to utilize federal rehabilitation tax credits.



A. G. Gaston Motel

**A.G. Gaston Motel • Historic Structures Report**

Birmingham, Alabama • Client: City of Birmingham

The A.G. Gaston Motel is nationally significant as one of the iconic landmarks of the Civil Rights movement in Birmingham, having served as the headquarters for Martin Luther King, Jr. and other prominent leaders during the protests and demonstrations that occurred in the spring of 1963. The National Trust for Historic Preservation included the Gaston Motel in its 2015 listing of the Eleven Most Endangered Historic Places in America. **SHP** completed a historic structures report for the property.



Fayette, AL

**Fayette, AL • Historic Resource Survey/National Register Nomination**

Fayette, Alabama • Client: City of Fayette

**SHP** completed a historic resource survey and National Register nomination update for the downtown section of Fayette. The community is hoping to stimulate revitalization by qualifying local properties to utilize federal rehabilitation tax credits and by promoting the area's rich history.

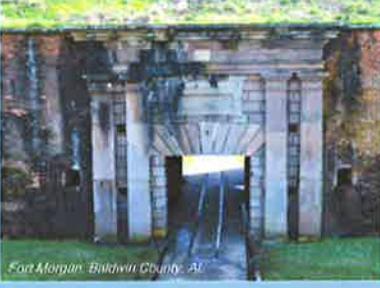


Armstrong Lancaster Floor Plant, Lancaster, PA

**Armstrong Lancaster Floor Plant • Environmental Review/Compliance**

Lancaster, Pennsylvania • Clients: EDC Finance Corporation

**SHP** coordinated the local, state and federal historic preservation reviews for the demolition of a substantial portion of the 2.6 million square foot Lancaster Floor Plant of Armstrong Cork Company (now AWI). Once the largest factory in the world producing linoleum, the plant was the dominant leader among Lancaster County's expansive and diverse industrial sector for almost a century. Both Franklin and Marshall College and the Lancaster General Hospital will expand onto the site.



Fort Morgan, Baldwin County, AL

**Mobile National Historic Landmarks • Documentation**

Mobile and Baldwin Counties, Alabama • Clients: University of South Alabama for the National Park Service

**SHP** completed photographic documentation and assessments of conditions and threats to five National Historic Landmark properties in Mobile and Baldwin Counties: the Old City Hall and Government Street Presbyterian Church in Mobile; U.S.S. Alabama and U.S.S Drum in Mobile County; and Fort Morgan in Baldwin County.



**Private Sector**

Almon Associates, Inc., Tuscaloosa, AL  
Arcadia Properties, LLC, Bethlehem, PA  
The Barber Companies, Birmingham, AL  
Balch & Bingham, LLP, Gulfport, MS  
Bearentine Environmental, Pike Road, AL  
Pace Burt, Albany, GA  
Brookwood Builders, Lancaster, PA  
Capstone Real Estate Inv., Birmingham, AL  
Classic Catering, Anniston, AL  
Colyer-Lloyd, Inc., Anniston, AL  
DBI Propoerties, Birmingham, AL  
The Dovetail Companies, Athens, GA  
Robert Downing, Anniston, AL  
EDC Finance Corporation, Lancaster, PA  
Environmental Inc., Odenville, AL  
Fleegal & Associates, Inc., Montgomery, AL  
Fuqua & Partners Archtects  
Gray Construction, Birmingham, AL  
Historic Buckner, LLC, Anniston, AL  
Housing Development Corp., Lancaster, PA  
IBS Development Corp., Harrisburg, PA  
Lancaster General Hospital, Lancaster, PA  
Legard Properties, Anniston, AL  
Lholst North America, Calera, AL  
MACTEC Engineering, Inc., Birmingham, AL  
Mumma Apartments Assoc., Lancaster, PA  
New Start Community Dev., Birmingham, AL  
Performance Hospitality Gr., Gainesville, GA  
QORE Property Sciences, Birmingham, AL  
The Real Estate Gallery, Selma, AL  
Sain Associates, Birmingham, AL  
The Stewart Studio, Birmingham, AL  
Thomas Properties, LLC, Anniston, AL  
Tippetts, Weaver Architects, Lancaster, PA  
Turenne & Associates, Montgomery, AL  
Valor Hospitality Partners  
Volkert, Inc. Environmental Services, Mobile, AL  
WDG Construction Group, Inc., Indianapolis, IN  
R. Scott Williams & Associates, Montgomery, AL

**Public Sector**

Bibb County Commission, Centerville, AL  
Chilton County Airport Authority, Clanton, AL  
City of Anniston Hist. Pres. Com., AL  
City of Baldwin, MS  
City of Blountsville, AL  
City of Decatur, AL  
City of Eufaula, AL  
City of Fayette, AL  
City of Guntersville, AL  
City of Jacksonville, AL  
City of Leeds, AL  
City of Magnolia Springs, AL  
City of Montevello, AL  
City of Northport, AL  
City of Prattville, AL  
City of Sheffield, AL  
Crenshaw County Commission, Luverne, AL  
Franklin & Marshall College, Lancaster, PA  
Joint Powers Authority, Anniston, AL  
Sheffield Historic Commission, Sheffield, AL  
Town of Sullivan's Island, Sullivan's Island, SC  
University of South Alabama

**Nonprofit**

AL Historic Ironworks Fdn., McCalla, AL  
Black Heritage Council, Montgomery, AL  
Clay Historical Society, Clay, AL  
Community Basics, Inc., Lancaster, PA  
J. W. Darden Foundation, Opelika, AL  
EDC Finance Corp., Lancaster, PA  
Historic Beaufort Fdn., Beaufort, SC  
Historic Pres. Trust of Lancaster Co., PA  
Prince Hall Grand Lodge, Birmingham, AL  
RevBirmingham, Birmingham, AL  
Unus Foundation, Birmingham, AL

Antioch Church, Camden, AL  
ArchitectureWorks, Birmingham, AL  
The Benecon Group, Inc., Lancaster, PA  
Betty Budlong Gullatt, Los Angeles, CA  
The Bennett Group, LLC, Auburn, AL  
Brooker Architectural Design, Beaufort, SC  
CDG Engineers & Associates, Andalusia, AL  
Christian Testing Labs, Montgomery, AL  
Cole & Cole Architects, Montgomery, AL  
Cooper Consulting Co., Inc., Dallas, Texas  
The Dobbins Group, Birmingham, AL  
Diversified Real Estate Services, Monroe, GA  
Easement Advisors, LLC, Birmingham, AL  
Environmental Engineers, Branchville, AL  
First Southern Bank, Florence, AL  
Franklin & Marshall College, Lancaster, PA  
Douglas Ghee, Anniston, AL  
Harbert Realty Services, Birmingham, AL  
Heritage Land & Devel., LLC, Memphis, TN  
Hughes Capital Partners, Birmingham, AL  
The J. Clyde, Birmingham AL  
P. E. LaMoreaux & Assoc., Tuscaloosa, AL  
Lepore-Moyers Partnership, Lancaster, PA  
Lewis Communications, Inc., Mobile, AL  
MRS Consultants, LLC, Tuscaloosa, AL  
Neel-Schaffer, Inc., Ridgeland, MS  
Old Henry Barn Inc., Jacksonville, AL  
Pro Development Company, Lancaster, PA  
Radnor Property Group, LLC, Wayne, PA  
Roos Enterprises, Inc., Niles, MI  
Southeast Capital Investments, Anniston, AL  
TEST, Birmingham, AL  
Thrash Development, Hattiesburg, MS  
Titan Development, Frederick, Maryland  
U. S. Steel Corporation, Pittsburgh, PA  
Vines Funeral Home, Lafayette, AL  
WaterMark Tower, LLC, Anniston, AL  
Mrs. Willene Whatley, Evergreen, AL  
The Woda Group, Inc., Westerville, OH

Bucknell University, Lewisburg, PA  
City of Anniston, AL  
City of Attalla, AL  
City of Birmingham, AL  
City of Cottonwood, AL  
City of Demopolis, AL  
City of Evergreen, AL  
City of Foley, AL  
City of Huntsville, AL  
City of Lancaster, PA  
City of Madison, AL  
City of Monroeville, AL  
City of Montgomery  
City of Opelika  
City of Selma  
Cleburne County Commission, Heflin, AL  
Decatur Historic Pres. Comm., Decatur, AL  
Huntsville Historic Preserv. Com., AL  
Lancaster County Solid Waste Mgt. Auth., PA  
State of Alabama  
University of SC-Beaufort, Beaufort, SC  
Walker County Commission, Jasper, AL

Birmingham Landmarks, Inc., Birmingham, AL  
Cahaba Trace Commission, Brierfield, AL  
Cleburne County Hist. Soc., Heflin, AL  
Collinsville Historical Soc., Cottonville, AL  
Downtown Mobile Alliance, Mobile, AL  
Envision Wadley  
Historic Huntsville Fdn., Huntsville, AL  
Main Street Birmingham, Inc., Birmingham, AL  
Protect Our Woods, Evansville, Indiana  
Spirit of Anniston, Inc., Anniston, AL



Mr. Schneider has extensive experience conducting historic resource surveys. Over the past twenty years he has completed both urban and rural surveys ranging in size from cellular telephone tower NEPA reviews involving less than a dozen properties through major countywide surveys that recorded as many as 10,000 properties. He has worked extensively in Alabama, Mississippi, Pennsylvania, and South Carolina as well as in Louisiana, Mississippi, New York, and Tennessee.

**Urban Projects:**

- Newtown Historic District, Tuscaloosa, AL 2016
- Downtown Chattanooga Historic District, Chattanooga (TN), 2016
- Ice House and Water Avenue Historic Districts Updates, Selma (AL) 2016
- Collegeville Historic District, Birmingham (AL), 2015
- Old Town Selma Historic District Update, Selma (AL) 2015
- Birmingham Wholesale & Warehouse H.D., Birmingham (AL), 2014
- Downtown Birmingham H.D. Update and Expansion, Birmingham (AL), 2014
- Fairhope Historic Sites Survey Update, Fairhope (AL), 2014
- Downtown Gordo Historic Sites Survey, Gordo (AL), 2014
- City of Attalla Historic Sites Survey, Attalla (AL), 2013
- City of Fayette Historic Sites Survey, Guntersville (AL), 2012
- Downtown Houston (MS), 2012
- Downtown Waynesboro (MS), 2012
- City of Guntersville Historic Sites Survey, Guntersville (AL), 2011 (with History Matters)
- Pepperell Mill Millage, Opelika (AL), 2011 (with History Matters)
- City of Guntersville Reconnaissance Level Survey, Guntersville (AL), 2010
- Town of Magnolia Springs (AL), 2009
- Huntsville Greenway, Huntsville (AL), 2009
- City of Baldwin, (MS) 2009
- Town of Sulligent, (AL), 2009
- Downtown Ensley, Ensley, (AL), 2008
- City of Anniston Reconnaissance Level Survey, Anniston(AL), 2007
- City of Blountsville (AL), 2007
- City of Prattville (AL), Reconnaissance Level, 2006
- City of Demopolis, (AL) 2005
- Collinsville (AL), 2004
- Ide/Profile Cotton Mill Historic District, Jacksonville, (AL) 2003.
- Country Club Neighborhood Assessment, Eufaula, (AL) 2003
- Gurley Historic District, Gurley (AL) 2003
- Woodlawn Neighborhood, City of Birmingham (AL) 2002
- City of Piedmont (AL), 2002
- City of Brundidge (AL), 2001
- City of Leeds (AL) City of Leeds, Reconnaissance Level Survey, 2001
- Beaufort County Historic Sites Survey (SC) with Brooker Architectural Design and others, 1998
- City of Montevallo (AL), 1998
- Northwest Quadrant Neighborhood, City of Beaufort, (SC) 1996
- City of Lancaster (PA) Survey Report and National Register, Determination of Eligibility, 1995
- Columbia Borough (PA)
- Manheim Borough (PA)
- Old Downtown Transportation Historic District Harrisburg, Dauphin Co. (PA) 1995
- Garden Hills Historic District, Atlanta (GA) 1986.\*

**Rural Projects:**

- Suttle (AL), 2010
- Dees Pecan Co. Historic District, Grand Bay (AL), 2010
- Townley (AL), 2009
- Clay (AL) 2007
- Honoraville (AL), 2007
- Cleburne County (AL), 2003
- Eastern Calhoun County (AL), 2002
- NEPA Reviews, More than 100 since 2000 in AL, FL, GA, MS & TN.
- St. Clair County (AL) 2002
- Historic Cemeteries of St. Helena Island, Beaufort County (SC) 1999
- Lancaster County Historic Sites Inventory (PA) 1995
- Pineville Historic District, Berkeley Co. (SC) 1991
- Manheim Township Historic Sites Inventory, Lancaster Co. (PA) 1991
- Cahaba Trace Commission, Brierfield (AL) inventory methodology/workshop, 1990
- Berkeley County Historic Sites Survey, Berkeley County (SC) 1989\*
- James/Johns Islands Historic Sites Survey, Charleston County (SC) 1989\*
- Mount Pleasant Historic Sites Survey, Town of Mt. Pleasant (SC) 1988\*
- Sullivan's Island Historic Sites Survey (SC) 1987\*
- Lancaster County Historic Sites Survey (SC) 1986\*
- Aiken County Historic Sites Survey (SC) 1986\*

*\*while with Preservation Consultants, Inc.*



# National Register Nominations

Mr. Schneider has completed numerous individual, district and multiple property nominations to the National Register of Historic Places. He has extensive experience with rural historic landscape designation including completion of a major multiple property documentation project for the Historic Farming Resources of Lancaster County, Pennsylvania. In addition, he has completed nominations on a diverse range of resources.

**Multiple Resource**

- Historic Resources of Sullivan's Island, SC, 2007
- Historic Farming Resources of Lancaster County, Lancaster, PA, 1993

**Historic Districts**

- Downtown Chattanooga Historic District, Chattanooga (TN), 2016
- Ice House and Water Avenue Historic Districts Updates, Selma (AL) 2016
- Collegeville Historic District, Birmingham (AL), 2015
- Old Town Selma H.D. Update, Selma (AL) 2015
- Oakleigh Garden H.D. Update, Mobile (AL) 2015
- Birmingham Wholesale & Warehouse H.D., Birmingham (AL), 2014
- Downtown Birmingham H.D. Update and Expansion, Birmingham (AL), 2014
- Downtown Attalla (AL), 2013
- Demopolis (AL), 2012
- Downtown Fayette (AL), 2012
- Downtown Houston (MS), 2012
- Pepperell Mill and Mill Village (AL), 2012 (with Evelyn Causey)
- Downtown Montevallo (AL), 2012 (with History Matters)
- City of Foley Downtown Historic District Update, Foley (AL), 2012
- Downtown Guntersville (AL), 2012
- Waynesboro (MS), 106 mitigation, 2011
- Birmingham Railroad District, Birmingham (AL), DOE 2010 (DOE only)
- Town of Magnolia Springs (AL), 2011
- Lowe Mill Village H.D., Huntsville (AL), 2011
- Dallas Mill Village H.D., Huntsville (AL), 2011
- Dees Store & Pecan Company, Grand Bay (AL), 106 mitigation, 2010 (DOE only)
- Downtown Anniston Historic District, Anniston (AL), with PS King Associates, 2010
- Townley Historic District, Townley (AL), 106 mitigation, 2009 (DOE only)
- Lincoln Mill and Mill Village Historic District, Huntsville (AL), 2009
- Merrimack Mill Village H.D., Huntsville (AL), 2009
- Sulligent Historic District, Sulligent (AL), 106 mitigation, 2008
- Ensley Historic District, Birmingham (AL), 2008
- Downtown Sheffield H.D., Sheffield (AL), 2008
- Sullivan's Island, Atlanticville, Moultrieville, Ft. Moultrie Quartermaster's Historic Districts, Sullivan's Island (SC), 2006
- Post Headquarters Historic District, Industrial Historic District, 800 Area Historic District, Ammunition Storage Historic District, Anniston (AL), 2005
- Collinsville Historic District, Collinsville (AL), 2004
- Ide/Profile Cotton Mill and Mill Village Historic District, Jacksonville (AL), 2003
- Gurley Historic District, Gurney (AL) 2003.
- Woodland Neighborhood, Birmingham (AL) 2002.
- Piedmont Downtown Historic District, with Linda Nelson, Piedmont (AL) 2002
- Standard-Coosa-Thatcher Mill District, Piedmont (AL), with Linda Nelson, 2002
- Daviess County Amish Traditional Cultural Landscape, Daviess County (IN) 2000 (DOE only)
- Village of Maytown, Maytown (PA) 2003 (unrealized)
- Beaufort NHL District, nomination revision, Beaufort

(SC) 2000

- Mill Creek Valley, DOE, boundary justification, Lancaster Co. (PA) 1994
- Old Downtown Transportation Historic District (unrealized), Harrisburg (PA) 1996
- Lancaster Historic District, Lancaster (PA), survey report, eligibility determination, 1995
- Pineville Historic District, Berkeley Co., SC, 1991
- Hobcaw Barony, draft, completed by Sarah Fick, Georgetown Co. (SC) 1988\*
- Buchanan Park Water Towers, DOE, Lancaster Co. (PA) 1992
- Garden Hills Historic District, Atlanta (GA), survey and nomination, 1986\*

**Individual**

- John C. Grimsley House, Fayette (AL) 2016
- Evergreen School, Evergreen (AL), 2016
- Wharton/Chappell House, Montgomery (AL), 2015
- Prentiss Institute, Prentiss (MS), 2014
- Columbia (MS) Country Club, 2014
- Grove Court Apts., Montgomery (AL) 2013
- Howell School, Dothan (AL) 2013
- Moore-Webb Plantation, Folsom (AL), 2011
- Wadley Train Depot, Wadley (AL), 2010
- Campbell, Archer, Farmhouse, Wren (AL), 2010 (DOE only)
- Guntersville Post Office, Guntersville (AL), 2009
- Belcher-Nixon Building, Ensley (AL), 2009
- Shoal Creek Dam, Montevallo (AL) 2009 (DOE)
- Ramsay-McCormack Building, Ensley (AL) 2008
- Vines Furneral Home, Lafayette (AL) 2007
- Jonathon Bass House, Leeds, (AL) 2007
- Asa Johnston House, Johnsonville (AL) 2006
- Jenkins Farmhouse, Opelika (AL) 2006
- Townsend/Gullatt Farm, Hollywood (AL) 2005
- Flint Ridge Building, Birmingham (AL) 2003
- D.C. Cooper House, Oxford (AL) 2003
- Gragg-Wade Field, Clanton (AL) 2003
- Ingalls Iron Works, Birmingham (AL) unrealized
- Holley Farmhouse, mitigation, Jordan (AL) 2002 (DOE only)
- Nathaniel Ellmaker House, Gap (PA) 2002
- Samuel Johnson House, Buhl (AL) 2001
- New Holland Machine Co., New Holland (PA) 2000
- Wm. Montgomery House, Lancaster (PA) 2000
- Watt and Shand Store, Lancaster (PA) 1999
- Harmish Farm, Lancaster Co. (PA) 1998
- Mumma Warehouse, Landisville (PA) 1997
- Peter Reyer Farm, Lancaster Co. (PA) 1996
- Nissly Chocolate Factory, Salunga (PA) 1996
- Conestoga Cork Works, Lancaster (PA) 1995
- Parkesburg School, Parkesburg (PA) 1995
- Speedwell Forge, Survey and initial draft, Lancaster Co. (PA) 1995
- David Davis, Bausman, Windom Mill, Shreiner Farms, Lancaster Co. (PA) 1994
- Christian Herr Farm, Lancaster Co. (PA) 1994
- Habecker Farm, Lancaster Co. (PA) 1994
- Edward Davies House, Lancaster Co. (PA) 1991
- Village Inn, Bird-In-Hand (PA) 1991
- Thomas Stanley Alvis House, Brierfield, Bibb County (AL) 1989

