



1. **CALL TO ORDER:**

- a. Roll Call

2. **CONSENT AGENDA:** All matters listed within the Consent Agenda have been distributed to each member of the Kennewick Historic Preservation Commission for reading and study. They are considered routine and will be enacted by the one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the regular agenda by request.

- a. Approval of Minutes
- b. Approval of Agenda

3. **VISITORS NOT ON AGENDA:**

- a.

4. **OLD BUSINESS:**

- a.

5. **NEW BUSINESS:**

- a. Discuss the two survey proposals and make a decision to accept one.

6. **REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:**

7. **ADJOURNMENT:**

Kennewick Historic Preservation Commission: 5/17/2022 Minutes

Vice Chairman Scharold conducted the meeting.

Roll Call:

Present: Vice Chair Scharold, Commissioner Clark, Commissioner Harper, Commissioner Vandiver

Absent: Chairwoman Reil, Commissioner Millbauer, Commissioner Franklin

Approval of Agenda:

Agenda was not approved, accidentally bypassed.

Visitors:

Old Business: Discussed the survey boundary for the 2022 Grant. The commissioners would still like to survey the proposed area and south of 6th Avenue if needed. Commissioner Clark will distribute a list of possible properties to the commissioners.

New Business:

No new business.

Reports, Comments or Discussion of Commissioners and Staff:

Commissioner Clark brought up working with the Historic Downtown Kennewick Partnership. She also asked what the role and goal is of the HPC.

It was asked what the budget is of the HPC.

Should the HPC partner with the East Benton County Museum (EBCM) in order to provide information to the community. Can the HPC webpage link to the EBCM website?

Should the HPC have the EBCM President at the next meeting?

Commissioner Harper will draft a letter of support for the owner of the King Building that burned downtown.

A question was asked on what constituted a quorum because of possibility of two members resigning.

She would like to get the HPC involved with the design team on improvements downtown.

Want to put on the next agenda, Old Business, to meet with the HDK Design Team.

Want to contact the new director of the East Benton County Historic Society.

The King Block Building Rebuild – Encourage return to the original architecture of the building, along with the building to the west. Would like to send a letter of support to the owner ASAP. What is the commission's role in a rebuild of the building? Possible tax break for the rebuild of the building.

Commissioner Clark moved to send a letter to the King Building owner.

Adjournment:

Meeting adjourned at 5:14 p.m.

May 18, 2022

Mr. Steve Donovan, AICP
Kennewick Planning Manager
210 W 6th Avenue
PO Box 6108
Kennewick, WA 99336

RE: Reconnaissance Level Survey of Kennewick South Highlands Neighborhood

Dear Mr. Donovan:

Cultural Reconnaissance, a veteran-owned company, has partnered with NW GIS Consulting to provide the City of Kennewick with a response to your Request for Proposal (RFP) to complete a reconnaissance level inventory of selected residential properties in the Kennewick South Highlands Neighborhood. We were delighted to have been invited to apply. If chosen to do this work, we would be eager to sign an agreement and get started immediately.

We understand the Survey and Reporting Guidelines established by the Washington State Department of Archaeology and Historic Preservation (DAHP), specifically those standards for reconnaissance level reporting and inventory. We will work with the City of Kennewick to meet your expectations on the product deliverables as specified in the RFP. Our approach to meeting these expectations is through the following interrelated steps, which I have further defined in the attached scope of work:

Historical Research: We plan on developing a context for the neighborhood by studying historical maps and photographs of the area. We will access local histories and previously conducted studies, and visiting local historic repositories of data, such as the East Benton County Historical Society.

Field Work: We plan on spending two days surveying the properties located in the survey area. The primary façade of each home will be digitally photographed from the street from at least two angles and logged for future data upload to the WISAARD system. We will make preliminary eligibility determinations will be made, and those we deem eligible as Kennewick landmarks will be more extensively photographed. We will label the photos by the physical address of the property inventoried.

Inventory: Cultural Reconnaissance will upload the data collected into Historic Property Inventory forms for inclusion into the WISAARD database at the reconnaissance level. Those properties determined eligible for listing on the National Register of Historic Places or meet the City's requirements for local landmarks listing will include a more comprehensive statement of significance defending our conclusions.

Survey Report: The report will meet DAHP's requirements for reconnaissance level survey work and include photos, tables, maps, and a historical context for the Kennewick neighborhood. The report will provide a context for properties ranging between 50 and 80 years of age within the roughly thirteen square block study area.

Project Presentation: Historians Russell Holter and Anthony Long will make a presentation on our findings of fact to the Historic Preservation Commission. This public meeting will be scheduled in coordination with your office at a time and place conducive to the Kennewick Historic Preservation Commissioners' calendar.

We would be honored to be chosen for this project. We feel that our product would be useful to the City of Kennewick for planning, zoning, and historic preservation well into the future. If you have any questions or concerns, please call me at 253.905.1381, or email me at russell@culturalreconnaissance.com.

The budget for this project is summarized below:

| | |
|---|--------------------|
| Travel, lodging, mileage, per diem, expenses | \$2,808.00 |
| Report writing, editing, meetings, presentation | \$17,600.00 |
| GIS/CAD/HPI upload/Report graphics | <u>\$12,925.00</u> |
| TOTAL BID | \$33,333.00 |

Sincerely,

[signed]

Russell Holter, MAH
Principal and Historian
Cultural Reconnaissance
UBI: 601979415

Attachments: SOW for Kennewick



Rincon Consultants, Inc.

4801 North 22nd Street
Tacoma, Washington 98406

206 971 117 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

May 20, 2022
Project Number 22-12902

Steve Donovan, AICP
Planning Manager
City of Kennewick
210 West 6th Avenue, P.O. Box 6108
Kennewick, Washington 99336

**Subject: Proposal for an Inventory and Survey of East Kennewick Homes,
Kennewick, Washington**

Dear Mr. Donovan:

Thank you for the opportunity to provide this proposal to the City of Kennewick (City). **Rincon Consultants, Inc. (Rincon)** understands the City requires the services of a qualified historic preservation consultant to conduct a survey and inventory of homes East Kennewick area of Kennewick Washington. The reconnaissance-level survey will provide the City and the Historic Preservation Commission highly useful information on the neighborhood's historic resources and help to inform future preservation planning efforts.

As demonstrated in the attached proposal, Rincon is highly qualified to assist the City with this important project. We have extensive experience performing historic resources surveys and working with cities and public agencies to meet their historic preservation goals and objectives. We previously assisted the City in 2019 with the inventory and survey of 40 homes in the area east of Washington Street and have worked on numerous projects across Washington and California with similar goals and objectives.

The current project would be managed from our Tacoma office by Steven Treffers, MHP. In addition to his 12-plus years of professional experience as an architectural historian, Mr. Treffers is a former member of the Seattle Landmarks Preservation Board and current board member of Historic Tacoma. Mr. Treffers would be supported in all work efforts by an experienced historic resources and GIS team, with an established history of successfully collaborating across offices and regions. Rincon has numerous internal applications and procedures which enable us to effectively communicate and operate as an "office without walls." Expert oversight and input would be provided by Principal and Architectural History Program Manager Shannon Carmack. Ms. Carmack has over 20 years of experience in historic preservation, including numerous large-scale surveys and historic context preparation. Mr. Treffers and Ms. Carmack will be assisted by our Architectural Historians Rachel Perzel, MA, and James Williams, MA. With our in-house GIS team, Rincon also offers the City a streamlined process and proven track record in utilizing ArcGIS technology, planning and phasing survey work, providing real-time survey results through ArcGIS Web Maps.

Rincon has carefully reviewed the Request for Proposal (RFP) and understands the expectations set forth for the project team. This proposal describes an understanding of the scope of work and the staff available to provide historic preservation consulting services. We are also able to provide references that will attest to staff and company qualifications at your request.



Thank you for the opportunity to provide the City with this proposal. Should there be any questions, please contact me at 206-971-1177 or via email at streffers@rinconconsultants.com. Sincerely,
Rincon Consultants, Inc.

A handwritten signature in black ink, appearing to read "Steven Treffers".

Steven Treffers, MHP
Project Manager/Senior Architectural Historian
streffers@rinconconsultants.com

A handwritten signature in black ink, appearing to read "Shannon Carmack".

Shannon Carmack
Principal/Architectural History Program Manager
scarmack@rinconconsultants.com

Proposal

City of Kennewick

Inventory and Survey of East Kennewick Homes

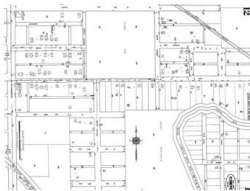
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1 Prior Experience and Qualifications

This section provides an overview of three recent projects demonstrating Rincon’s successful track record conducting historic resource survey and inventory efforts and working closely with local communities and stakeholders to guide projects to completion. We welcome you to contact any of the references below, who can attest to our qualifications and abilities to meet project commitments and schedules.

City of Kennewick, East of Washington Historic Resources Survey



Client: City of Kennewick

Dates: 2019

Staff: Shannon Carmack, Steven Treffers, James Williams

Rincon was retained by the City of Kennewick to prepare a reconnaissance-level survey and inventory of 40 residential properties in the area of east of Washington Street in Kennewick, Benton County, Washington. The single-family residences were constructed between 1900 and 1952 and represent the residential development of Kennewick from the city’s early agricultural beginnings through the noteworthy regional historical events of the 1930s and 1940s. The survey and inventory was prepared in accordance with the guidelines of the Washington State Department of Archaeology and Historic Preservation. Methods included background research, community outreach, field survey, production of historic property inventory forms and a technical report summarizing the results. As part of the effort, Rincon developed a focused historic context statement which identified the architectural styles found within the area, including a description of historical background information and a presentation of character-defining features. Rincon ultimately identified several properties as individually eligible for federal and local designation, as well as a potential locally-eligible historic district. The findings of the study were ultimately presented to the City’s historic preservation commission and general public. The project was completed on schedule and within the contracted budget.

City of Watsonville, Downtown Watsonville Specific Plan Historic Resources Survey



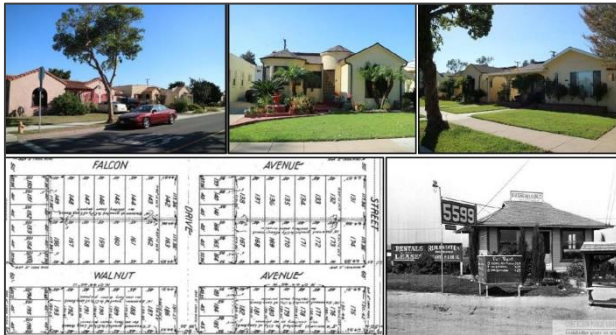
Client: City of Watsonville

Dates: 2020-2021

Staff: Shannon Carmack, Steven Treffers, Rachel Perzel

Rincon was retained by on behalf of the City of Watsonville to conduct a historic resources survey in support of the Downtown Watsonville Specific Plan (DWSP). The effort encompassed archival and background research and a reconnaissance-level survey of the DWSP area, which includes 420 Santa Cruz County Assessor's parcels totaling just over 195 acres. The purpose of the survey was to provide the City with baseline data on existing conditions and to identify known and potentially historic resources in the DWSP area to inform future planning and development efforts. The survey was undertaken in accordance with *The Secretary of the Interior's Standards for Archaeology and Historic Preservation* and National Park Service Bulletin No. 24, *Guidelines for Local Surveys: A Basis for Preservation Planning*. As a result of the research and survey efforts described above, Rincon confirmed the DWSP area contains 13 properties which are currently listed in the National Register of Historic Places, and/or the state or local level. Rincon's efforts additionally identified 77 potentially eligible individual resources within the DWSP area. Potentially eligible resources were divided into two tiers base on their level of retained integrity, as an aid for future planning efforts. Four potential historic districts within the DWSP were also identified. The findings of the survey were presented in the *Watsonville Downtown Specific Plans Area Historic Resources Survey Report*, which presented Rincon's findings both graphically and narratively. The information contained in the survey report was ultimately used to inform the DWSP.

Grant Neighborhood Historic Context Statement and Historic Resources Survey



Client: City of Long Beach

Dates: 2018-2019

Staff: Shannon Carmack, Steven Treffers,
James Williams

In 2018, at the request of the Long Beach Development Services Planning Bureau, Rincon completed a MPDF-style historic context statement and survey of Grant Neighborhood. Primarily residential in character, with industrial and commercial corridors along major thoroughfares, Grant Neighborhood has nearly a century of history in North Long Beach, where it is home to approximately 15,000 residents.

Through a reconnaissance survey, extensive archival research, and interviews with community members and stakeholders, Rincon identified the underlying contexts and themes of significance that catalyzed settlement and growth throughout Grant Neighborhood. Community outreach, including meetings and site walks with stakeholder groups, allowed Rincon to build support and encourage input to the project.

The *Grant Neighborhood Historic Context Statement* established a comparative framework for historic resource evaluations in this North Long Beach neighborhood. The study utilized and expanded upon the City's 2009 *Long Beach Citywide Historic Context Statement*. Both documents follow the National Park Service MPDF approach and establish themes of significance, eligibility standards, and integrity thresholds to ensure that evaluations are both contextual and comparative.

As a next step, Rincon conducted an intensive-level historic resources survey of the 6000 block of Walnut Avenue using the framework established in the *Grant Neighborhood Historic Context Statement*. The survey also considered national, state, and local criteria of significance to determine whether any portion of the 6000 block of Walnut Avenue qualifies as an eligible historic landmark or district.

Based on these efforts, Rincon found the 6000 block of Walnut Avenue in Grant Neighborhood eligible as the City's first Automobile Suburb. Rincon prepared a detailed historic resources survey report in support of this finding, which was presented to the City of Long Beach Cultural Heritage Commission in December 2018. The Cultural Heritage Commission concurred with the finding that district represents a distinguishable part of Long Beach history and is significant as an intact, cohesive Automobile Suburb. The Grant Neighborhood Historic District was recommended for local landmark designation by the Cultural Heritage Commission. Rincon assisted the City in preparing for decision-maker hearings and provided expert testimony at hearings.

2 Team Member Resumes

The following section includes resumes for all key staff members selected for this project. Table 1 provides a summary overview of Rincon’s key staff qualifications, level of education, years of related experience, and project role. Each of these team members meets the Secretary of the Interior’s Professional Qualification Standards for History and Architectural history as defined in 36 CFR Part 61.

Table 1 Key Staff, Summary of Qualifications

| Staff Member | Title | Project Role | Years of Related Experience | Highest Degree Obtained |
|----------------------|--|--|-----------------------------|--|
| Shannon Carmack | Principal, Architectural History & Historic Preservation Program Manager | Rincon Principal-in-Charge, Project Oversight | 22 | B.A., History, CSULB |
| Steven Treffers, MHP | Senior Architectural Historian | Project Manager & Lead Architectural Historian | 12 | Masters in Historic Preservation, USC |
| Rachel Perzel, MA | Architectural Historian | Survey and research assistance | 11 | Masters in Historic Preservation, SCAD |
| James Williams, MA | Architectural Historian | Survey and research assistance | 6 | MA, Public History, CSU Sacramento |



Shannon Carmack

PRINCIPAL; ARCHITECTURAL HISTORY PROGRAM MANAGER

Shannon Carmack is an Architectural Historian and Historian for Rincon Consultants. Ms. Carmack has more than 20 years of professional experience providing cultural resources management and historic preservation planning for large-scale and high-profile projects. She has worked throughout numerous sectors including local planning, development/construction, public utilities, Department of Defense, transportation, recreation, and education. Ms. Carmack prepares documentation to satisfy National Environmental Policy Act (NEPA), Section 106 of the National Historic Preservation Act (Section 106), and Local Historic Preservation Ordinances. She also provides reports and studies that are in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. She has developed and implemented successful mitigation for countless projects that included Historic American Building Survey (HABS) documentation, oral histories and interpretive programs. Ms. Carmack meets and exceeds requirements in the Secretary of the Interior's Professional Qualification Standards in Architectural History and History.

EDUCATION

B.A., History, emphasis in American History, California State University, Long Beach (2007)

SPECIALIZED EDUCATION/ TRAINING

Green Strategies for Historic Buildings, National Preservation Institute (2008)

CEQA Workshop Training, AEP (2007)

Oral History Methods, CSU Long Beach (2005)

Identification and Evaluation of Mid-20th Century Buildings, National Preservation Institute (2004)

Section 4(f) Cultural Resources Compliance for Transportation Projects, National Preservation Institute (2003)

PROJECT EXPERIENCE

- East of Washington Historic Resources Survey, Kennewick, Washington
- West Santa Ana Branch EIR/EIS, Historic Resources Survey, Los Angeles, California
- City of Riverside and the State Office of Historic Preservation, *Latino Historic Context Statement*, Riverside, California
- City of Long Beach, *Grant Neighborhood Historic Context Statement and Historic Resources Survey*, Long Beach, California
- City of Long Beach, *Citywide Historic Context Statement Update*, Long Beach, CA
- City of Indio Reconnaissance-Level Historic Resources Survey, General Plan Update, Indio, California
- World Citrus West Evaluation; City of Fullerton, Orange County, CA
- 6634 Sunset Avenue Historic Habitation, Los Angeles, California
- Roger Y. Williams Residence, National Register of Historic Places Nomination; City of San Juan Capistrano, Orange County, CA
- Hobby City Redevelopment; Cities of Anaheim and Stanton, Orange County, CA
- South Coast Shipyard Redevelopment Project; City of Newport Beach, Orange County, CA
- Susan Street Exit Ramp Improvement Project; City of Costa Mesa, Orange County, CA
- Lambert Ranch General Plan Amendment and Zone Change EIR; City of Irvine, Orange County, CA
- Mountain Park Specific Plan Amendment EIR; City of Anaheim, CA
- Orange County Gateway Project, Placentia, Anaheim, and Yorba Linda, California

PROJECT EXPERIENCE, CONT'D

- Fort McArthur “Hey Rookie” Pool Historic Habitation, Los Angeles, California, CA
- Woodland Hills Fire Station Historic Assessment and HABS, Los Angeles, CA
- Long Beach Courthouse Historic Impacts Assessment, Long Beach, California
- Chapman’s Millrace Relocation and Rehabilitation; San Gabriel Mission, Los Angeles County, CA
- Cypress Park Community Center-Youth Facility, Los Angeles, California, CA
- El Sereno Recreation Center, Los Angeles, California, CA
- 7 Oakmont Drive Historic-Cultural Monument (HCM) Application, Los Angeles, California, CA
- Windsor Square Design Review, Los Angeles, California, CA
- Edwards Air Force Base Cold War Historic Context, EAFB, Los Angeles and Kern Counties, CA
- Venice Post Office Rehabilitation, Venice Beach, Los Angeles, California, CA
- San Pedro Plaza Park Project, Los Angeles, California, CA
- Woodland Hills Recreation Center Project, Los Angeles, California, CA
- Terminal Island Historic Survey Evaluation and Historic Context Statement; Los Angeles, California, CA
- University Park Historic District Design Review, Los Angeles, California, CA
- East Los Angeles College (ELAC) Firestone Building Cultural Resources Services; South Gate, County of Los Angeles, CA
- South Los Angeles Wetlands Park Project, Los Angeles, California, CA
- Metro Gold Line Foothill Extension Intermodal Parking Facility Project; Azusa, Los Angeles County, CA
- Metro Green Line to LAX Project, Los Angeles, California, CA
- Metro Crenshaw/LAX Transit Corridor EIR Cultural Resources Services; Los Angeles, California, CA
- Olympic Boulevard and Mateo Street Improvements; Los Angeles, California, CA
- Port of Los Angeles Berths 167-169 Rehabilitation Project; Los Angeles, California, CA
- Metro Regional Connector Transit Corridor Project; Los Angeles, California, CA
- Port of Los Angeles Al Larson Boat Shop Historic Assessment; Los Angeles, California, CA
- ACE San Gabriel Trench Project Cultural Resources Services; Los Angeles County, CA
- Interstate 5 Improvement Project; Cities of La Mirada, Cerritos, Norwalk, Downey and Santa Fe Springs, Los Angeles County, CA

DETAILED PROJECT DESCRIPTIONS

Historic Resources Survey and Mitigation Package for the Magnolia Residence, City of Ontario, San Bernardino County, California

Initial scope included fieldwork and archival research that revealed the property is eligible for local designation as a Tier III historic structure. Follow on work included the development of mitigation package which included a potential relocation plan for the home, a HABS historic building documentation report, an oral history interview with the resident owner, measured as-built drawings, and documentary black and white photographs.

Edwards Air Force Base, Historic Survey and Historic Context Statement for the Air Force Research Laboratory (AFRL), Los Angeles and Kern Counties, California

Project Manager for large-scale, undertaking to update survey data and prepare a comprehensive historic context statement and report for the Edwards Air Force Base Air Force Research Laboratory. The final report included a reevaluation of the AFRL’s numerous historic districts and management recommendations for the adaptive reuse of historic properties.

Blythe Circuit Cultural Resources Survey; Riverside County, California

Architectural Historian for the Southern California Edison project to survey and evaluate historic properties located within the Blythe Power Line Circuit in anticipation of the replacement of deteriorating power poles along State Highway 95, north of the City of Blythe.



Steven Treffers, MHP

SENIOR ARCHITECTURAL HISTORIAN/PROJECT MANAGER

Mr. Treffers is a senior architectural historian with Rincon's cultural resources group who is based in Tacoma, Washington. With 10 years of professional experience and a Master's in historic preservation from the University of Southern California, School of Architecture, he meets and exceeds the Secretary of the Interior's Professional Qualification Standards for History and Architectural History. He has managed and conducted numerous intensive- and reconnaissance-level historic resources survey and inventory efforts, for which he frequently developed and utilized modern, digitally-based survey technology. Mr. Treffers participated in the early phases of SurveyLA, the citywide historic resources survey of Los Angeles, which was recently recognized by the National Trust for Historic Preservation as one the largest and most technologically advanced historic resources surveys in the county. At Edwards Air Force Base in California's Mojave Desert, he developed a historic resources database that provided for the efficient inventory of 200 properties using GIS-enabled tablet computers. Both professionally and as a former member of the Seattle Landmarks Preservation Board, Mr. Treffers has also worked closely with design teams and community members on projects involving alterations to historic resources to ensure compliance with SOI Standards and applicable design guidelines. In addition to these efforts, Mr. Treffers contributed to *Dingbat 2.0*, a book exploring the Mid-Century mulita-family residential buildings of Los Angeles.

EDUCATION

M.H.P., Historic Preservation;
University of Southern
California, Los Angeles; 2012
Graduate Certificate Program,
Architecture & Urbanism;
University of Southern
California, Los Angeles; 2011
B.A., European History;
University of California, Santa
Cruz; 2003

TRAININGS

Section 106 Compliance
Training; Society for American
Archaeology 2014
CEQA Training, California
Preservation Foundation; 2015

CERTIFICATIONS/ REGISTRATIONS

Meets and exceeds
requirements in the Secretary
of the Interior's Professional
Qualification Standards in
Architectural History and
History

PROJECT EXPERIENCE

- East of Washington Historic Resources Survey, Kennewick, Washington
- Pike Place Public Market Historic District National Register of Historic Places Registration Form (Update); Seattle, King County, Washington
- Pike Place Market Heritage Displays Survey; Seattle, King County, Washington
- Logan Building Landmarks Nomination Application; Seattle, King County, Washington
- F.W. Woolworth Co. Store Building Landmarks Nomination Application; Seattle, King County, Washington
- City of Long Beach, *Citywide Historic Context Statement Update*, Long Beach, California
- Metro Los Angeles - West Santa Ana Branch Transit Corridor Historic Resources Survey and Survey Report, Los Angeles, California, California
- City of Indio Reconnaissance-Level Historic Resources Survey, General Plan Update, Indio, California
- LA Plaza de Cultura y Artes Project; Los Angeles, California
- 3008 Main Street Historic Resources Assessment; Santa Monica, California

PROJECT EXPERIENCE, CONT'D

- 1838 Wardlow Road Historic Resources Evaluation; Long Beach, California
- Venice Post Office Rehabilitation Project; Los Angeles, California
- Windsor Village Historic Preservation Overlay Zone Review; Los Angeles, California
- Monterey Regional Airport Historic Resources Survey; City and County of Monterey
- Historic District Survey for the Air Force Research Laboratory; Edwards Air Force Base
- Cold War Era Buildings Survey and Context Report; Edwards Air Force Base
- Camarillo Airport Hanger Project; Camarillo, Ventura County
- Chino Airport; Chino, San Bernardino County
- Cold War Era Buildings Survey and Context Report; Edwards Air Force Base

TRANSMISSION

- California American Water Slant Test Well Project; Marina, Monterey County
- Indian Flat Substation Expansion Project; El Portal, Mariposa County
- Humboldt Bay-Humboldt #1 60kV Reconductoring Project; Humboldt County
- PG&E Compressed Air Energy Storage; San Joaquin, Solano, and Yolo Counties
- East Los Angeles College (ELAC) Firestone Building Cultural Resources Services; South Gate, County of Los Angeles

EDUCATIONAL FACILITIES

- Academy of Art Existing Sites Technical Memorandum; City and County of San Francisco
- Montecito Union School; Montecito, Santa Barbara County
- Compton Community College; Compton Los Angeles County
- East Los Angeles College (ELAC) Firestone Building Cultural Resources Services; South Gate, County of Los Angeles

PORT FACILITIES

- Terminal Island Historic Resources Survey; Port of Los Angeles, Los Angeles, California
- Everport Terminal Cultural Resources Assessment, Port of Los Angeles, Los Angeles, California
- Port of Los Angeles Berths 167-169 Rehabilitation Project; Los Angeles, California
- Immigration Station Historic Assessment; Port of Los Angeles, Los Angeles, California

RECREATION FACILITIES/TRAILS

- Flood County Park; Menlo Park, San Mateo County
- Alma Park Historic Resources Evaluation; Los Angeles, California
- Cypress Park Community Center-Youth Facility, Los Angeles, California
- El Sereno Recreation Center, Los Angeles, California
- Woodland Hills Recreation Center Project, Los Angeles, California

TRANSPORTATION

- Alameda Corridor East – San Gabriel Trench Project; San Gabriel, Los Angeles County
- Metro Gold Line Foothill Extension Intermodal Parking Facility Project; Azusa, Los Angeles County
- Metro Crenshaw/LAX Transit Corridor EIR Cultural Resources Services; Los Angeles, California
- HRER and HPSR for the Cesar Chavez Median Project; Los Angeles, California



Rachel Beth Perzel

ARCHITECTURAL HISTORIAN

Rachel Perzel is an Architectural Historian with Rincon Consultants. With over 9 years of experience, she conducts historic resource surveys, archival research and reviews projects for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards). Her professional experience includes the preparation of historic structures reports and impacts assessments in support of the NEPA, Section 106, and local ordinances. Ms. Perzel has conducted historic assessments of character-defining features and SOI Standards compliance for dozens of projects, including historic districts and large multi-parcel properties. Ms. Perzel also has demonstrated experience researching, assessing, and evaluating the integrity of historic resources. She is well versed with the National Register Bulletin technical series, which covers various aspects of historic preservation. Her well-rounded experience and interests make her well-suited to efficiently and thoroughly assist with historic resource concerns in any environment. Ms. Perzel meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History and History.

EDUCATION

M.A., Historic Preservation,
Savannah College of Art &
Design, 2016

B.A., Historic Preservation &
Community Planning, College
of Charleston, 2008

CERTIFICATIONS/ REGISTRATIONS

Meets and exceeds
requirements in the Secretary
of the Interior's Professional
Qualification Standards in
Architectural History and
History

PROJECT EXPERIENCE

- Metro Los Angeles - West Santa Ana Branch Transit Corridor Historic Resources Survey and Survey Report, Los Angeles, California, California
- City of Indio Reconnaissance-Level Historic Resources Survey, General Plan Update, Indio, California
- Historic Building Documentation Report-2525 Firestone Boulevard; South Gate, Los Angeles County
- Historic American Engineering Record-Long Beach Steam Station-Long Beach-Laguna Bell 66kV and 220kV Transmission Lines (HAER No. CA-2344-A); Los Angeles County
- Historic Building Documentation Report-3586 Numancia Street; Santa Ynez, Santa Barbara County
- Historic Building Documentation Report-St. John's Seminary College; Camarillo, Ventura County
- Cultural Resources Assessment Report-7965-7985 Santa Monica Boulevard; West Hollywood, Los Angeles County
- Cultural Resources Assessment Report -703 Sepulveda Boulevard; El Segundo, Los Angeles County
- Historic Resources Evaluation -343 Moore Place; San Dimas, Los Angeles County
- Historic Resources Study -950 Villa Street; Mountain View, Santa Clara County
- Historic Resources Study -1696-1758 Villa Street; Mountain View, Santa Clara County

PROJECT EXPERIENCE, CONT'D

- Historic Resources Evaluation-5775 Winfield Boulevard; San Jose, Santa Clara County
- Cultural Resources Technical Study-Alum Rock Avenue Project; San Jose, Santa Clara County
- Historic Resources Evaluation -1985 & 2025 North Ventura Avenue; City and County of Ventura
- Cultural Resources Assessment Report –Moorpark Railroad Depot Mixed-Use Development; Moorpark, Ventura County
- Historic Resources Evaluation-417 South Campana Flores Drive; West Covina, Los Angeles County
- Character-Defining Features Report-Montecito Union Elementary School; Montecito, Santa Barbara County
- Character-Defining Features Report- Cunningham-Hembree Estate; Windsor, Sonoma County
- Secretary of the Interior’s Standards Compliance Review- Hembree House Garden Concept Master Plan; Windsor, Sonoma County
- National Register of Historic Places Nomination-Southern Pacific Railroad Depot; Saticoy, Ventura County
- The Root Cellar Historic Structure Report, Minidoka National Historic Site; Jerome County, Idaho
- The Chavez Residence Historic Structure Report-Cesar Chavez National Monument-; Kern, Keene County
- China Camp & Wreck Camp Condition Assessment Reports-Channel Islands National Park; Santa Rosa Island, Santa Barbara County
- Historic Schoolhouse Condition Assessment Report-Channel Islands National Park; Santa Rosa Island, Santa Barbara County
- Anacapa Island Light House and Visitor’s Center Condition Assessment Report-Channel Islands National Park; Anacapa Island, Ventura County
- Historic Survey-Olde’ North Charleston; Charleston County, South Carolina
- Comprehensive Development Plan- Town of Ridgeville-Ridgeville; Dorchester County, South Carolina
- Comprehensive Development Plan-Town of Harlyville; Dorchester County, South Carolina
- Comprehensive Development Plan-Town of Hollywood; Charleston County, South Carolina



EDUCATION

MA, Public History, CSU
Sacramento, 2013

BA, History, CSU Sacramento,
2007

James Williams, M.A.

ARCHITECTURAL HISTORIAN

James Williams is an Architectural Historian with four cumulative years of professional experience who meets the SOI PQS for Architectural History and History. His professional experience includes the preparation of historic resource assessments in support of NEPA, Section 106 and local historic preservation regulations. In the course of his professional career, Mr. Williams has mastered standard methods of research, data compilation, and reporting for historic resources. He has conducted historic surveys and archival research and evaluated properties for national, state, and local eligibility. He has also assisted in the preparation of several HAER-like documentation packages as part of mitigation measures on behalf of various municipal agencies.

In addition to his professional experience, Mr. Williams has cultivated broad knowledge of the intersection of post-war U.S. historic preservation and housing policies. His work in these areas is exemplified by his 2013 Master's thesis, *West End Boys: Urban Redevelopment and the Elimination of Sacramento's Skid Row*, as well as his subsequent post-graduate research regarding the creation of San Diego's Gaslamp Quarter historic district.

PROJECT EXPERIENCE

HISTORIC CONTEXT STATEMENTS, SURVEYS, AND EVALUATIONS

- East of Washington Historic Resources Survey, Kennewick, Washington
- City of Long Beach, *Citywide Historic Context Statement Update*, Long Beach, California
- Metro Los Angeles - West Santa Ana Branch Transit Corridor Historic Resources Survey and Survey Report, Los Angeles, California, California
- City of Merced – Mitigative Report, Well Tank No. 3 Demolition Project, Merced, California
- Southern California Edison – Long Beach to Laguna Bell 66kV and 220kV Transmission Lines HAER Package, Los Angeles County, California
- CoreStates, Inc. – Cultural Resources Assessment Report, 43271 State Highway 74 Project, Hemet, California
- City of Concord – Cultural Resources Technical Report, Community Services Exemption Report, Grant Street Mixed-Use Project, Concord, California
- Antelope Valley Community College District – Environmental Impact Report, Antelope Valley Community College District 2016 Facilities Master Plan, Lancaster, California
- San Lorenzo Valley Water District – SWIM Tank and Five Water Pipelines Project, Phase I Cultural Resources Report
- California Department of Transportation – EIR/EIS for North County Corridor Project, Stanislaus County, California

PROJECT EXPERIENCE, CONT'D

- County of San Benito – Y Road Low-Water Crossing Historical Resources Evaluation Report, San Benito County, California
- City of Sacramento - Sacramento Register of Historic and Cultural Resources District Nomination for Old Sacramento Historic District and State Historic Park, Sacramento, California
- City of Elk Grove - City of Elk Grove Historic Inventory Update, Elk Grove, California
- California Broadband Cooperative – Joint Environmental Assessment/Initial Study, Digital 395 Middle Mile Project, Southeastern California and Western Nevada
- California Department of Water Resources - Environmental Impact Report/Environmental Impact Statement, Bay-Delta Conservation Project (BDCP), Sacramento-San Joaquin River Delta, California
- City of Sacramento - Mitigative Recordation Central Pacific/Southern Pacific Railroad Car Wheel Foundry Annealing Pits, Sacramento, California
- City of Sacramento - Historical Resources Evaluation Report, I-5 Riverfront Reconnection Project, Sacramento, California
- California High-Speed Rail Authority - Environmental Impact Report/Environmental Impact Statement for California High-Speed Rail San Francisco-to-San Jose Segment, California

DETAILED PROJECT EXPERIENCE

Los Angeles County Metropolitan Transit Authority—Metro Los Angeles West Santa Ana Branch Existing Conditions Report & Survey, Los Angeles County, California

Mr. Williams served as an architectural historian on this large-scale survey of historical resources in Los Angeles County. His efforts included historical background research regarding several communities located in the project area, field recordation of historic-age buildings, and the evaluation of built environment resources on DPR 523 forms.

City of Sacramento - Historical Resources Evaluation Report, I-5 Riverfront Reconnection Project, Sacramento, California

Serving as a principal author, Mr. Williams recorded and evaluated under state guidelines several monuments and historical markers in the Old Sacramento Historic District and an adjacent area of Sacramento's historic riverfront. His primary duties included recording statuary and commemorative signage, conducting archival research, and writing descriptive and historical context elements of the report.

California High-Speed Rail Authority - Environmental Impact Report/Environmental Impact Statement for California High-Speed Rail San Francisco-to-San Jose Segment, California

Mr. Williams served as an architectural history intern on the architectural historical survey of the projected right-of-way for the principal Bay Area segment of the proposed state high-speed rail project. His main contributions were the execution of historical property research and authorship of historical context statements used in the evaluation under state guidelines and Section 106 of nearly one hundred historic buildings.

Northwest Land Park Infill Project Historic Resources Evaluation Peer Review, Sacramento, California

Working as an architectural history intern, Mr. Williams drafted a peer-review assessment of a historic resource evaluation of an early-twentieth-century Sacramento box manufacturing complex. To this end, Mr. Williams undertook an extensive review of published and archival sources detailing the history of wooden box fabrication in Sacramento, including materials both cited and not cited in the subject report. The final products of his effort were a detailed history of agricultural box manufacturing in Sacramento and a thorough assessment of the original report.

AWARDS

First Prize, Bramson Award in Historic Preservation. 2013. Awarded for M.A. thesis, *West End Boys: Urban Redevelopment and the Elimination of Sacramento's Skid Row*.

3 Methodology Overview and Approach

Project Methodology and Tasks

Task 1 Project Kick-Off and Background Review

Upon project initiation, Rincon will attend a virtual meeting with members of the City staff and Historic Preservation Commission, and other stakeholders as determined necessary in consultation with the City. The meeting will serve to confirm the scope of the project, approach, objectives, and schedule, and share existing information and identify data gaps. Items to be discussed will include the definition of the survey area and relate to the development of the research design, specifically the statement of objectives, methods, and expected results. The research design will create the necessary framework in which to guide the survey and will subsequently be articulated in the project survey report prepared under Task 2.

At this time, Rincon will request available information pertaining to the City, including any previous studies, designation materials, ArcGIS data sets, base maps, and other related background research materials (technical reports, environmental documents, photographs, etc.). Rincon will also conduct a focused literature review of DAHP's WISAARD system in order to identify previous surveys and recorded properties. Additional pre-field research will include a review of historic maps, tax records, and Benton County assessor data. ArcGIS mapping will allow our team to plan and prioritize survey work and to focus research and context preparation efforts.

Key to the implementation plan for Task 1 will be ongoing communication with the City staff and Historic Preservation Commission. Following the project initiation meeting, Rincon will prepare a memorandum summarizing the meeting minutes and confirming the approach.

Work Products

- One (1) electronic memorandum summarizing the results of the project initiation meeting

Task 2 Reconnaissance-Level Survey

Following the project kick-off and development of the research design, Rincon will complete a reconnaissance-level survey of the survey area. Based on our understanding of the RFP and preliminary feedback from the Historic Preservation Commission, we anticipate the survey area will be focused on the area east of South Washington Street, South of East 1st Avenue, west of South Gum Street, and north of East 3rd Avenue. Rincon may also explore the area south of South Washington Street, South of East 6th Avenue, west of South Gum Street, and north of East 10th Avenue should overall project budget and schedule allow. The survey will be completed by Rincon staff meeting the professional qualifications defined in 35 CF 61 and in accordance with the requirements of the RFP, National Park Service, and the guidelines of DAHP and the revised 2019 *Washington State Standards for Cultural Resources Reporting*. In order to provide the City with survey results that are of maximum utility, we will utilize Arc-GIS technology through the survey process, with shapefiles provided for future use in the historic preservation planning process.

Rincon anticipates up to 40 properties will require Historic Property Inventory (HPI) forms. Each property will be documented in the field through photography and field notes, and subsequently

inventoried with reconnaissance-level HPI forms in WISAARD. Information to be populated on the forms will include the following:

- Resource name
- Property type
- Location information
- Surveyor and survey name
- Date recorded
- Current use of the building
- Historic use, if apparent from the building type
- A discussion of the seven aspects of integrity
- All observable architectural information (characteristics & styles)
- Description of physical appearance
- Changes to resource as noted in pulldown menu
- A concise Statement of Significance - based on Rincon's qualifications and observations
- Determination of Eligibility based
- Approximate date of construction
- At least two images of resource

Following completion of the HPI forms as defined in the RFP, Rincon will provide the City an opportunity to review and provide comments via WISAARD. We anticipate up to one round of comments will be necessary to finalize and understand if the City provides no response within 14 days, Rincon can assume the City has no comments on the draft submittals. In addition to the HPI forms, Rincon will also prepare a survey map identifying the entire survey area, and surveyed properties with locations and numbers.

Rincon will subsequently prepare a project survey report in accordance with the guidelines of the *Washington State Standards for Cultural Resources Reporting*. The report will include a cover sheet per DAHP standards, as well as an introduction, survey methodology, analysis, recommendations, survey map, survey findings with local and NRHP recommendations. In addition, the report will provide management recommendations for future survey and planning efforts. The report will be submitted to the City in a digital format via WISAARD for review and comment, and finalized after one round of review.

Work Products

- 40 Reconnaissance-level HPI forms submitted via WISAARD
- Survey map identifying survey area with marked and numbered resources
- Arc-GIS shapefiles of the survey results

Task 2 Public Education

Rincon understands the need to work closely with citizens, stakeholders, and public officials to communicate information and address concerns. In addition to the kick-off meeting detailed in Task 1, which will provide an opportunity for gathering information on sites, Rincon will hold an additional public education meeting to present the findings of the survey. The meeting will be coordinated with City staff and will include a PowerPoint presentation on the project and survey findings.

Work Products

- One (1) electronic memorandum summarizing the number of meeting participants, comments, and conclusions

Project Schedule and Budget

The basis of Rincon’s cost estimate was a thorough consideration of the project requirements and the RFP. We propose to complete the scope of work identified above for a lump sum of \$13,000 as to account for both labor and direct costs. Please see the table below for a breakdown by task. Rincon welcomes the opportunity to discuss project assumptions with the City and identify areas for streamlining of schedule and costs to meet the City’s expectations for the project.

Cost Summary

| Task | Cost |
|--|-----------------|
| Task 1. Project Kick Off and Background Review | \$2,700 |
| Task 2. Reconnaissance-Level Survey | \$8,800 |
| Task 3. Public Education | \$1,500 |
| Total Cost | \$13,000 |

Assumptions

- Costs include documentation of up to 40 properties on reconnaissance-level HPI forms
- All submittals will be in digital formats via WISAARD as applicable
- Submittals will be finalized pending one round of review
- Up to one in-person meeting will be required under Task 3 for Public Education