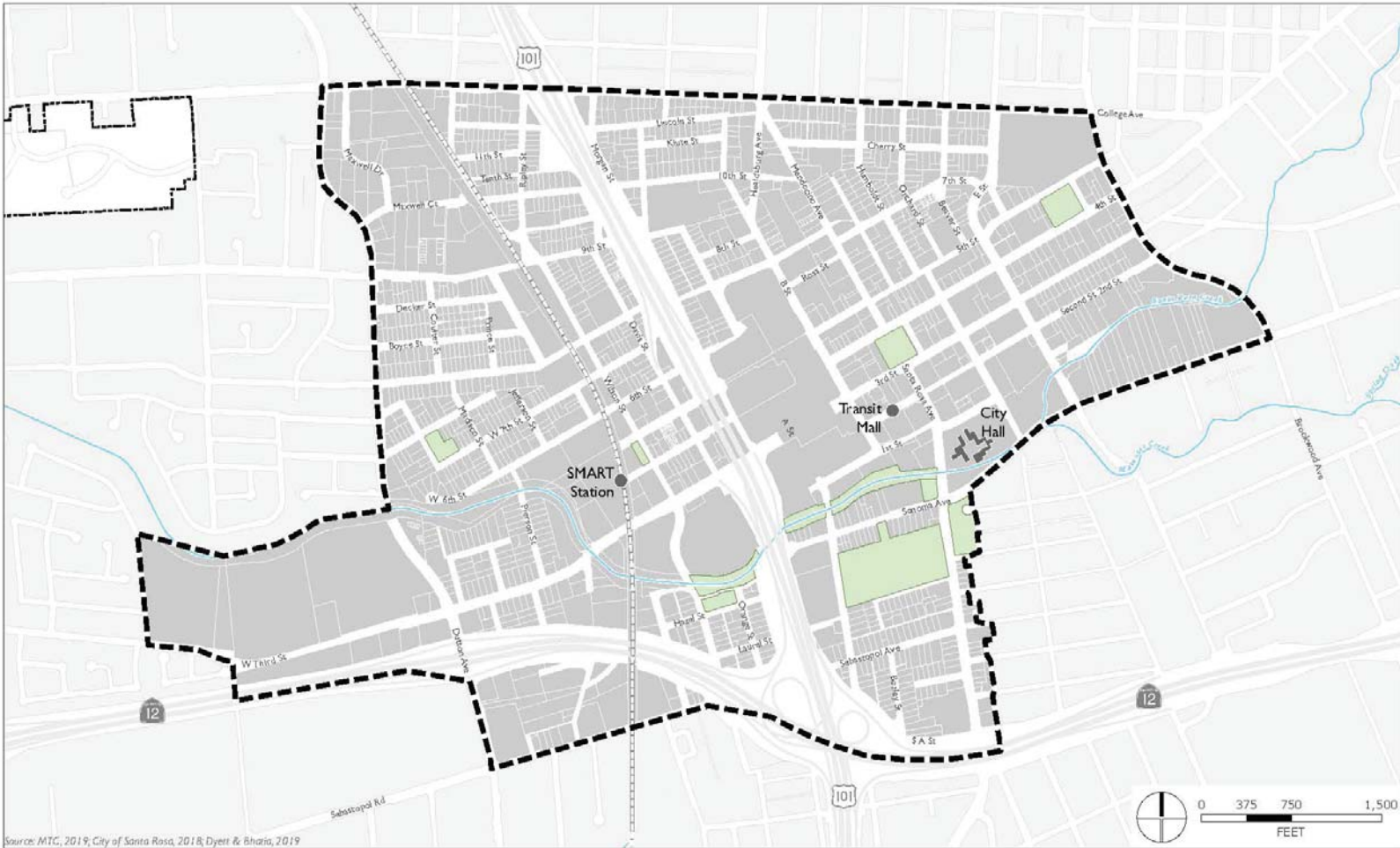


REQUEST FOR PROPOSAL

Historic Resource Evaluation for the Downtown Station Area

City of Santa Rosa | December 2, 2020



Architectural
Resources Group

Architecture
Planning
Conservation



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Architectural
Resources Group

Pier 9, The Embarcadero, Suite 107
San Francisco, California 94111

argsf.com

December 2, 2020

Shari Meads, City Planner
Planning and Economic Development Department
City of Santa Rosa
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404
smeads@srcity.org

RE: RFP for Historic Resource Evaluation for Downtown Station Area

Dear Ms. Meads,

Architectural Resources Group, Inc. (ARG) is delighted to submit a proposal in response to the RFP for a Historic Resource Evaluation for the Downtown Station Area in the City of Santa Rosa. Founded in 1980, ARG is a full-service architectural practice with offices in San Francisco, Los Angeles, and Portland, Oregon. Our interdisciplinary team of architects, planners, architectural historians, and conservators work seamlessly and collaboratively to provide specialized services in historic preservation and heritage resource management. In addition to our in-house staff, we are very pleased to include Diana Painter of Painter Preservation on our team. Diana is a renowned architectural historian with extensive experience in Santa Rosa and Sonoma County.

We have reviewed the contents of the RFP and developed a project strategy and approach that both meets the stated project objectives and will provide the City with a defensible and accurate product of the highest possible quality. Our team has unparalleled expertise in historic resources surveys, inventories, and resource evaluations against federal, state, and local criteria across California, and are eager to bring the following to the Downtown Station Area project:

- An award-winning team with approximately 75 years of combined experience conducting historic resources survey projects across the state of California;
- Technological capabilities with GIS and survey documentation software to be able to provide high-quality results in any format desired by the City for continued usefulness;
- Multi-lingual staff with the ability to ensure all materials are provided in both English and Spanish;
- A long and proven track record in successfully delivering high quality results within budget and schedule restraints; and
- A strong ethic of customer service, priding ourselves in the productive and mutually- rewarding relationships we have developed with our clients, many of whom have stayed with us for decades.

We thank you for the opportunity to provide our qualifications and hope the enclosed materials are helpful as you consider our team for this important project.

Sincerely,

Katie Horak
Principal
Architectural Resources Group

A. Executive Summary

ARG is pleased to submit the following proposal to complete a Historic Resource Evaluation of the Downtown Station Area for the City of Santa Rosa. We understand that the City has a need for a comprehensive historic resources survey of the undesignated areas within the approximately 720-acre project area, containing approximately 627 properties constructed between 1870 and 1974. The Downtown Station Area contains multiple historic districts (in whole or in part) which do not require re-surveying, meaning the 627+/- properties represent about half of the project area's properties known to be over or close to 50 years old. The survey will address all undesignated potential historic resources (both known through older surveys and previously unidentified) and will document and evaluate them per current state and federal guidelines and professional best practices.

ARG brings 40 years of experience working with local governments to complete historic resource inventories and evaluate historic resources for eligibility under federal, state, and local significance criteria. We propose to complete the Downtown Station Area survey (addressing all aspects of the project) with a highly skilled and experienced team including local architectural historian Diana Painter as well as staff from our San Francisco and Los Angeles offices, all of whom meet the *Secretary of the Interior's Professional Qualifications Standards* in architectural history and some of whom are fluent in Spanish as well as English to ensure accurate translation of all project materials.

The total cost of services presented in this proposal is \$180,000.

B. Project Understanding & Approach

The Downtown Station Area Historic Resource Evaluation will involve a comprehensive historic resources survey of all undesignated properties constructed through 1974 in the project area, to include both previously identified and newly identified historic resources (including structures, objects, sites, and historic districts in addition to buildings). We understand the Downtown Station Area Specific Plan (Downtown Plan) requires the City to undertake this project in order to locate, identify, and document structures and sites within the Downtown Station Area that may be eligible for federal, state, or local designation. ARG has developed an approach to this project that will thoroughly and defensibly fulfill the Downtown Plan's mandate to identify potential historic resources.

In keeping with professional best practices, ARG proposes a project approach closely adhering to federal and state guidelines including National Park Service (NPS) Bulletins 15 and 24 and the California Office of Historic Preservation (OHP) guidelines for recording historical resources and writing historic contexts. This approach has served us well in multiple large-scale survey projects over the past 15 years and has guided us as we have refined our methodology to enable efficient collection of field data. About a decade ago, ARG developed a bullet-point format architectural description for use on the California Department of Parks and Recreation (DPR) 523 forms that was approved by OHP and has been adopted by many agencies and consultants for more efficient documentation.

ARG proposes a work plan based on the National Register Multiple Property Documentation (MPD) approach, in keeping with best professional practices. Following project commencement and initiation of public outreach, extensive background research and a reconnaissance survey will enable development of a historic context statement, a comprehensive property list/database with accompanying maps, and DPR 523a forms for each of the approximately 627 properties. The work will continue with an intensive-level survey and creation of a final report, including maps, property list/database, and DPR 523a, b, and d (if needed) forms. The intensive survey will be streamlined through the use of a state-of-the-art mobile documentation app to facilitate data collection, mapping, and transferal to the City's GIS platform. All properties will be evaluated under national, state, and local significance criteria, and documentation will be updated for all formerly identified properties.

The project team anticipates close and frequent coordination with City staff to ensure accuracy and transparency of all aspects of the project. Regular communication will keep the project on track, on schedule, on budget, and devoid of surprises. We pride ourselves on our success building and maintaining strong working relationships with City staff on scales ranging from on-call relationships, to citywide survey projects, to individual historic resource evaluations.

C. Detailed Scope of Work

Based on our understanding of the goals of the City of Santa Rosa, we have developed the following scope of work. The work plan is broken down by task and timeline, and includes details on personnel, hours, bill rates, and costs. The work plan as a whole is designed to expedite completion of the project in a timely manner without any sacrifice to quality or accuracy.

TASK 1. PROJECT COMMENCEMENT

ARG will kick off the project with a virtual project initiation meeting with City staff. At this time, project goals, scope, timeline, communication methodology, and key deliverables will be finalized, and pertinent background information will be retrieved. ARG will produce and distribute a minutes memorandum detailing attendees, topics discussed, and action items/next steps. This deliverable and all subsequent deliverables will be provided in English and Spanish.

ARG will provide the City with content for a project website, to be hosted on City servers and linked through the City's main website. The project website will provide information about the project and survey projects in general (including FAQs), will host a regularly updated library of project materials, and will alert the public of upcoming meetings and opportunities to participate in the project.

Using information from the City, previous studies, and preliminary research and fieldwork, ARG will compile a GIS property database (Excel spreadsheet/.csv file) and map illustrating locations of known and potential historic resources.

Timeline: January-February 2021

Deliverables: 1.A.1 Minutes memorandum (Word and PDF)
1.B.1 Project website content (Word and jpgs)
1.C.1 GIS database and basemap (.csv and PDF)

Staff/Rate/Hours: Katie Horak (Principal), \$230, 2 hours
Mary Ringhoff (Project Manager), \$155, 16 hours
Sarah Hahn/Rosa Fry (Architectural Historian), \$125, 8 hours
Diana Painter (Consulting Architectural Historian), \$150, 4 hours
Emelyn Najera (Intern), \$75, 24 hours

TASK 2. COMMUNITY OUTREACH

ARG understands that engaging members of the community will be critical to the success of the project. In addition to keeping the project website updated and synthesizing any information that arrives via the website or public communication with City staff, ARG will prepare and present project information and solicit feedback from the public at two outreach events to be scheduled and noticed by the City. Goals of the outreach events include introducing the project, providing an overview of survey methods, answering questions, soliciting information and feedback, and letting the community know how to continue sharing their knowledge of local resources with ARG for incorporation into the project. Upon completion of both outreach events, ARG will provide a memorandum detailing attendees, topics discussed, and feedback/questions received.

Timeline: January-May 2021

Deliverables: 2.1 PowerPoint presentation(s)
2.2 Minutes memorandum (Word and PDF)

Staff/Rate/Hours: Mary Ringhoff (Project Manager), \$155, 12 hours
Diana Painter (Consulting Architectural Historian), \$150, 8 hours
Emelyn Najera (Intern), \$75, 20 hours

TASK 3. PRELIMINARY PROGRESS REPORTS

In the interest of maintaining regular communication with City staff regarding project progress, ARG will provide monthly reports outlining project progress and labor billed. Each progress report will summarize accomplishments, progress toward project completion, issues or other delays with cause(s) and resolution(s), and goals for the next month. ARG will also schedule quarterly virtual or in-person project status meetings to review progress with City staff.

Timeline: January 2021-October 2022

Deliverables: 3.1 Monthly written progress reports (PDF)
3.2 Quarterly virtual or in-person status report meetings

Staff/Rate/Hours: Mary Ringhoff (Project Manager), \$155, 40 hours

C. Detailed Scope of Work

TASK 4. RECONNAISSANCE-LEVEL SURVEY AND INVENTORY

The reconnaissance survey is one of the most important components of any large-scale survey project. It informs the development of the HCS, provides information about known and potential eligible resources, and enables a look at all of the project area's pre-1975 resources at once, for effective comparative analysis. ARG will complete a street-by-street reconnaissance survey using the property database and maps of known and potential resources developed in Task 1 to ensure complete coverage. The database and maps will be updated with information on newly and previously identified properties as the reconnaissance survey progresses, and ARG will complete DPR 523a forms for all of the 627 +/-properties under consideration

ARG will use a customized mobile documentation app built on the Fulcrum platform to expedite the fieldwork. The app will enable the rapid collection of information, including photographs and location data as well as information on property type, year built, architectural style, characteristics/details, and alterations, in a GIS-based platform. All information gathered will be based on the fields found on DPR forms to facilitate auto-generation of DPR 523a forms; as desired by the City, the data will also include abbreviated information related to historic context, integrity evaluation, and potential significance. Additional property-specific research will be conducted and preliminary California Historic Resource Status Codes will be assigned, to be confirmed by the intensive-level survey. The database, maps, and DPR 523a forms will be provided to the City along with a letter report summarizing the methodology and results of this phase of survey.

Timeline: March-August 2021

Deliverables: 4.1 DPR 523a (Primary) forms (PDF and hard copies)
4.2 Updated property database and maps (.csv and PDF)
4.3 Letter report (Word and PDF)

Staff/Rate/Hours: Katie Horak (Principal), \$230, 2 hours
Mary Ringhoff (Project Manager), \$155, 200 hours
Sarah Hahn/Rosa Fry (Architectural Historian), \$125, 48 hours
Diana Painter (Consulting Architectural Historian), \$150, 120 hours
Emelyn Najera (Intern), \$75, 220 hours

TASK 5. DOWNTOWN STATION AREA HISTORIC CONTEXT STATEMENT

ARG will carefully review all background information gathered from the City, to include building permit records (if available) along with previous studies, designation materials, plans, and policies, and will supplement it with primary and secondary source research on the history and development of the project area. This information will be used to draft a detailed HCS outline to be used for preliminary evaluations of properties during the reconnaissance survey. Data gathered during the reconnaissance survey and through community outreach will be incorporated and ARG will draft a full HCS for the Downtown Station Area, using the Multiple Property Documentation approach. The HCS will clearly identify all contexts and themes under which historic resources may be significant, and will include registration requirements (eligibility standards), integrity considerations, and property types.

Timeline: March-November 2021

Deliverables: 5.1 Historic Context Statement (Word and PDF)

Staff/Rate/Hours: Katie Horak (Principal), \$230, 4 hours
Mary Ringhoff (Project Manager), \$155, 80 hours
Sarah Hahn/Rosa Fry (Architectural Historian), \$125, 80 hours
Diana Painter (Consulting Architectural Historian), \$150, 24 hours
Emelyn Najera (Intern), \$75, 40 hours

TASK 6. INTENSIVE-LEVEL SURVEY OF SIGNIFICANT RESOURCES

ARG will conduct an intensive-level survey of all significant properties in Downtown Plan Area, again using a customized mobile documentation app built on the Fulcrum platform to expedite the fieldwork and enable auto-generation of complete DPR 523 forms (a, b, and potentially d, with required maps and photographs). ARG will conduct additional property-specific research as needed to confirm evaluations of the resources against national, state, and local significance criteria (with justification provided), and final California Historical Resources Status Codes will be assigned.

B. Project Understanding & Approach

Timeline:	October 2021-April 2022
Deliverables:	6.1 DPR 523a and b forms (PDF and hard copies) 6.2 Updated property database and maps (.csv and PDF), with coordination with City staff to ensure compatibility with City GIS platform 6.3 Letter report (Word and PDF)
Staff/Rate/Hours:	Katie Horak (Principal), \$230, 4 hours Mary Ringhoff (Project Manager), \$155, 80 hours Sarah Hahn/Rosa Fry (Architectural Historian), \$125, 80 hours Emelyn Najera (Intern), \$75, 100 hours

TASK 7. DRAFT HISTORIC RESOURCE EVALUATION REPORT

ARG will draft a historic resource evaluation report to include executive summary; objectives; preservation framework; area surveyed; methodology; HCS (revised per City comment); results; definitions; conclusions; and sources. The report's appendices will include the master property database and maps as well as DPR 523 forms.

Timeline:	May-July 2022
Deliverables:	7.1 Draft Historic Resource Evaluation Report (Word, appendices in Excel and PDF)
Staff/Rate/Hours:	Katie Horak (Principal), \$230, 4 hours Mary Ringhoff (Project Manager), \$155, 40 hours Sarah Hahn/Rosa Fry (Architectural Historian), \$125, 16 hours Emelyn Najera (Intern), \$75, 40 hours

TASK 8. FINAL HISTORIC RESOURCE EVALUATION REPORT

Upon receipt of review comments from the City, ARG will revise the draft report accordingly and submit the final report with appendices.

Timeline:	September-October 2022
Deliverables:	8.1 Final Historic Resource Evaluation Report (PDF)
Staff/Rate/Hours:	Katie Horak (Principal), \$230, 2 hours Mary Ringhoff (Project Manager), \$155, 24 hours Diana Painter (Consulting Architectural Historian), \$150, 2 hours Emelyn Najera (Intern), \$75, 16 hours

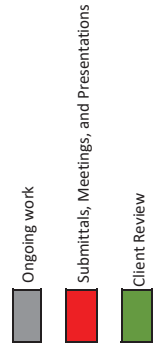
SCHEDULE

ARG proposes a 22-month timeline for completion of this project, and will be available to commence work immediately upon notice to proceed. The following timeline illustrates the schedule breakdown by task and deliverable.

C. Detailed Scope of Work

Timeline for Downtown Station Area Historic Resource Evaluation

DESCRIPTION	2021												2022											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1. Project Commencement																								
A. Kickoff Meeting																								
1.A.1 Minutes memorandum																								
B. Website Creation																								
1.B.1 Website																								
C. GIS Database and Basemap																								
1.C.1 GIS database and basemap																								
2. Outreach (2 events dates TBD)																								
2.1 PowerPoint presentation																								
2.2 Minutes memorandum																								
3. Preliminary Progress reports																								
3.1 Monthly report																								
3.2 Quarterly status meeting																								
4. Reconnaissance-Level Survey																								
4.1 DPR 523A forms																								
4.2 Updated database																								
4.3 Letter report																								
Client Review																								
5. Historic Context Statement																								
5.1 HCS draft																								
Client Review																								
6. Intensive-Level Survey																								
6.1 DPR 523A and B forms																								
6.2 Updated database																								
6.3 Letter report																								
Client Review																								
7. Draft Survey Report																								
7.1 Draft report																								
Client Review																								
8. Final Survey Report																								
8.1 Final report																								



D. Relevant Example of Previous Work



FIRM INTRODUCTION

Architectural Resources Group (ARG) helps people realize opportunities in the historic built environment. We navigate the range of needs and issues for clients and their historic properties to create great places, enhance investment, and enliven communities.

ARG was founded in 1980 with the belief that historic buildings play an important role in communities, creating places that have value and meaning. ARG principals and staff members are nationally recognized experts in rehabilitation and new construction and bring extensive experience applying the *Secretary of the Interior's Standards for the Treatment of Historic Properties* to our projects. The firm is composed of planners, historians, architects, and conservators who meet the *Secretary of the Interior's Professional Qualifications Standards* in multiple disciplines.

Our portfolio includes award-winning innovative solutions for the adaptive reuse, seismic strengthening, stabilization, materials conservation, documentation, and restoration of historic properties, as well as the design of new structures in sensitive environments.

Planning & History Group Introduction

A core element of ARG's practice is preservation planning. ARG's Planning & History Group comprises planners, historians, and architects who meet the *Secretary of the Interior's Professional Qualifications Standards* in multiple disciplines. The group has varied interests and areas of specialization in the fields of history, architectural history, historic preservation, cultural resource management, cultural landscapes, city planning, architecture, environmental compliance, and urban design.

D. Relevant Example of Previous Work

This breadth of professional experience enables the group to provide a diverse array of planning, research, and design services to public and private clients. The group brings relevant work experience on a wide range of projects in historic and cultural resource management and preservation planning throughout the Western states, including California, Oregon, Washington, Nevada, Arizona, Hawaii, and Alaska.

Services provided include:

- Historic Resources Surveys and Context Statements
- Historic Resource Documentation (HABS/HAER/HALS)
- On-Call Preservation Planning Consulting Services
- Ordinance Development & Regulatory Review
- Federal, State, and Local Landmark Designations
- Design Guidelines
- Design Review & Secretary's *Standards* Compliance Assessments
- Historic Structure Reports & Cultural Landscape Reports
- Historic Resource Evaluations and Environmental Compliance under CEQA
- Section 106/NEPA Compliance
- Preservation Plans, Master Plans, and Specific Plans
- Tax Incentives (Tax Credit Certification, Mills Act Contracts)
- Community Workshops, Public Education and Outreach



City of Monterey Historic Resources Survey

EXPERIENCE WITH HISTORIC RESOURCES SURVEYS AND HISTORIC CONTEXT STATEMENTS

Historic resources surveys are key to helping agencies make informed land-use decisions regarding potential historic resources. As survey documentation methods and technologies have advanced, surveys have become more accurate, standardized, economically viable, and easily disseminated. ARG is among the nation's foremost experts in historic resource survey documentation, having successfully completed surveys of unparalleled size and complexity over the past two decades. Most recently (over the past five years), ARG has conducted surveys of project areas ranging from hundreds of thousands of parcels (as in the City of Los Angeles' citywide survey), to smaller citywide surveys (most recently for the Cities of Santa Monica, Beverly Hills, San Marino, Dana Point, Arcadia, and Tustin), to university campuses like UC San Diego and the University of Southern California, to small study areas including an industrial and residential neighborhood in San Jose and residential neighborhoods in Los Angeles. ARG's recent historic building inventory and evaluation projects include the following:

- SurveyLA, Los Angeles Citywide Historic Resources Survey: Pilot Survey (Boyle Heights); Group 1 Survey (West Adams, Baldwin Hills, Leimert); Group 2 Survey (South and Southeast Los Angeles); and Group 4 Survey (South San Fernando Valley Community Plan Areas), Group 5 Survey (Westchester, Playa Del Rey), Group 6 Survey (North San Fernando Valley Community Plan Areas), Group 7 Survey (Wilshire, Boyle Heights), Group 8 Survey (North and Central San Fernando Valley Community Plan Areas), Group 9 Survey (Industrial Properties, Northeast Los Angeles), Group 10 Survey (Central City) Los Angeles, CA

LEGAL NAME	Architectural Resources Group, Inc.
ADDRESS	Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111
PHONE NUMBER	(415) 421-1680
TYPE OF ENTITY	Corporation
PERSON ABLE TO EXECUTE CONTRACTS	Katie Horak, Principal (626) 583-1401 x103 k.horak@arg-la.com <i>ARG agrees to sign the standard City of Santa Rosa Professional Services Agreement.</i>

D. Relevant Example of Previous Work

- Balboa Highlands, Historic Context Statement and Survey, Los Angeles, CA
- Beverly Fairfax Historic Resources Survey and Context Statement, Los Angeles, CA
- Cannery Row, Historic Resources Survey and Context Statement, Monterey, CA
- Casa Verdugo Historic Resources Survey and Historic Context Statement, Glendale, CA
- City of Anaheim, Citywide Historic Preservation Plan and Historic Context Statement, Anaheim, CA
- City of Arcadia, Historic Resources Survey and Context Statement, Arcadia, CA
- City of Beverly Hills, Citywide Historic Resources Survey, Beverly Hills, CA
- City of Burbank, Historic Sign Survey, Burbank, CA
- City of Carmel-by-the-Sea, Historic Context Statement, Carmel, CA
- City of Dana Point, Historic Resources Survey and Context Statement, Dana Point, CA
- City of Redlands, Historic Context Statement, Redlands, CA
- City of San Gabriel, Historic Context Statement, San Gabriel, CA
- City of San Marino, Historic Resources Survey, San Marino, CA
- City of Santa Monica, Citywide Historic Resource Inventory, Santa Monica, CA
- City of Tustin, Historic Resources Survey Update and Historic Context Statement, Tustin, CA
- City of West Hollywood, Historic Context Statement, West Hollywood, CA
- Contributions to the Los Angeles Citywide Historic Context Statement for SurveyLA, including Los Angeles Modernism
- Country Club Park, Historic Context Statement and Survey, Los Angeles, CA
- East Garrison, Fort Ord, Historic Resources Survey and Context Statement, Monterey County, CA
- Garden Apartments of Los Angeles County, Historic Context Statement, Los Angeles, CA
- Garvanza, Historic Resources Survey and Context Statement, Los Angeles, CA
- Google - Downtown West Mixed-Use Plan Survey and Evaluation, San Jose, CA
- Hoskins District, Historic Resources Survey and Context Statement, Anaheim, CA
- La Cañada Flintridge Historic Resources Survey Update and Historic Context Statement, La Cañada Flintridge, CA
- Miracle Mile, Historic Resources Survey and Context Statement, Los Angeles, CA
- Monterey Old Town National Historic Landmark District, Historic Resources Survey and Context Statement, Monterey, CA
- New Monterey, Historic Resources Survey and Context Statement, Monterey, CA
- Niodrara Drive, Historic Context Statement and Survey, Glendale, CA
- Oxford Square, Historic Resources Survey and Context Statement, Los Angeles, CA
- San Francisco Civic Center Modern Cultural Survey Context Statement, San Francisco, CA
- South Cumberland Heights Historic Resources Survey and Historic Context Statement, Glendale, CA
- University of California, San Diego, Historic Resources Survey, San Diego, CA
- University of Southern California, Historic Context Statement, Los Angeles, CA
- University of Southern California, University Park Campus Historic Resources Survey and Context Statement, Los Angeles, CA
- Wilshire Vista West, Historic Resources Survey and Historic Context Statement, Los Angeles, CA
- Windsor Village, Historic Resources Survey and Context Statement, Los Angeles, CA
- “Yosemite Mission 66/Parkscape USA History (1956-1973)” Historic Context, Yosemite National Park, Mariposa County, CA



San Francisco Civic Center Modern Cultural Survey Context Statement

D. Relevant Example of Previous Work



GOOGLE DOWNTOWN WEST

San Jose, California

Client: Google LLC

Project Duration: 2019

At the request of Google LLC, ARG prepared a Historical Resources Technical Report (HRTR) for the Downtown West Mixed-Use Plan in San José, California. The proposed project includes a mix of new office and residential land uses across the approximately 84-acre project site within the western portion of Downtown San José. Located adjacent to the historic Diridon Station and associated rail corridor, the study area contains a mix of existing industrial, commercial, and residential construction. As part of the California Environmental Quality Act (CEQA) review of the proposed project, ARG conducted a survey and the project area to identify recognized and potential historic resources. ARG staff completed archival research on the project area and for individual properties to develop a historic context and prepare new or updated evaluations for all age-eligible buildings and structures. DPR 523 forms were prepared for each resource in the project area over 45 years old. With the survey completed, ARG continues to work with the project team on the EIR and design guidelines.



D. Relevant Example of Previous Work



SAN MARINO CITYWIDE HISTORIC RESOURCES SURVEY

San Marino, California

Client: City of San Marino

Project Duration: 2018-2020

Between 2018 and 2020, ARG completed the first citywide historic resources inventory ever undertaken in the City of San Marino. The project scope included a survey of all properties in the city constructed through 1980 and evaluation of potential historical resources against federal, state, and local eligibility criteria. In keeping with national and state guidelines, the project involved extensive background research; development of a historic context statement using the National Register Multiple Property Documentation (MPD) approach; completion of the inventory in two phases (reconnaissance and intensive levels); documentation using standardized State of California Department of Parks and Recreation 523 forms (DPR forms); and production of a historic resources survey report with appendices including maps, property lists, and the DPR forms. It also incorporated a wealth of information from the local community, gleaned through extensive public outreach.

San Marino is an almost entirely single-family residential community developed in large part by the Huntington Land and Improvement Company, whose owner Henry E. Huntington envisioned San Marino as a residential enclave and planned it to be conveniently serviced by his Pacific Electric railway lines. Since its 1913 incorporation, the city has enforced zoning excluding multi-family residences and industry, and limiting commercial development to several designated areas along Huntington Drive and Mission Street. San Marino saw intensive development during the 1920s and 1930s and was largely built out by the 1940s. As a result, the city boasts an unusually cohesive collection of single-family residences, most in Period Revival styles and many built on grand scales reflecting the wealth of their owners.

The citywide survey identified over 2,000 potential historic resources, many of which are found in eight residential historic districts ranging in size from 30 to 494 buildings. ARG streamlined its survey methodology through the use of a customized mobile documentation app built on the GIS-based Fulcrum platform; this enabled efficient gathering of data in the field using smartphones, as well as the automatic generation of the thousands of DPR forms.

D. Relevant Example of Previous Work



CITY OF REDLANDS HISTORIC CONTEXT STATEMENT

Redlands, California

Client: City of Redlands

Project Duration: 2016-2017

In October 2016, the City of Redlands contracted with ARG to draft its first citywide historic context statement. The goals of the project were to clearly identify all contexts and themes under which historic resources may be determined eligible, as well as associated property types. This comprehensive document provided the city with a contextual basis for evaluating potentially historic resources for eligibility under National Register, California Register, and local criteria.

Located in the Inland Empire of San Bernardino County, the City of Redlands is recognized for its rich history in citrus production, its reputation as a turn-of-the-century tourist locale, and its strong tradition of philanthropy. The city originated as the Redlands Colony, founded in 1881 by Frank E. Brown and E.G. Judson. The duo attracted settlers by promoting the colony's temperate climate, its sweeping mountain views, and the region's profitability from

the Washington naval orange. The colony incorporated in 1888, and by the end of the 19th century proudly proclaimed itself the "Washington Naval Orange Growing Capitol of the World." Shortly after, Easterners Albert and Alfred Smiley played an indisputable role in transitioning the industrial town to a vacation and retirement destination, in part by developing winter homes in the Smiley Heights tract. Albert Smiley later donated a library to the city, pioneering a wave of philanthropic efforts that led to the construction of some of its most precious architectural gems. The city continues to house a rich and varied collection of buildings that reflect the city's multiple periods of development as well as associated trends comprising the history of Southern California.

The preparation of the City of Redlands Historic Context Statement included the development of applicable contexts and themes related to the city's history, the identification of potentially significant historic districts, and the recommendation of general treatment plans for historical resources in the future. Its development was informed by intensive-level research, a reconnaissance survey of the city, and information gathered through extensive public outreach.

E. Project Team

We have carefully compiled an expert team to complete the City of Santa Rosa Historic Resource Evaluation of the Downtown Station area, comprising staff and professionals with directly applicable expertise and experience. The team will be led by Project Manager **Mary Ringhoff**, Senior Associate. Project support will be provided by **Sarah Hahn**, Senior Associate, **Rosa Fry**, and ARG intern **Emelyn Najera**. **Katie Horak**, Principal, will provide project oversight and quality assurance.

In addition to ARG's internal team, we are thrilled to collaborate with renowned architectural historian and preservationist **Diana Painter of the firm Painter Preservation**, who maintains offices in Santa Rosa and Spokane, Washington. With her extensive experience and knowledge of Santa Rosa and its historic resources, Painter Preservation brings unparalleled knowledge on local heritage resources.

All members of the project team meet the *Secretary of the Interior's Professional Qualification Standards* in architectural history. Team members are able to start work immediately and will be available until project completion.

As Project Manager, **Mary Ringhoff** will provide day-to-day contact with City staff and ensure all work is being conducted to the highest possible standard. Mary's most recent survey management experience includes citywide surveys for San Marino, Tustin, and Arcadia, CA; an HCS with reconnaissance survey for Redlands, CA; and National Register Historic District surveys of the Beverly Fairfax and Wilshire Vista West neighborhoods in Los Angeles. Prior to these projects, she was a significant contributor to SurveyLA, the City of Los Angeles' citywide historic resources survey. Mary is also a Lecturer at the University of Southern California (USC), where she teaches a Cultural Resource Management course to graduate students in the School of Architecture's Master of Heritage Conservation program. She has been with ARG for eight years.

References for Mary Ringhoff

Aldo Cervantes, Community Development Director
City of San Marino
(626) 300-0710 / acervantes@cityofsanmarino.org

Project: City of San Marino Historic Resources Survey

Loralee Farris, Principal Planner
City of Redlands Development Services Department
(909) 798-7555 ext. 2 / Lfarris@cityofredlands.org

Project: City of Redlands Historic Context Statement

Katie Horak will serve as Principal in Charge, overseeing all work done by ARG staff. Katie has 17 years of experience managing complex historic resources survey projects throughout California, including surveys in the Cities of Napa, San Juan Bautista, Los Angeles, Santa Monica, Beverly Hills, Dana Point, and Arcadia. A recognized expert in the field, Katie regularly speaks on preservation topics at local, state, and national conferences, and is a contributing author of a book on historic resources surveys to be published by the Getty Conservation Institute (GCI) in 2022. In addition to her work at ARG, Katie is also Adjunct Assistant Professor at the University of Southern California (USC), where she teaches Historic Site Documentation courses to graduate students in the School of Architecture's Master of Heritage Conservation program.

Project team member **Sarah Hahn's** most recent project management and survey experience includes a focused survey and evaluation project for a large new development in downtown San Jose, and extensive work with the National Park Service including survey and evaluation of varying resource types at Yosemite National Park, Lake Mead National Recreation Area (NV), Lava Beds National Monument, Devils Postpile National Monument, Walnut Canyon National Monument (AZ), and Carlsbad Caverns National Park (NM).

Project team member **Rosa Fry** has participated in numerous historic resources surveys, most recently in San Marino, Glendale, and Tustin, CA. She is ARG's mobile documentation app specialist and designed customized Fulcrum interfaces for each of the above surveys. Rosa also has extensive experience conducting background research and developing historic context statements for large-scale surveys.

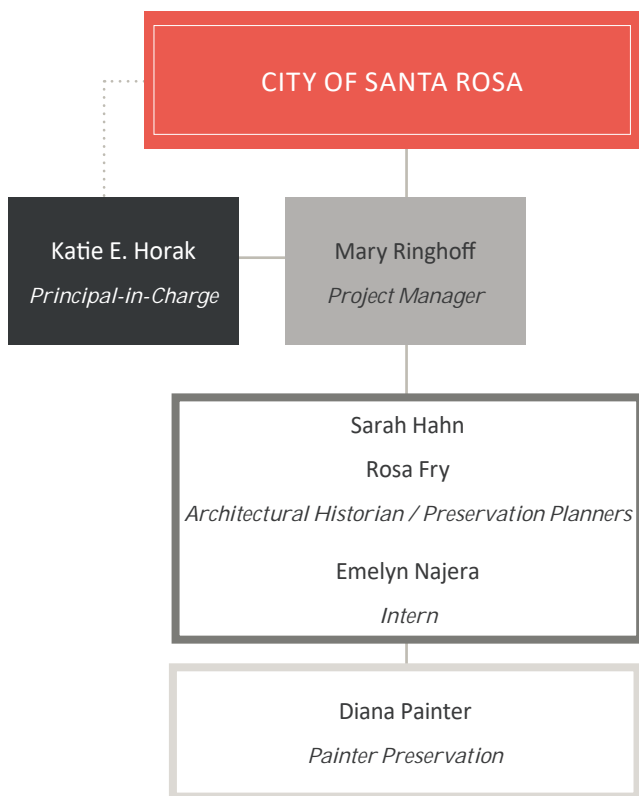
ARG intern **Emelyn Najera** will provide project support throughout all phases. She received a dual masters degree in historic preservation and city planning from the University of Pennsylvania in 2020, and has extensive experience in conducting historic research and creating GIS maps and databases. Her most recent survey experience has been on the Tustin citywide survey update.

Consulting team member **Diana Painter, Painter Preservation**, will provide specialized expertise in early phases of the project, and will be an essential collaborator during the research, reconnaissance, and historic context statement tasks. She will also bring an additional level of quality assurance as well as specialized knowledge in the historic resources and development history of Sonoma County. Over the last eighteen years, Painter Preservation has completed nearly 200 intensive-level surveys and evaluations for single historic resources or small-scale historic districts in the larger Bay

E. Project Team

Area, including for communities and private property owners in Alameda, Lake, Marin, Mendocino, Monterey, Napa, San Francisco, San Mateo, and Sonoma Counties, with a special focus on Sonoma County. They have undertaken twelve multiple property surveys, with a total of 830 individual resources, in Sonoma County. As a result of this experience, Painter Preservation is very familiar with the built environment resources and history of the region. Painter Preservation has completed two multiple property surveys in Santa Rosa, one in the Junior College neighborhood with students from the Cultural Resource Management program at Sonoma State University, and one for the Fourth Street corridor for the Santa Rosa Mixed Use Environmental Impact Report. Painter Preservation has also provided training to Santa Rosa’s Cultural Heritage Board on historic preservation regulations and how to interpret the Secretary of Interior’s Standards.

Team resumes can be found in the appendix.



PROJECT MANAGEMENT

Effective project management is critical to the successful completion of complex projects like large-scale surveys. ARG uses the following methods to guide these types of projects from beginning through completion:

Project Schedule: ARG works in collaboration with our clients to develop realistic project schedules as we commence with a project. We believe project schedules are important tools to visually chart progress and to identify critical review and other time-sensitive issues. Our entire team works to identify the critical path for the process, pinpoint milestones, track due dates for deliverables, and perform project tasks with agreed-upon, realistic time parameters.

Document Review/Quality Control and Assurance: We conduct in-house reviews at appropriate milestones with firm principals and senior staff to refine the project deliverables. In the case of the Downtown Station Area project, additional review and quality assurance will be provided by consulting architectural historian Diana Painter.

Project Meetings: We firmly believe that team meetings with key team members are an important component of quality assurance. The effective use of meetings allows the entire team to develop solutions that meet the project goals. While meetings can occur in a number of formats, in the current climate of COVID-19 we have found video conferences and teleconferences using Zoom, Google Meet, and similar platforms to be very effective and offer considerable cost savings in comparison to in-person meetings.

Staff Availability: ARG’s approach is to staff our projects with qualified staff members and outside consultants who are committed throughout the life of the project. Before assigning staff to projects we carefully evaluate workloads and depth of relevant experience to arrive at the best possible combination of team members. The proposed team members have both the experience and the availability to successfully complete this project.

Due to our size and staff qualifications, we are capable of assigning project team members who will be committed to this project from inception to completion. Should any unexpected staff changes be necessary, we will notify the City of Santa Rosa immediately and provide information about staff replacement.

Additional Strategies: Over the past decade, ARG has successfully developed, adapted, and refined new documentation techniques to streamline survey work, and we plan to use these techniques to maximize efficiency and accuracy for the Downtown Station Area project. For this project, we propose to utilize a customized mobile documentation app built on the GIS-based Fulcrum platform. This secure platform backs up all data in the cloud and has the ability to generate full DPR forms as well as .csv files containing all property information for use in GIS mapping.

COST OF SERVICE

The following fee sheet states all costs associated with the project, broken down by labor task and by type of anticipated reimbursable expense.

E. Project Team

Santa Rosa Downtown Station Area Historic Resources Evaluation	Principal	Proj Man	Arch Hist	Consult	Intern	Total	Cost
Task 1. Project Commencement	2	16	8	4	24	54	\$6,340
A. Attend a kick-off meeting with City staff to confirm project goals, scope, schedule, and deliverables. Prepare and submit minutes memorandum (<i>Deliverable 1.A.1</i>) - this and all subsequent deliverables to be in English and Spanish.							
B. Develop website (<i>Deliverable 1.B.1</i>) to provide project information, host project documents for public review, and notify community of progress and upcoming events.							
C. Create GIS map and database (<i>Deliverable 1.C.1</i>) illustrating known and potential historic resources.							
Task 2. Community Outreach	0	12	0	8	20	40	\$4,560
Prepare and present project information and solicit feedback from the public at two outreach events to be scheduled and noticed by the City. Deliverables: a Powerpoint presentation (<i>Deliverable 2.1</i>) and a minutes memorandum (<i>Deliverable 2.2</i>).							
Task 3. Preliminary Progress Reports	0	40	0	0	0	40	\$6,200
Provide monthly written progress reports (<i>Deliverable 3.1</i>) and schedule and attend quarterly status report meetings with City staff (<i>Deliverable 3.2</i>).							
Task 4. Reconnaissance-Level Survey and Inventory	2	200	48	120	220	590	\$71,960
Conduct a reconnaissance survey of all undesignated properties within the Downtown Station project area. Update property database (generated during Task 1) to reflect baseline information gathered in field, including newly identified potential historic resources (individuals and districts) as well as resources identified in previous surveys. Use customized mobile documentation app (Fulcrum platform) to photograph, map, and record information.							
Conduct property-specific research to inform preliminary evaluations. Evaluate properties under national, state, and local criteria, provide justification, and assign California Historical Resources Status Codes.							
Generate hard copies of DPR 523a forms with embedded photos and abbreviated evaluations (<i>Deliverable 4.1</i>), the updated database in GIS-compatible format (<i>Deliverable 4.2</i>) and a letter report summarizing methodology and results of reconnaissance survey (<i>Deliverable 4.3</i>).							
Task 5. Downtown Station Area Historic Context Statement	4	80	80	24	40	228	\$29,920
Obtain and review relevant background information, plans, and previous studies, including the Downtown Plan, historic preservation ordinance, previous survey reports/findings (1977 and 1989), historic district nominations/preservation plans, GIS data, building permit records (if available), etc.							
Supplement with primary and secondary source research on the history and development of the project area, to inform development of the historic context statement (HCS).							
Draft an HCS (<i>Deliverable 5.1</i>). Per OHP guidelines, the HCS will use the National Register Multiple Property Documentation (MPD) approach to identify a period of significance, develop themes providing a framework for evaluation, identify property types, and provide eligibility criteria and integrity thresholds. Submit to City for review; revise per comments for inclusion in final survey report.							
Task 6. Intensive-Level Survey of Significant Resources	4	80	80	0	100	264	\$30,820
Conduct an intensive-level survey of all significant properties on the property database/spreadsheet, using a customized mobile documentation app (Fulcrum platform) to photograph, map, and record information.							
Draft brief narrative significance statements to be included in the intensive level survey.							
Generate hard copies of DPR 523a and b forms with embedded photos and maps (<i>Deliverable 6.1</i>), the updated property database in GIS-compatible format (<i>Deliverable 6.2</i>) and a letter report summarizing the intensive survey findings (<i>Deliverable 6.3</i>).							
Task 7. Draft Historic Resource Evaluation Report	4	40	16	8	40	108	\$13,320
Draft a historic resource evaluation report (<i>Deliverable 7.1</i>), to include executive summary; objectives; preservation framework; area surveyed; methodology; HCS; results; definitions; and sources. The report's appendices will include the master property spreadsheet and maps as well as DPR 523 forms. Submit to City for review.							
Task 8. Final Historic Resource Evaluation Report	2	24	0	2	16	44	\$5,680
Revise draft report per City comment and submit final.							
Total Hours	18	492	232	166	460	1368	
Hourly Rates	\$230	\$155	\$125	\$150	\$75		
Subtotal (per person)	\$4,140	\$76,260	\$29,000	\$24,900	\$34,500		
Subtotal Labor	\$168,800						
Expenses - translation services	\$5,000						
Expenses - hard copies and reproduction	\$700						
Expenses - shipping/postage	\$200						
Expenses - software	\$1,800						
Expenses - mileage/travel/per diem	\$3,500						
TOTAL NOT-TO-EXCEED FEE	\$180,000						

KATIE E. HORAK

Principal | Architectural Historian & Preservation Planner

Katie is a Principal at Architectural Resources Group with more than fifteen years experience in the field of historic resource management in both the public and private sectors. Katie is a recognized leader in the industry, bringing creative and innovative solutions to complex issues related to historic site documentation, management, and adaptive re-use. Katie brings additional experience with California Environmental Quality Act (CEQA) compliance documentation, historic structure reports, determinations of eligibility, design review, and Mills Act Property Tax Abatement Program administration.

Relevant Project Experience

- City of Redlands, Historic Context Statement, Redlands, CA
- SurveyLA, Los Angeles Citywide Historic Resources Survey: Citywide Historic Context Statement (The Ranch House and Los Angeles Modernism), Pilot Survey, Groups 1, 2, 4, 5, 6, 7, 8, 9, and 10 Surveys
- Santa Monica Citywide Historic Resources Inventory (HRI) Update, Santa Monica, CA
- City of La Cañada Flintridge, Historic Context Statement and Historic Resources Inventory Update, La Cañada Flintridge, CA
- Dana Point Citywide Historic Resources Survey, Dana Point, CA
- Beverly Hills Citywide Historic Resources Survey, Beverly Hills, CA
- Arcadia Citywide Historic Resources Survey, Arcadia, CA
- Casa Verdugo, Historic District Survey, Evaluation Report and Historic Context Statement, Glendale, CA
- South Cumberland Heights, Historic District Survey, Evaluation Report and Historic Context Statement, Glendale, CA
- University of California, San Diego, Campus-wide Historic Resources Survey, San Diego, CA
- View Park Historic District National Register Nomination, Los Angeles County, CA
- Alta Heights, Historic Resources Survey, Napa, CA
- Historic Signs Survey and Ordinance Review, Burbank, CA
- Figueroa Corridor, Historic Context Report, Los Angeles, CA
- University of Southern California, Historic Resources Survey, Los Angeles, CA
- Niodrara Drive Historic District Evaluation, Glendale, CA

Selected Lectures

- "Implementing Heritage Surveys and Digital Inventories," National Trust for Canada Conference, Fredericton, New Brunswick, Oct. 2018.
- "Historic Surveys and Designation: From Identification to Nomination." California Preservation Foundation Workshop, January 2016.
- "How to Measure Integrity in Historic Resources," Palm Springs Modernism Week, February 2015, and California Preservation Conference, May 2015.
- "Current Trends in Historic Resources Surveys for Preservation Planning," California APA Conference, Visalia, CA Oct. 2013.
- "Know Your Strengths: Innovative Historic Resources Surveys," National Preservation Conference, Spokane, WA, Oct. 2012.



Education

Master of Heritage Conservation,
University of Southern California,
Los Angeles

University of Oregon, Eugene
Historic Preservation Field School
in Canova, Italy

Bachelor of Arts, Art (Painting/
Drawing), Whitworth College,
Spokane, Washington

Meets *The Secretary of
the Interior's Professional
Qualifications Standards* in
Architectural History and History

Memberships

Secretary, Docomomo US

Founding President, Docomomo
US, Southern California Chapter

Los Angeles Conservancy

National Trust for Historic
Preservation

Society of Architectural Historians,
Southern California Chapter

Academic Involvement

Leadership Council, USC Alumni
Real Estate Network

Adjunct Assistant Professor,
University of Southern California.

Current courses taught:
*Introduction to Historic Site
Documentation*, and *Advanced
Documentation: Historic Resources
Surveys*

MARY RINGHOFF**Senior Associate | Architectural Historian | Preservation Planner**

Mary is an Architectural Historian and Preservation Planner with extensive experience in writing historic contexts, landmark nominations, historic structures reports, and historic resource evaluations, and has managed and contributed to numerous historic resources surveys. Mary is also an archaeologist and has managed dozens of projects involving both prehistoric and historical resources. Her first (co-authored) book, *The River and the Railroad: An Archaeological History of Reno*, was published by the University of Nevada Press in 2011. Mary is on the faculty of the University of Southern California's School of Architecture as an adjunct lecturer in the Heritage Conservation program, where she teaches a graduate-level Advanced Documentation course.

Relevant Project Experience

- San Marino Citywide Historic Resources Survey, San Marino, CA
- City of Redlands, Historic Context Statement, Redlands, CA
- SurveyLA, Los Angeles Citywide Historic Resources Survey: Survey for Group 4 (North Hollywood-Valley Village), Group 5 (Westchester, Playa Del Rey), Group 7 (Wilshire, Boyle Heights), Group 8 (Van Nuys-North Sherman Oaks, Reseda-West Van Nuys, and other areas), Group 9 (Industrial Properties and Northeast Los Angeles)
- Tustin Citywide Historic Resources Survey, Tustin, CA
- Miracle Mile Historic District Historic Resources Survey, Los Angeles, CA
- Beverly Fairfax Historic District Historic Resources Survey and National Register Nomination, Los Angeles, CA
- Wilshire Vista West Historic District National Register Nomination, Los Angeles, CA
- GSA Federal Buildings National Register Nominations, Los Angeles, CA, Laguna Niguel, CA, Phoenix, AZ and Reno, NV
- Historic Signs Survey and Ordinance Review, Burbank, CA
- Arcadia Citywide Historic Resources Survey, Arcadia, CA
- Santa Fe Railway Depot Character-Defining Features Study, Redlands, CA
- Redlands Historic Architectural Design Guidelines, Redlands, CA
- Ryan Camp Historic District, Building Documentation and Conditions Assessment, Death Valley, CA
- 3D Documentation Pilot Study: Crescent City Structures and Rock Art at Mt. Irish and Shooting Gallery, Basin and Range National Monument, Lincoln County, NV
- Rancho Sierra Vista Beal Residence and Caretaker's Residence Historic Structures Report, Santa Monica Mountains National Recreation Area, CA
- Rancho Sierra Vista Equipment Shed/Bunkhouse Historic Structures Report, Santa Monica Mountains National Recreation Area, CA
- Chet Holifield Federal Building Historic Structures Report, Laguna Niguel, CA
- First Congregational Church of Pasadena Historic Landmark Nomination, Pasadena, CA
- Bailey Springs Historic District, Historic Structures Report and Interpretive Plan, Lincoln County, NV
171-177 Pier Avenue/174 Kinney Street Landmark Assessment, Santa Monica, CA
- 708 Crescent Avenue, Historic Resource Evaluation, Avalon, CA

**Education**

Master of Historic Preservation,
University of Southern California,
Los Angeles

Master of Arts, Anthropology,
University of Nevada, Reno

Bachelor of Arts, Anthropology,
Stanford University

Meets *The Secretary of
the Interior's Professional
Qualifications Standards* in
Architectural History, Archaeology,
and History

Registrations

Registered Professional
Archaeologist (RPA)

Memberships

Society of Architectural Historians

Vernacular Architecture Forum

Los Angeles Conservancy

Nevada Architectural History
Alliance

Society for Historical Archaeology

SARAH K. HAHN

Senior Associate | Architectural Historian | Preservation Planner

Sarah is an Architectural Historian and Preservation Planner with more than fifteen years of experience. She has developed an extensive background in cultural resource documentation and evaluation, preservation planning, environmental review and compliance, and project management. Her recent projects have included Determinations of Eligibility and Historic Structure Reports for several National Park Service projects, National Register Nominations, Secretary of the Interior's Standards design reviews, Historic Resource Evaluation reports, HABS / HAER / HALS documentation, Section 106 compliance, and Federal Historic Preservation Tax Credit projects. Sarah has worked on projects in California, Oregon, and Nevada.

Relevant Project Experience

- San José Mixed-Use Plan, Historic Resource Evaluation/Environmental Review and Design Review, San José, CA
- "Yosemite Mission 66/Parkscape USA History (1956-1973)" Historic Context, Yosemite National Park, Mariposa County, CA
- Cabrillo National Monument Visitor Center Historic District, Cultural Landscape Report, San Diego, CA
- Superintendent's Building Historic Structure Report, Carlsbad Caverns National Park, NM
- San Francisco Civic Center Modern Cultural Survey Context Statement, San Francisco, CA
- Yosemite Valley Historic District, National Register Amendment, Yosemite National Park, Mariposa County, CA
- Tioga Road Historic District, National Register Nomination, Yosemite National Park, Mariposa County, CA
- Degnan's Deli and Restaurant Determination of Eligibility, National Register Nomination, and HSR, Yosemite National Park, Mariposa County, CA
- Yosemite Village Store Determination of Eligibility and Historic Structure Report, Yosemite National Park, Mariposa County, CA
- Yosemite Lodge Food Court Historic Structure Report, Yosemite National Park, Mariposa County, CA
- John E. Moss Federal Building (650 Capitol Mall) and 2800 Cottage Way Federal Building Determinations of Eligibility, Sacramento, CA
- Conservatory of Flowers Support Structures Historic Resource Evaluation and Certificate of Appropriateness, San Francisco, CA
- 1500 Mission Street EIR Historic Resources Technical Report, Alternatives Consultation, HABS Documentation, and Interpretive Design Consultation, San Francisco, CA
- 100 California Street, Historic Resource Evaluation, Standards Compliance Review, and HABS Documentation, San Francisco, CA
- Golden Gate Park Tennis Court Complex Historic Resource Evaluation and Standards Compliance Review, San Francisco, CA
- Civic Center Plaza Playgrounds Historic Resource Evaluation, San Francisco, CA



Education

Master of Science in Historic Preservation, University of Oregon, Eugene

Bachelor of Science, Graphic Design and Art History, University of Evansville, Evansville, Indiana

Registrations

Meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History and History

Memberships

National Trust for Historic Preservation, Member

San Francisco Architectural Heritage Foundation, Member

Northern California Chapter, Documentation and Conservation of buildings, sites, and neighborhoods of the Modern Movement (DOCOMOMO-NOCA), Board Member

Oakland Heritage Alliance (OHA), Member

EMELYN NAJERA

Architectural Historian | Preservation Planner

Emelyn is an Architectural Historian and Preservation Planning Intern in ARG’s Los Angeles office. She recently graduated from University of Pennsylvania with a Master of City Planning and a Master of Science in Historic Preservation. With a background in architecture, Emelyn is able to work with ARG’s Planning and Architecture studios.

Relevant Project Experience

- City of Tustin, Historic Resources Survey Update and Historic Context Statement, Tustin, CA
- Wilshire Vista West Historic District National Register Nomination, Los Angeles, CA
- Dinah’s Family Restaurant Historic Resource Assessment, Los Angeles, CA
- China Beach Rehabilitation, San Francisco, CA
- 3D Documentation Pilot Study: Crescent City Structures and Rock Art at Mt. Irish and Shooting Gallery, Basin and Range National Monument, Lincoln County, NV

*Relevant Work Experience**

- Project Designer, Richard W. Thom, AIA, Philadelphia, PA
Junior architect working in a small office specializing in adaptive re-use and renovations to existing structures, collaborated directly with the Principal on two major projects. Tasks included: Dimensional surveying of existing buildings conditions with photo record; preparation of existing condition CAD documentation; preparation of architectural documents for local municipality zoning review and public hearings including site analysis, rendered elevations and perspective views of proposed project; preparation of final Construction Documents for bidding and permitting.
- Cultural Landscape Preservation Resource Assistance, Olmsted Center for Landscape Preservation, Boston, MA
Collaborated with a team of landscape architects and historians in developing a Cultural Landscape Report for the Johnstown Flood Memorial.
- Surveyor, Penn Praxis, University of Pennsylvania, Department of Historic Preservation
Survey of historic churches in Philadelphia. Tasks included extensive fieldwork, contribution to an Excel database, and ArcGIS mapping.
- Intern Architect, Historic American Building Survey, Washington D.C.
Conducted field surveys and produced sketches, hand-measurements, and laser-scan data for the documentation of historic structures. Utilized CAD and laser-scan software to draft measured-drawings (floor plans, elevations, and details) according to HABS/HAER standards, to be archived at the Library of Congress

**indicates work performed prior to joining ARG*



Education

Master of City Planning, University of Pennsylvania

Master of Science, Historic Preservation, University of Pennsylvania

Bachelor of Architecture, University of Southern California

Meets the Secretary of the Interior’s Professional Qualifications Standards in Architectural History and Architecture

Memberships

LEED Green Associate



RESUME: Diana J Painter, PhD
Principal Architectural Historian & Owner, Painter Preservation

QUALIFICATIONS

Diana Painter, owner of Painter Preservation, meets the Secretary of Interior's Professional Qualification Standards in the area of architectural history. She has 35 years of professional experience in historic preservation and urban design, including eighteen years as her firm's Principal Architectural Historian. Ms. Painter founded her firm, Painter Preservation, a certified woman-owned, small business, in 2002. Painter Preservation provides a full range of historic preservation services for public and private clients throughout the western United States.

EDUCATION

Ph.D, Architecture, University of Sheffield, Sheffield, England, 1990
 Post-graduate studies, Master of Architecture program, University of Pennsylvania, 1987
 MUP, Certificate in Urban Design, University of Washington, 1984
 BA, Interdisciplinary Design, Fairhaven College, Western Washington University, 1979

RECENT EMPLOYMENT HISTORY

2002-present, Owner, Principal Architectural Historian, Painter Preservation, Sonoma, California
 2012-2017, National Register Coordinator, Oregon State Historic Preservation Office, Salem, Oregon
 2000-2001, Urban Designer, Carlile-Macy, Santa Rosa, California
 1997-2000, Public Outreach Coordinator, Sound Transit, Seattle, Washington

SELECTED PROFESSIONAL AFFILIATIONS

Society of Architectural Historians Marion Dean Ross (PNW) chapter, president 2013-2019
 Alliance for Historic Landscape Preservation, member since 2006
 Vernacular Architecture Forum, member since 2004

HONORS AND AWARDS

National Alliance of Preservation Commissions, Commission Excellence Award in the area of Social Outreach Media for *Spokane Mid-20th Century Context and Inventory*, 2018
Washington State Historic Preservation Officer's Award for Outstanding Achievements in Historic Preservation in the area of Media, 2018
Oregon Heritage Excellence Award for *Oregon City Historic Review Program, Historic Survey & Update Project*, 2012
County of Sonoma Gold Commendation for service to the Sonoma County Landmarks Commission 2008
Peterson Prize, County of Sonoma Historical Records Commission, for "M. Vonsen Company and the First Street Warehouses" historic context statement, 2005
Rome Fellowship Award, Northwest Institute for Architecture and Urban Studies in Italy. *Research topic: Retrofitting streets for transit*, 1986
Overseas Research Studentship Award, Department of Education, Great Britain. *Research topic: Housing and urban design*, 1982

PUBLIC SERVICE

Spokane Preservation Advocates, vice president, 2019, president since 2020
 City of Spokane Plan Commission, member since 2018

PUBLICATIONS

"Regional Modernism on the West Coast: A Tale of Four Cities," in *Translation, Proceedings of the Society of Architectural Historians, Australia and New Zealand: 31*, Translation, Auckland, NZ, 2014.
 "The Historic Built Environment: A Planning Perspective from the Western United States" in *A Companion to Cultural Resource Management*, Thomas F. King, editor, Wiley-Blackwell, Publishers.

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