



VILLAGE OF MOUNT HOREB

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Mount Horeb, WI 53572

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HISTORIC PRESERVATION COMMISSION AGENDA

Monday, December 22, 2025 at 6:00 PM

Municipal Building Board Room

138 E. Main Street

Mount Horeb, WI

- 1) Call to order
- 2) Public Comments on Non-Agenda Items*
- 3) Agenda Items
 - a. Consideration of November 11, 2025 Meeting Minutes
 - b. Review of Proposals for Historic Survey and Award of Contract
 - c. Review of Certificate of Appropriateness Application
- 4) Future agenda items
- 5) Meeting adjournment.

*Public Comment Policy

Members of the public are invited to speak at meetings of all Mount Horeb Public Bodies. To comment, please complete a Public Comment Form at the Meeting Room entrance and submit it to staff before the meeting begins. Comments are limited to **three minutes**, must be made from the podium, and the speaker must return to the audience after speaking.

- **Non-agenda item comments** are heard at the start of the meeting. Public Body members and staff will not engage in discussion during public comment but may consider topics for future agendas.
- **Agenda item comments** are heard during the relevant item, after the proposers or staff present the item and before Public Body discussion. All public comments on the item will be heard before any discussion by the Public Body.

Members of the public will only be allowed to speak outside these public comment times if they are invited by the meeting chair to share additional information requested by the Public Body. If so invited to speak, the member of the public must do so from the podium.

Written comments are also welcome. Written comments shall include the name and address of the submitter and should be submitted to the Deputy Treasurer/Governance Coordinator by email at niki.erickson@mounthorebwi.info (subject line: *Public Comment Request-Name of Public Body*) or delivered by to the Village at: 138 E Main Street, Mount Horeb WI, 53572, ATTN *Public Comment Request-Name of Public Body*.

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT ALYSSA GAFFNEY, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-9404.

HISTORIC PRESERVATION COMMISSION AGENDA
Tuesday, November 11, 2025 at 6:30 PM

DRAFT MEETING MINUTES

1) Call to order

Chair Marc Schellpfeffer called the meeting to order at 6:50 pm in the Board Room of the Municipal Building, 138 East Main Street, Mount Horeb, WI.

Members Present: Megan Minter, Maura Overland, Jackie Sale, Destinee Udelhoven

Others Present: Village Administrator Nic Owen, Village Planner Ben Rohr, Assistant Clerk Jean Culberson

2) Public Comments

No Comments.

3) Agenda Items

a. Consideration of October 22, 2025 Meeting Minutes

Overland Motioned and Sale seconded to approve the October 22, 2025 minutes with corrections to Item 4 change the word Milwaukee to Wisconsin. Motion carried by unanimous voice vote.

b. HPC Full Draft Zoning Ordinance Review

Rohr summarized the documents in the agenda packet. Rohr and the Commission discussed the understanding of the Historic Preservation Overlay Zoning District. Owen suggested creating a HPC webpage for the public. The following is a summary on the directions Rohr received from the Commission:

- Add language to specify what happens if nomination is denied to match other processes in the code (reapply in 6 months).
- Retain powers, duties, etc. in this section, but add another section in Article 10 that cross references where these standards can be found.
- Change the maximum height to 40' and 3 stories to match changes made within the Downtown Mixed Use zoning district along Main Street.
- Remove "multi-story structure" from the design theme description and defer to the bulk dimensional standards for the zoning district
- Reword the color palette requirements to include language about matching the era of building construction, restoration, or historical significance and list potential color palettes that would achieve this requirement.
- Remove inconsistent language about ground floor residential that's in conflict with the mixed-use building requirements for the district.
- Clearly outline the process for HPC involvement for both locally-designated (HPC review and approval) and non-locally-designated properties (HPC input, PC review and approval).
- Very minor typo and wording revisions within the Historic Preservation Overlay, DMU Zoning District Design Requirements, and DMU Zoning District Design Review sections.

The Commission discussed the proposed zoning map and rezoning the block between N Third and N Fourth Street from Downtown Mixed Use (DMU) to Neighborhood Mixed Use (NMU). Schellpfeffer called a straw poll to the proposed rezoning of the block. Vote result: 2 in favor and 3 against. No further action was taken.

The Commission questioned existing code on opting out. Owen informed of ORD 2024-01 adopted in January 23, 2024 changing the language.

4) Future agenda items

December 17, 2025 Next Meeting

Set date for public input session on grant reviewing

5) Meeting adjournment.

Minter Motioned, Schellpfeffer seconded to Meeting adjournment at 8:48pm. Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson



AGENDA ITEM REPORT

MEETING DATE

December 22, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.b

Review of Proposals for Historic Survey and Award of Contract

BACKGROUND

We received two proposals for the Intensive Survey of Historic Properties in the Village, one from Civil and Environmental Consultants Inc (CEC), and the second from Urbana Preservation and Planning. The project is funded by a \$20,000 grant from the Wisconsin State Historic Preservation Office and additionally, the Mount Horeb Historical Society has committed to provide up to \$2,000 to the project if needed.

Historic Preservation is admittedly not my area of expertise, but from the proposals, both firms appear to have qualified staff and extensive experience. Of the two firms, Urbana seems to be more focused on the type of projects we are looking for. The CEC proposal came in well over budget at \$28,800 and the Urbana proposal was right at our max budget of \$22,000.

RECOMMENDATION

ATTACHMENTS

1. CEC Full Proposal
2. Urbana Bid_Village of Mount Horeb Intensive Historic Property Survey



Civil & Environmental Consultants, Inc.



Village of Mount Horeb

**PROFESSIONAL CONSULTING SERVICES FOR
INTENSIVE HISTORIC PROPERTY SURVEY**

Project 357-485
December 15, 2025



December 15, 2025

Mr. Nicholas Owen, Village Administrator
Village of Mount Horeb
138 E Main Street
Mount Horeb, WI 53572

Subject: Proposal for Professional Cultural Resource Services
Intensive Historical Property Survey
Village of Mount Horeb, Wisconsin
CEC Project # 357-485

Dear Mr. Owen:

Civil & Environmental Consultants, Inc. (CEC) appreciates the opportunity to present this proposal to the Village of Mount Horeb to provide an intensive level historical property survey in Mount Horeb, Wisconsin. Services will include the following:

- Preparation of public meeting/engagement documentation.
- Virtual meetings with client and public.
- Conducting a Reconnaissance phase of the survey to identify and photograph resources that are 45 years or older and retain sufficient integrity to be considered eligible for the National Register of Historic Places (NRHP).
- Completion of the Intensive phase of the survey which will involve site-specific research on all resources considered potentially eligible for the NRHP, individually or as districts.
- Data entry documenting the results of both phases of the survey into the Wisconsin Historic Preservation Database (WHPD).
- Completion of a final Intensive Survey Report.

CEC appreciates this opportunity to work with the Village of Mount Horeb and looks forward to working toward the successful completion of this project. Please contact us via email to Sarah at sterheide@cecinc.com if you have any questions regarding this proposal.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Sarah Terheide, MA
Project Manager

Maria Smith, PhD, RPA
Archaeology Primary Investigator

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1.0 Qualifications and Experience

1.1 Firm Overview

CEC is a full-service engineering and environmental consulting firm with more than 1,600 team members, nine primary practices and service offerings, and 34 offices nationwide. CEC is consistently ranked on Engineering News-Record's annual lists of the Top Design Firms and Top Environmental Firms in the nation. Our presence within the cities and towns where we work positions us to undertake and complete assignments in a timely, organized, and responsive manner, provides us with first-hand knowledge of local stakeholders and unique needs and challenges of our communities.



1.2 Cultural Resource Excellence

Understanding the cultural landscape of a project area requires a comprehensive and collaborative approach. CEC offers services to help you identify and evaluate cultural resources early in the development process. Our proactive strategy supports compliance with regulatory requirements, fosters meaningful stakeholder engagement, and ensures that cultural heritage is thoughtfully considered in project decision-making. Our team is dedicated to preserving your community's historic resources and character. We offer strategic planning and creative outreach solutions that help communities celebrate their heritage while navigating preservation goals with clarity and confidence. Our preservation planning services include:

- Master Planning
- Integrated Cultural Resource Management Plans
- Historic preservation tax credit counseling
- Stakeholder training
- Public outreach
- Content for informational brochures, exhibits, and signage
- Historical/cultural tourism planning
- Development of local ordinance
- Museum Services

CEC's cultural resources professionals comprise one of the firm's nine primary Practices. Our Cultural Resources Practice is staffed by 30 full-time specialists offering a full range of integrated services to address compliance with Sections 106 and 110 of the National Historic Preservation Act (NHPA), the National Environmental Policy Act, and other federal, state, and local regulations. Our archaeologists, ethnographers, architectural historians, and scientists meet or exceed the Secretary of the Interior Professional Qualifications Standards and work nationwide from multiple offices. Our team includes enthusiastic and seasoned practitioners with a record of completing high-quality investigations and leading Section 106 consultations with agencies, stakeholders, applicants, Tribal Nations, and local governments.



1.3 Cultural Resource Quality Control

CEC professionals pride themselves on providing superior service to all of our clients. CEC understands that providing superior service means completing high-quality work in a timely and cost-effective manner. In order to ensure this happens, CEC maintains a Quality Assurance Program (QAP) that addresses the various aspects of its professional, technical, and support activities. It is the objective of this program to maintain the quality of all company activities, particularly service to clients. This program is subject to continuing review, and modifications are made as required to reflect changes in the company organization or operation, or to clarify or improve the program.

All of our offices follow a company-wide set of quality standards that focus on document and drawing preparation, work procedure and equipment use, employee and project safety, project management and records, as well as communications and client confidentiality. These quality standards are reviewed and revised by a multi-office team of experienced professionals on a regular basis. This multi-office team is tasked with understanding and improving our internal standards while looking to our clients and project services to track and implement new and changing trends and standards.

Our goal and objective are consistent delivery of quality services driven by our people, focused on our clients. CEC maintains a QA/QC program with approvals noted by an internal signoff procedure. Proposals, reports, drawings, specifications, and project communication letters have two signatures. The review and signature process is outlined in the QAP, with senior managers in the firm who have technical expertise responsible for review and sign-off on deliverables. It is CEC's policy for senior managers to hand-sign all reports, letters, and other documents issued by CEC to indicate completed review and approval.



**Sarah Terheide, MA****Project Manager**

8 YEARS OF EXPERIENCE

Sarah is a Secretary of the Interior (SOI) qualified architectural historian and archaeologist experienced in cultural resource management. She has extensive experience conducting surveys of above ground historic resources for compliance with Section 106, including identifying historic resources in the field, recording architectural details, and taking detailed photographs of all public facing elevations of the properties. She is experienced in delineating an Area of Potential Effects (APE) for a variety of projects, evaluating historic resources for the National Register of Historic Places (NRHP), and developing historic contexts within cities and rural locations throughout the midwestern US. In addition to her undergraduate career in history and her graduate career in anthropology and archaeology, she completed additional coursework in American Architectural History. She applied these skills to successfully complete Historic Property Reports reviewed by state and federal agencies, while she continues to volunteer as a museum docent, interpreting complex local history topics.

**Maria Smith, PhD, RPA****Quality Control Manager**

11 YEARS OF EXPERIENCE

Maria is a registered professional archaeologist and a US Secretary of the Interior-qualified archaeologist experienced in cultural resource management, working in private consulting, with the NPS, in museums, and archives. She has been federally trained on NAGPRA, NEPA, and Section 106 and 100 of the NHPA. She has been an archaeological principal investigator since 2016 and has led teams of archaeologists, conducted artifact analysis, wrote permit applications, consultation letters and reports, and has presented findings in peer-reviewed publications and at professional conferences. Ms. Smith has participated in community meetings and has worked with indigenous communities. She has developed virtual and physical exhibits, created publicly accessible storymaps, conducted oral histories, and created walking tours related to the history of marginalized communities. As a textile specialist, she conducted textile analysis on archaeological collections from the US, Peru, and Barbados.

**Lindsay Vogelaar****Architectural Historian**

2 YEARS OF EXPERIENCE

Lindsay is a dedicated history technician currently pursuing an MA in Public History, in the Historic Preservation and Cultural Resources Management track, at Middle Tennessee State University. She holds a BA in History from the University of Central Florida (2013) and has a publication in FCH Annals: Journal of the Florida Conference of Historians (2015). Lindsay gained valuable experience as a volunteer docent at the Orange County Regional History Center in Orlando, FL, where she developed a passion for historic preservation. She has experience conducting historic structure field surveys and writing architectural descriptions for surveyed properties. Additionally, Lindsay has 11 years of expertise in Records and Information Management (RIM), showcasing her comprehensive skills in managing and preserving records.

**Emma Donaghy, MA****Architectural Historian**

2 YEARS OF EXPERIENCE

Emma is a Secretary of the Interior (SOI) qualified architectural historian experienced in archival research, writing, and museum curation. She has an MA in public history from Indiana University Indianapolis and BA's in History and Spanish from the University of Louisville. She has conducted surveys of above ground historic resources for compliance with Section 106 of the National Historic Preservation Act of 1966 as amended through December 16, 2016. She identifies historic resources in the field, records architectural details, and takes detailed photographs of all public facing elevations of the properties. She is experienced in evaluating historic resources for the NRHP, authoring NRHP nominations, and develops local historic contexts throughout the Midwest and Upper South regions of the US. She completed historic preservation coursework, including advanced study in American architectural styles, historic preservation law and policy, and NRHP evaluations.

3.0 Background of Architectural Team

3.1 CEC Architectural History Team

CEC's architectural history team will lead all tasks for this project and utilize our experts in cultural resource services from various offices to complete the projects. CEC has a staff of architectural historians that meet or exceed the Secretary of the Interior standards, project historians, and full-time and as-needed technicians across our offices. This provides us with the capability to undertake and complete assignments with a timely, organized, efficient, and responsive project approach.

CEC cultural resource staff specialize in community engagement, tribal consultation, HPF grant processes, and the compliance process associated with Section 106 of the National Historic Preservation Act. The CEC team will function as an extension of the village in moving the project through the design process in a cost efficient, responsible, and timely manner.

CEC has been successfully conducting cultural resources work across the US for over 10 years. Our architectural history team has over 40 years of combined experience. CEC personnel draw on their past experiences to assist clients with the full range of cultural resources services from due diligence and field studies through NRHP listings and nominations. Our proactive approach to management allows us to anticipate challenges and provide solutions early.

Our cultural resources experts have completed hundreds of assessments across a broad range of historic resources from very simple to large and complex. These projects include the assessment of historic steel plants, surveys of historic downtowns, and viewshed analyses. The CEC Team understands and appreciates the technical requirements and complexities of historic property surveys and has worked on similar contracts in the past. We have: 1) a thorough understanding of preservation regulations, policies and procedures, 2) extensive experience with completing complex cultural resource assessments, and 3) a dedicated team of architectural historians, technical reviewers, and GIS professionals.

Our attention to project management, focus on schedule and cost control, and frequent communication will drive the execution of the project. Our team is structured for optimum performance with the primary goal of responsiveness. As project manager, Sarah Terheide, MA, will bring her 8 years of cultural resource project management experience to her role. She has successfully completed dozens of architectural surveys across the US. Ms. Terheide will be directly involved with the project from start to finish. Lindsay Vogelaar and Emma Donaghy, MA, will serve as historians and architectural historians on this project. Maria Smith, PhD, RPA will serve as quality manager of this project and will review documents prior to their submission to the village.



4.0 References

4.1 References

City of Harrisonville

Name: Christina Davis, 300 East Pearl Street, Harrisonville, MO 64701

Phone: (816)-380-8900

Email: cstanton@harrisonville.com

Services provided: CEC completed the survey and reporting for Phase I of the City of Harrisonville's Architectural Survey. They documented approximately 141 primary resources and are awaiting final review. CEC's qualifications include our staff of cultural resource professionals who meet the Secretary of Interior's (SOI) professional qualifications.



Alfred Benesch & Company

Name: Sammie McCoy, 574 Franklin Rd., Suite 300, Franklin, TN 37079

Phone: (615)-370-6079

Email: smccoy@benesch.com

Services provided: CEC completed a Section 106 assessment, and Assessment of Effects for a pedestrian connector sidewalk project in the city of Portland, Tennessee. CEC surveyed 67 historic resources that were 45 years or older within the Area of Potential Effects (APE), and evaluated them for inclusion in the NRHP. CEC then completed an Assessment of Effects for NRHP-eligible resources within the APE.



Ameren Services

Name: Nancy Morgan, 2105 East State Route 104, Pawnee, IL, 62558

Phone: (309)-253-8500

Email: nmorgan@ameren.com

Services provided: CEC completed a survey of historic resources within the APE for a transmission line project in Logan County, Illinois. CEC evaluated 800 historic above ground resources for inclusion in the NRHP. The APE extended through rural portions of Logan County Illinois, and into the southeastern half of the city of Lincoln, Illinois. Additional in-depth archival research was also completed for a select number of the historic resources.



United States Steel Corporation

Name: Coleen Davis, 13th & Braddock Avenues, Braddock, PA 15104

Phone: (412)-273-4730

Email: cdavis@uss.com

Services provided: CEC completed extensive documentation of the Edgar Thomson Plant Project Icon Mon-Valley Works-Edgar Thomson Plant in Allegheny County, Pennsylvania. The lead agency for this project was the Pennsylvania Historical and Museum Commission (PHMC). This project involved a field survey of 66 contributing historic resources within the Steel Plant, extensive archival research into the history of the plant, and the completion of a 1,000-page report.



"CEC has been responsive, mindful of costs, and have addressed any obstacle or issue with sound judgement. They have proven an ability to work with City staff, contractors, and other stakeholders to resolve or eliminate problems. I consider them a very important part of the success of our projects. We have been pleased with the quality of work performed by CEC and the responsiveness of their staff. I would recommend CEC to any government agency looking for professional planning or engineering services.

– Joe Shuttleworth, Director of Parks and Recreation, City of Bridgeport

5.1 Summary of Report

321-378: Fogarty-Limit Transmission Line.

Civil & Environmental Consultants, Inc. (CEC) conducted an above ground architectural resources viewshed analysis for the proposed Transmission Line 1563 for properties that may be eligible for inclusion in the National Register of Historic Places (National Register). A viewshed analysis was completed on the study area around the project site. The analysis was based on an area of potential effect (APE) of 0.5 mile around each tower. Figure 2 (topographic map) and Figure 3 (aerial map) illustrate the collective APE along the project length. No buildings or structures are proposed for demolition as part of this project. A check of the Historic and Architectural Resources Geographic Information System map viewer revealed no properties listed in the National Register and no previously surveyed resources within the APE.

Complete report included in Appendix B. The report has been reduced for size purposes. If you'd like to see the entire report, please contact Sarah Terheide, sterheide@cecinc.com.



Our scope of services is based on the Request for Bids (RFB) provided by the Village of Mount Horeb.

6.1 Project Understanding

The Village will hire an architectural historian (herein referred to as "consultant") who meets the Secretary of the Interior's Professional Qualifications to conduct an intensive-level architectural survey of historic resources within the corporate boundaries of Mount Horeb, Wisconsin. The approximately 2,061-acre survey area is a combination of residential and commercial areas that includes more than 3,100 discrete parcels.

An intensive-level survey will permit the evaluation of the properties within the survey boundary as they relate to Mount Horeb's history and development in order to update the inventory of historic properties. A number of resources within this study area were previously evaluated by 1997 and 2019. This survey will include evaluating the change in the area since previous surveys and provide recommendations for future survey activities, including but not limited to identifying properties eligible for the NRHP.

6.2 Scope of Work

Meetings with Mount Horeb and HPF Grant Manager and Preparation of Public Meeting Materials

Prior to fieldwork, CEC and Mount Horeb will set up a time with the HPF Grant Manager or their designee to discuss the level of documentation and how resources will be recorded.

Following this meeting, CEC will submit survey methodology for approval by Mount Horeb and the Wisconsin State Historic Preservation Office (SHPO). This will describe the scope of the work, rationale of survey boundaries, proposed methodology, and expected results. This document will be submitted in a letter format.

CEC will attend no more than six virtual meetings with the Village. CEC will prepare documentation for three public meetings which will explain the project objectives, survey methodologies, and results. CEC will also invite public insight into their local history and resources.

Reconnaissance Phase Field Survey and Data Entry

In preparation for the Reconnaissance Phase of the survey, CEC will conduct research examining the history of the village and its architectural resources. Sources consulted will include historic aerials, plat maps, and topographic maps in addition to Dane County Assessor Records and recorded written and oral histories. Available architectural surveys and records recorded with the Wisconsin SHPO will also be consulted. This will allow CEC to identify areas containing resources aged 40 years or older, as well as their potential significance.

CEC will then conduct a windscreen survey to evaluate the integrity of resources within the identified areas from the literature review. Resources found to retain sufficient integrity to be considered potentially eligible for the NRHP will be photographed and documented in accordance with the guidelines presented in the SHPO's Intensive Survey Manual. Architecture and History Inventory (AHI) Records will be completed for each surveyed resource and uploaded to the WHPD.

CEC will submit high resolution (at least 1600 X 1200 pixels; at least 300 dpi) color photographs of each surveyed property in digital JPEG format. Draft digital images will be labeled by street address, but final digital images will be labeled in accordance with NRHP standards. Photographs will be taken to avoid as much obstruction to the properties as is feasible. Additional photographs of different elevations at the properties will be taken.





If a property has a complex footprint, additional photographs will be taken to adequately capture publicly viewable elevations. If a property has secondary resources an additional photograph will be taken for each resource unless the secondary resource is clearly visible in the photograph of the primary resource. If a known outbuilding is not visible from the public right-of-way, its presence should be indicated on the survey form with an explanation why photography was not possible. Photographs will be taken from the public right-of-way.

CEC will create a boundary map showing the location of each property inventoried including addresses and the location of associated outbuildings. The map will show survey boundaries and boundaries for any potential NRHP districts. The contributing status of each property, including outbuildings, must be marked within the recommended historic district boundary (if applicable). Likewise, individually eligible, or previously listed properties must be noted. Any mapping will be submitted electronically in a pdf format along with the survey report.

Intensive Phase Research

CEC will prepare a historic architectural report that meets the SHPO's "Intensive Survey Manual". An intensive-level of research will be conducted on resources considered potentially eligible for the NRHP. This research will include consulting additional primary and secondary resources including historic newspapers, property abstracts, local histories, deed records, and individual accounts. CEC will prepare a letter to mail out to landowners requesting any information they'd like to share on the history of their properties. These letters will be mailed out by the Village during the research phase of the project.

On-site visits will be made to the Mount Horeb Area Historical Society, Inc. and to the Mount Horeb Public Library to search for other relevant primary and secondary records.

Intensive Phase Survey Report

CEC will prepare a historic architectural report that meets the SHPO's "Intensive Survey Manual". This report will describe the scope and scale of the survey; methodology of the project a brief history of the development of the surveyed neighborhood(s), provide historic contexts for evaluation of the resources under NRHP criteria as applicable; describe and analyze property types within the resources surveyed; discuss the rationale for evaluation; and make recommendations for future NRHP listings (individual and districts if any) and survey activities. Recommendations for NRHP listing will identify potential areas, levels, periods of significance, and provide an explanation supporting eligibility. A PDF of the draft report will be sent to the Village of Mount Horeb and the HPF Grant Manager or their designee for review. Any revisions requested by the Village of Mount Horeb and the HPF Grant Manager or their designee will be addressed and resubmitted within two weeks of receipt.

Assumptions

The successful completion of the project and estimated costs are based on the following assumptions.

- CEC assumes that the survey area will not extend greater than the 2,061-acre study area outlined in the RFB.
- It is assumed that CEC will attend no more than six virtual meetings with the HPF grant manager and/or the Village of Mount Horeb
- CEC assumes that all fieldwork can be done in one mobilization and there will be no weather delays or land access problems.
- It is assumed that the survey and on-site archival research can be completed in five 10-hour field days by a qualified Architectural Historian assisted by one technician (including travel time).
- CEC assumes that no more than 100 historic resources will be documented at an intensive level during the survey. If the resources exceed this amount, an additional cost will be provided based on CEC rates.
- CEC assumes that previously surveyed resources will be excluded from the survey.



7.0 Project Schedule



CEC can initiate the Reconnaissance Phase of this project within two weeks of notice to proceed from the Village. Survey data will be uploaded to the WHPD within four weeks of completion of fieldwork. The following timeline is proposed based on the contractor selection date indicated in the RFB as February 27, 2026.

- Reconnaissance Phase Survey Completed: **April 3, 2026**
- Reconnaissance Survey Data entered in the WHPD: **May 1, 2026**
- Intensive Phase Research and Data Entry Completed: **July 3, 2026**
- Draft Intensive Survey Report Completed: **October 2, 2026**
- Final Intensive Survey Report Completed: **February 26, 2027**



8.0 Cost and Labor Details



Labor Costs

Classification	Rate	Public and Client Meetings	Field Prep/ Preliminary Research	Reconnaissance Field Survey and Archival Research	Inventory Records	Final Intensive Survey Report	Hours Per Classification	Labor Subtotals
Project Manager I	\$124	-	4	-	-	8	12	\$1,488
Architectural Historian II	\$90	12	8	50	6	50	126	\$11,340
Architectural Historian Field Technician	\$70	4	4	50	100	-	158	\$11,060
GIS Analyst	\$77	-	-	-	8	8	16	\$1,232
Administrative Assistant/QA	\$70	2	-	-	-	4	6	\$420
Hours Per Task		18	16	100	114	70	318	\$25,540

Direct Expenses

Category	Quantity	Rate	Subtotal
Hotel (field survey)	8 (2 people x 4 nights)	\$112	\$896
Per diem (field survey)	10 (2 people x 5 days)	\$68	\$680
Vehicle (field survey; per day)	7 (1 vehicle x 3 days, 2 vehicles x 2 days)	\$110	\$770
TOTAL			\$2,346

Labor Costs	\$25,689
Direct Expenses	\$2,346
Technology and Office Service Fee (TOSF)	\$765
Total	\$28,800

The costs for the different tasks are summarized as follows:

Public and Client Meetings	\$1,600
Field Prep and Preliminary Research	\$1,600
Reconnaissance Field Survey and Archival Research	\$10,600
Inventory Records	\$8,400
Final Intensive Survey Report	\$6,600
Total	\$28,800

CEC's estimated cost exceeds the budget outlined in Village of Mount Horeb's RFP due to the volume of parcels included in the survey and our anticipation of intensive-level documentation for up to 100 parcels.

Professional services will be invoiced as a lump sum for the work. CEC will obtain approval from the Village of Mount Horeb for revisions to our scope of services or costs, if necessary, under a change or additional services order.

Reimbursable expenses, including subcontracted services, will be invoiced at cost, plus a 10 percent administrative fee. A TOSF, equivalent to three percent of professional fees, will be added to each invoice for project expenses associated with software, computer technology, and incidental office expenses. CEC will obtain written approval from Mount Horeb for all revisions to our scope of services and associated costs, if necessary, as the project progresses.

If project conditions are different from those assumed herein or additional services appear necessary during the execution of services such that our estimated fee is expected to be exceeded, your office will be contacted to discuss these conditions and anticipated changes to our fee estimate. The fee will change based on the rates tabulated above.



9.0 Other Professional Commitments

CEC staff have the dedicated resources to work on this project. Currently, our staff are completing the below ongoing projects and are anticipating completing these projects by January 2026:

Sarah Terheide, Project Manager

Projects in progress:

- Confidential project in Pennsylvania.
- Confidential project for a municipality in Missouri.

Maria Smith, Quality Manager

Projects in progress:

- Reviewing development project in Illinois.
- Reviewing a project for a municipality in West Virginia.
- Reviewing a power transmission line project in West Virginia.

Lindsay Vogelaar, Architectural Historian

Projects in progress:

- Confidential project in Pennsylvania.
- Confidential project in West Virginia.
- Confidential project in Tennessee.

Emma Donaghy, MA, Architectural Historian

Projects in progress:

- Confidential project in Pennsylvania.
- Confidential project in West Virginia.





A Terms and Conditions



1. AGREEMENT

The following terms and conditions ("TERMS") shall apply to and are an integral part of the attached proposal ("PROPOSAL") between Civil & Environmental Consultants, Inc. ("CEC") and the client ("CLIENT") named in the attached PROPOSAL. CLIENT's acceptance of the PROPOSAL includes acceptance of these TERMS and acceptance of this PROPOSAL shall form the entire agreement between the parties ("AGREEMENT"). In the event of a conflict or inconsistency between these TERMS and the PROPOSAL or any other document provided by CLIENT, these TERMS shall take precedence.

2. STANDARD OF CARE

CEC shall perform its services consistent with the professional skill and care ordinarily provided by professionals, such as CEC, practicing in the same or similar locality under the same or similar circumstances and in effect at the time of performance, and as expeditiously as is prudent considering the ordinary professional skill and care of a competent professional services provider. CEC provides no warranties or guarantees whether express or implied.

3. SITE ACCESS, SITE CONDITIONS AND SUBSURFACE FEATURES

CLIENT will grant or obtain free access to the site for all equipment and personnel for CEC to perform the services set forth in this AGREEMENT.

The CLIENT is responsible for the accuracy of locations for all subsurface structures and utilities. CEC will take reasonable precautions to avoid known subsurface structures, and the CLIENT waives any claim against CEC, and agrees to defend, indemnify, and hold CEC harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subsurface structures and utilities not identified or accurately located. In addition, CLIENT agrees to reimburse CEC for time and expenses incurred by CEC in defense of any such claim based upon CEC's current fee schedule and expense reimbursement policy.

The CLIENT recognizes that subsurface conditions may vary from those observed at locations where borings, surveys, or explorations are made, and that site conditions may change with time. Data, interpretation, and recommendations by CEC will be based solely on information available to CEC. CEC is responsible for the data, interpretations, and recommendations based on its services, but will not be responsible for other parties' interpretations or use of the information developed.

4. BIOLOGICAL POLLUTANTS, HAZARDOUS MATERIALS AND HAZARDOUS CONDITIONS

CLIENT warrants that a reasonable effort to investigate and inform CEC of known or suspected Biological Pollutants, Hazardous Materials and hazardous conditions on or near the site has been made by the CLIENT. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and the by-product of any such biological organisms. The term "Hazardous Materials" shall mean any toxic substances, chemicals, pollutants, or other materials, in whatever form or state, including but not limited to smoke, vapors, soot, fumes, acids, alkalies, minerals, toxic chemicals, liquids, gases or any other material, irritant, contaminant or pollutant, that is known or suspected to adversely affect the health and safety of humans or of animal or plant organisms, or which are known or suspected to impair the environment in any way whatsoever. Hazardous Materials shall also include, but not be limited to, those substances defined, designated, or listed in Section 404 of the Solid Waste Disposal Act (42 USC Subsection 6903); Section 9601(14) of the Comprehensive Environmental Response, Compensation and Liability Act (42 USC Subsection 9601(14)); as listed or designated under Sections 1317 and 1321(b)(2)(a) of the Title 33 (33 USC Subsections 1317 and 1321(b)(2)(a)); or as defined, designated, or listed under any other federal, state, or local law, regulation or ordinance concerning hazardous wastes, toxic substances, or pollutants.

CEC and CLIENT agree that when unanticipated or suspected Biological Pollutants, Hazardous Materials and/or hazardous conditions are encountered it may be necessary for CEC to take immediate measures to protect health and safety. CEC agrees to immediately notify CLIENT when unanticipated or suspected Biological Pollutants, Hazardous Materials and/or hazardous conditions are encountered. CLIENT agrees to make any disclosures required by law to the appropriate governing agencies. In the event the site is not owned by CLIENT, CLIENT recognizes that it is the CLIENT's responsibility to inform

the property owner of the discovery of unanticipated or suspected Biological Pollutants, Hazardous Materials and/or hazardous conditions.

Notwithstanding any other provision of the AGREEMENT, CLIENT waives any claim against CEC, and to the maximum extent permitted by law, agrees to defend, indemnify, and hold CEC harmless from any claim, liability, and/or defense costs for injury or loss arising from CEC's discovery of unanticipated or suspected Biological Pollutants, Hazardous Materials and/or hazardous conditions. CLIENT will be responsible for ultimate disposal of any samples secured by CEC which are found to be contaminated with Biological Pollutants and/or Hazardous Materials.

Nothing contained in this AGREEMENT shall be construed or interpreted as requiring CEC to assume liability for the generation, transportation, treatment, storage and/or disposal of hazardous waste within the meaning of the Resource Conservation and Recovery Act of 1976, as amended, or within the meaning of any similar federal, state, or local regulation or law.

If during remediation and/or construction activities waste manifests are required, CLIENT shall provide an authorized person to sign manifests or will provide CEC with a written limited power of attorney or agency agreement to sign manifests on CLIENT'S behalf.

5. EVOLVING TECHNOLOGIES

Services such as those provided by CEC may involve technologies which are new or emerging and these technologies may supersede current techniques. In addition, standards for our services, including statutes and regulations, may change with time. CLIENT understands that CEC's recommendations and/or services must be based upon the current Standard of Care utilizing established technologies and standards excluding new or emerging technologies.

6. SAFETY/CONSTRUCTION OBSERVATION

CLIENT, its contractors or other representatives shall be solely responsible for working conditions on the site, including compliance with OSHA regulations and safety of all persons and property during the performance of the work in relation to working conditions of the site. CEC shall be responsible for the safety of its own personnel in performance of the services. CEC will not be responsible for means, methods, techniques, sequences or procedures of construction including, but not limited to safety.

If CEC is retained by the CLIENT to provide a site representative for the purpose of observing specific portions of work on site as set forth in the PROPOSAL, CEC will report on its observations and professional opinions. CEC's presence on the site does not in any way guarantee the completion or quality of the performance of the work by any party retained by the CLIENT to provide construction or other related field services. CEC does not have the duty to reject or stop work of CLIENT, its contractors, or its agents.

7. BILLING AND PAYMENTS

7.1. General: Invoices will be submitted in accordance with the provisions outlined in the PROPOSAL. Payment is due from CLIENT thirty (30) days from the invoice date. If a retainer or pre-payment is required by the PROPOSAL, payment must be received by CEC prior to commencement of services. Payment shall be made as follows:

Electronic Payment:

PNC Bank, Pittsburgh, PA 15222
PNC Bank Routing #043000096
CEC Account #002272405
SWIFT & BIC Code: PNCCUS33
Remittance Detail: accountsreceivable@cecinc.com

Lockbox (regular mail):

Civil & Environmental Consultants, Inc.
P.O. Box 644246
Pittsburgh, PA 15264-4246

Any retainer shall be applied to the final invoice and unused funds, if any, returned to CLIENT. In the event CLIENT fails to pay CEC within thirty (30) days of invoice, CLIENT agrees that CEC will have the right to suspend performance of services after written notice to CLIENT. CEC will be entitled to interest of one and one-half percent (1.5%) per month for past due amounts. CEC will be entitled to collect for time and expenses (per CEC's current fee schedules), attorneys' fees and other costs incurred by CEC for collection of past due amounts.



Our PROPOSAL does not include gross receipts taxes, business or occupation taxes or assessments that the municipality where the project is located may assess upon CEC or its subcontractors. If such taxes are or become a liability of CEC, the CLIENT agrees to reimburse CEC at cost.

7.2. Reimbursable Expenses: Direct non-salary expenses (e.g. Travel, Equipment, Subcontractors/Vendors) will be billed according to the terms of our PROPOSAL.

8. CHANGES

8.1. Changes: Upon a change in CEC's scope of services, discovery of unforeseen conditions, or any direction or instruction by CLIENT outside of the PROPOSAL, CEC will provide CLIENT with the estimated cost of performing the change and any change in the AGREEMENT schedule. Prior to CEC being required to implement the change, CLIENT shall authorize the requested change amending the AGREEMENT price and schedule.

8.2. Unauthorized Changes: If changes are made to CEC WORK PRODUCT by CLIENT or persons other than CEC, any and all liability against CEC arising out of such changes is waived and CLIENT assumes full responsibility for such changes unless CLIENT has given us prior notice and has received written consent from CEC for such changes.

9. DELAYS

Delays not due to CEC shall result in an extension of the schedule equivalent to the length of delay. If such delays result in additional costs to CEC, the AGREEMENT price shall be equitably adjusted by the amount of such additional costs.

10. INSURANCE

CEC will maintain Workmen's Compensation Insurance as required by state law, General Liability Insurance for bodily injury and property damage with a limit of \$1,000,000 per occurrence and an aggregate limit of \$2,000,000 and Automobile Liability with a limit of \$1,000,000. Professional liability will be provided with a limit of \$1,000,000 per claim and \$1,000,000 in the aggregate, if applicable. CLIENT and/or the property owner will be listed as additional insured for General Liability and Automobile Insurance.

11. ALLOCATION OF RISK

11.1. Limitation of Remedies: CLIENT agrees to limit CEC's liability for any claim arising from, or alleged to arise from any acts, errors or omissions in the performance of services under this AGREEMENT, whether such claim is based in negligence, breach of contract, or other legal theory to an aggregate limit of the amount of fees paid to CEC under this AGREEMENT, or \$50,000, whichever is greater, except for CEC's willful misconduct or gross negligence.

11.2. Waiver of Consequential Damages: CEC and CLIENT agree to waive any claim against each other for consequential, incidental, special or punitive damages.

11.3. Indemnification: CEC shall indemnify CLIENT from and against third party claims or liability to the extent caused by the negligent performance of services under this AGREEMENT by CEC, including injuries to employees of CEC.

12. TERMINATION

This AGREEMENT may be terminated by either party seven (7) days after written notice: i) in the event of breach of any provision of this AGREEMENT; ii) if the CLIENT suspends the work for more than three (3) months in the aggregate; or iii) for CLIENT or CEC's convenience. In the event of termination for suspension or convenience, CEC will be paid for services performed prior to the date of termination plus reasonable termination and demobilization expenses, including, but not limited to the cost of completing analyses, records and reports necessary to document job status at the time of termination. CEC may immediately suspend performance of its services and terminate this AGREEMENT upon written notice if CLIENT becomes insolvent or bankrupt.

13. GOVERNING LAW

The law of the Commonwealth of Pennsylvania will govern this AGREEMENT, their interpretation and performance. If any of the provisions contained in this AGREEMENT are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired.

14. DISPUTE RESOLUTION

14.1. Notice of Dispute: Within fifteen (15) days of the occurrence of any incident, act, or omission upon which a claim for relief may be based, the party seeking relief shall serve the other party with a written notice specifying the

nature of the relief sought, the amount of relief sought, a description of the reason relief should be granted, and the provisions of this AGREEMENT that authorize the relief requested.

14.2. Meet and Confer: Within ten (10) days of receipt of the Notice of Dispute, the parties shall meet and confer in a good faith attempt to resolve the dispute. Participants in the meet and confer must have the authority to enter into a binding resolution on behalf of each party.

14.3. Jurisdiction and Venue: After completion of the meet and confer, either party may proceed to litigation. CEC and CLIENT agree that any court of record in Allegheny County, Pennsylvania, shall have the exclusive jurisdiction and venue over any claims relating to or arising under this AGREEMENT.

14.4. Waiver of Jury Trial: THE PARTIES AGREE AND IRREVOCABLY WAIVE THEIR RIGHT TO TRIAL BY JURY IN ANY ACTION, DISPUTE, PROCEEDING OR SUIT RELATING DIRECTLY OR INDIRECTLY TO THIS AGREEMENT OR THE PROJECT.

15. ASSIGNMENT

CLIENT and CEC each binds itself and its successors and assigns to the other and its successors and assigns with respect to all covenants of this AGREEMENT. Neither CLIENT nor CEC shall assign, sublet or transfer any rights under or interest in this AGREEMENT without the prior written consent of the other party. This section shall not, however, apply to subrogation rights (if any) of any insurer of either party.

16. OWNERSHIP

16.1. "Intellectual Property" means any and all of the following arising pursuant to the laws of any jurisdiction throughout the world: (a) copyrights and all registrations and applications for registration thereof; (b) trade secrets and know-how; (c) patents and patent applications; and (d) other intellectual property and related proprietary rights owned or licensed by a party hereto. "Background Intellectual Property" means the Intellectual Property of a party created or developed prior to the effective date of this AGREEMENT and/or independently of the work performed by the party pursuant to this AGREEMENT. Except for the licenses granted hereunder, all rights in a party's Intellectual Property and Background Intellectual Property are otherwise reserved.

16.2. CEC shall retain all rights, title, and interest in and to all Intellectual Property in all drawings, specifications, documents, or other tools or materials ("WORK PRODUCT") furnished to CLIENT and intended for use in connection with projects under this AGREEMENT. CEC hereby grants CLIENT a limited, non-exclusive, non-transferable, non-sublicensable license: (a) to use and reproduce the WORK PRODUCT solely for CLIENT's own internal business purposes; and (b) to use CEC'S Background Intellectual Property solely to the extent that: it is incorporated into the WORK PRODUCT, and a license thereof is necessary to use and reproduce the WORK PRODUCT. CLIENT shall not disclose or use the WORK PRODUCT with CLIENT's other contractors, subcontractors, or material suppliers on other projects without the express written consent of CEC.

16.3. CLIENT shall not use the name, logo, or marks of CEC in any publicity releases, interviews, promotional or marketing materials, or public announcements without the prior written approval of CEC.

17. FILE RETENTION

Upon conclusion of the services, CEC will close its project file and archive for storage. CEC reserves the right to destroy all file information within seven (7) years after conclusion of the services.

18. SURVIVAL

In the event of termination, cancellation or avoidance of this AGREEMENT, the terms and conditions of Articles 3 (Site Access, Site Conditions and Subsurface Features), 4 (Biological Pollutants, Hazardous Materials and Hazardous Conditions), 5 (Evolving Technologies), 10 (Insurance), 11 (Allocation of Risk), 13 (Governing Law), 14 (Dispute Resolution), and 16 (Ownership) shall survive termination of the AGREEMENT.

END OF TERMS



B Example Project Select Pages Report

February 1, 2023

Ms. Rita E. Baker
Illinois Department of Natural Resources
One Natural Resources Way
Springfield, Illinois 62702

Dear: Ms. Rita E. Baker

Subject: Ameren
Transmission Line 1563
Lincoln, Logan County, Illinois
CEC Project 321-378

Civil & Environmental Consultants, Inc. (CEC) conducted an above ground architectural resources viewshed analysis for the proposed Transmission Line 1563 for properties that may be eligible for inclusion in the National Register of Historic Places (National Register) (Figures 1–19). This letter provides the Illinois Historic Preservation Division with that information.

A viewshed analysis was completed on the study area around the project site. The analysis was based on an area of potential effect (APE) of 0.5 mile around each tower. Figure 2 (topographic map) and Figure 3 (aerial map) illustrate the collective APE along the project length. No buildings or structures are proposed for demolition as part of this project. A check of the *Historic and Architectural Resources Geographic Information System* map viewer revealed no properties listed in the National Register and no previously surveyed resources within the APE.

The site visit occurred over several days in November of 2022. Reasonable effort was made to access properties within the APE; however, particularly on the outskirts of the city of Lincoln, the distance from public rights-of-way to structures, vegetation, gates, and homeowner objection resulted in the photographs of some properties at a distance or none at all. The survey of the properties within the APE was completed by a qualified professional in accordance with the Secretary of the Interior's guidelines.

Guidance sought from the staff at the Illinois Historic Preservation Division directed the survey of the project length to include photographs of each property within the APE, year of construction, and a determination of eligibility. Over 800 properties, including two known cemeteries, are located within the APE. A table was constructed inventorying those properties and providing a determination of eligibility. Those that required additional analysis to determine eligibility are listed below. Of those that received a deeper analysis, two properties were determined to meet the criteria for inclusion in the National Register. They are the Wiley-Gehlbach Farm (1191 1200th Avenue) and the House at 1324 1500th Street. No cohesive collection of properties in the city of Lincoln was found to retain significance to be considered a historic district.

CEC-30: Wiley-Gehlbach Farm, 1191 1200th Ave, Lincoln, IL



Photo 1. House, camera facing west.



Photo 2. House, camera facing northwest.



Photo 3. House and Barn, camera facing northwest.



Photo 4. Barn, camera facing southwest.



Photo 5. Livestock Shed, camera facing southwest.



Photo 6. Outbuildings, camera facing northwest.



Photo 7. View north along county road, standing at property.



Photo 8. View south at end of county road, standing at property.

The house with outbuildings sits on a 5-acre lot on a relic of a county road (1200th Ave) (Figure 4). It is believed by the current homeowner that the house was built in 1852. The I-house, with two-story rear ell, has a standing-seam hipped roof topped by a small cupola with wind vane. The

front five-bay façade has a partial hipped-roof porch supported by slender tapered wood columns on rough-faced concrete-block piers. The style of the porch is reflective of architectural elements popular after the house's initial construction and is likely a later installation. It appears that the house is sheathed in vinyl siding. Windows are one-over one units. The front door has a transom. The foundation is unknown.

A collection of outbuildings surrounds the house on its south, west, and north sides. Of prominence is the gambrel-roof barn likely dating from after the turn of the century. A high concrete foundation wall supports vertical board and batten wood siding, and the roof is sheathed in standing-seam metal. The other outbuildings are smaller and again seem to of construction dating to after the turn of the twentieth century. They include a livestock shed, machine shed and chicken coups. Several of the outbuildings have matching green roofs. Access was not gained onto the property but photographs from the road and examination of aerial images shows additional outbuildings behind the house. In total, there may be as many as ten outbuildings around the house. North of the house is a foundation of some former structure. Located in the center of the 5-acre parcel, mature trees surround the house. The driveway is on the south side of the house and leads to the barn. The house and most of the outbuildings retain good architectural integrity.

The property is in Chester Township, south of the city of Lincoln. The topography is flat and is conducive to agricultural farms with large, cultivated fields. A check of available online resources revealed that James and Catherine Wiley and their family owned the property in 1873 and were counted by the 1850 through the 1870 US censuses (Figure 5) (Ancestry.com). By the 1880 US Census, James and Catherine Wiley, and one daughter, had moved to Nebraska. Other extended family members and neighbors also moved west to Kansas, Nebraska, Montana, and Oregon, as was noted as a trend in the 1886 *History of Logan County, Illinois* by Inter-State Publishing Company. In the book, it states the Chester Township had “suffered largely by emigration to the West” which resulted in a significant decrease in its population between 1870 and 1880 (Ancestry.com). The *Plat Book of Logan County, Illinois* (1893) illustrates that David P. Gehlbach and his wife, both German immigrants, had purchased the neighboring southwest corner of the Wiley property, the location of the house (Figure 6). According to the 1880 and 1900 US censuses, he and his large family were living there. One of those children was David F. Gehlbach. To their youngest child, David P. Gehlbach, gifted to David F. Gehlbach a portion of his nine hundred acres, the 162-acre farm that included the former Wiley property. That occurred possibly around 1907 when David P. Gehlbach retired from farming and moved to “town” (Ancestry.com).

David F. Gehlbach's biography is written in the 1910 *Standard Atlas of Logan County, Illinois* (Geo. A. Ogle & Company). He is noted as one of the “younger agriculturists” of the community who would assist moving Logan County forward in improvements “promoting the public welfare.” He followed his father's footsteps in farming at the age of 15 and, according to his biography, raised livestock (Figure 7). It is likely a portion of the agricultural outbuildings around the house that are extant today were constructed by David F. Gehlbach sometime after the farm passed into his hands around 1907. It is also conceivable that this is the period when the current front porch was added to the house. Within the *Illustrations* section of the *Standard Atlas of Logan County, Illinois*, a

very poor photograph of the “Residence of David F. Gehlbach” is included (Ancestry.com). Despite the quality, it is recognizable as the former Wiley house.

The examination of later census records up to the 1940 shows that David F. Gehlbach and his wife Anna lived at the “home farm” at least to that time. David F. Gehlbach died in 1963. His son, Emil V. Gehlbach owed the farm afterward. Between his death in 1999 and 2007, the parcel with the house and outbuildings was divided from the farmland and sold off. The farmland is still owned by Gehlbach family members while the house and outbuildings have been sold through Tax and Sheriff sales.

The Wiley-Gehlbach Farm is locally significant under National Register Criterion A for Agriculture. It is a significant example of a small, diversified family farm in central Illinois. The Period of Significance is c.1901-c.1935. The first date reflects when the farm was believed to have been passed to David F. Gehlbach, and when most of the outbuildings were constructed, ending when David F. Gehlbach died. The farm is important because it is a fine example of the transitioning of the farming system around the turn of the 20th century from older methods and buildings to a more efficient ones focused on grains and livestock whose increased demand of those agricultural products resulted in the contribution to expanded markets beyond the local ones. As stated above, there may be as many as ten outbuildings around the house. Two are immediately adjacent to the rear of the house and likely involved activities related to female labor. Those involving male labor are set a bit farther from the house. The barn and other outbuildings are relatively small and may suggest that this farm has always been a small-scale operation. The house and the outbuildings remain a cohesive complex of housing unit and surrounding agricultural support buildings that retain their architectural integrity. That distinction makes the property, noteworthy and eligible for inclusion in the National Register under Criterion C, as well.

The historic boundary for this property is the same as its current property line and would encompass the house and the outbuildings (Figure 4). The proposed transmission route is located just north of the historic property on adjacent land owned by a different party.

CEC-59: Bates-Obcamp House, 1380 1500th St, Lincoln, IL



Photo 9. House, camera facing north.



Photo 10. House, camera facing northwest.

The two-story Queen Anne style house was constructed in 1892 (Logan County Map Viewer) (Figure 8). The hipped roof has lower decorative gables on its west, south and east sides, typical of the style. The roof is covered with asphalt shingles. The original plan of the house has been altered by the construction of a large addition at the house's northeast corner that appears from historic aerials is the sum of two additions, one possibly around the 1950s and the other around 2000. Two chimney flues punctuate the roofline of the house's front portion with a third exterior chimney on the addition. The gable on the front façade is over a two-story cutaway bay with corner brackets abutting the partial porch. The current porch posts and balustrade appear to be replacements and not indicative of the Queen Anne style. A small square window flanks the front door. Windows are one-over-one insert replacements; however, attic windows in the three gables remain. Differing wall texture is a hallmark of the style and the installation of vinyl siding may have obscured a wide band of fishscales in the space between the first and second floor windows, as is still the case with the similar Queen Anne house at 1324 1500th St, discussed below. Modern shutters have been added. When constructed, the large one-story addition had Queen-Anne style elements added to its south side to replicate those on the original portion of the house. The foundation is unknown. It is believed that the architectural significance has been affected by the alterations such as the replacement of the front porch, installation of vinyl siding and the addition.

A transverse-frame barn remains on the property. Historic aerials reveal a collection of other agricultural outbuilding that are no longer extant. A detached garage and a metal pole barn are now located behind the house. The property encompasses nearly eight acres. Mature trees are along the three sides of the front yard with the driveway on the house's west side.

The residence appears on the *Plat Book of Logan County, Illinois* (1893) having been owned by E.W. Bates (Figure 9) (Ancestry.com). Further research shows that E. W. Bates is Erastus W. Bates and his wife is Adeline. The couple and their children lived at this location until moving into town by 1910 (1890, 1910 US censuses). Sometime before the 1910 US Census, W. (William) D. Obcamp and his wife Caroline purchased the former Bates property and settled to farming for the next several decades (Figure 10).

No information was gathered that supports criterion A or B for National Register eligibility. Architecturally, the house at 1380 1500th Street has had modifications over the years that affected its architectural integrity; therefore, the house is not distinctive of the Queen Anne style and does not meet Criteria C.

The proposed transmission route is located approximately 0.40 mile west of this property.

CEC-61: Spitley (Spitley)-Strawn House, 1365 1500th St, Lincoln, IL



Photo 11. House and outbuilding behind windbreak, camera facing south.



Photo 12. House and outbuilding, camera facing southwest.



Photo 13. House and outbuilding, camera facing southwest.



Photo 14 House, camera facing southwest (Image from Logan County Map Viewer).



Photo 15. Outbuildings, camera facing southwest (Image from Logan County Map Viewer).

The house at 1365 1500th Street is set back on the south side of the road behind two windbreaks of trees on its west and north sides making photographing difficult. The owners of the property are not part of the project and access was not given (Figure 11).

The house is two-stories of the Italianate style and a double-pile mass with an asphalt covered hipped roof with flat top. A house is indicated at this location in the 1873 *Atlas of Logan County, Illinois* (Figure 12). A visual inspection from a distance revealed that it retains its overhanging eaves with wide freeze and decorative brackets, characteristics of the Italianate style, but has had alterations. The “front façade” of the house faces away from the public road, looking to the east. It is five bays with a central entrance that appears to have been modernized. Additions and an attached garage have been added to its south side. A modern wraparound porch has been installed. The shed-roof porch is supported by slender posts. Windows are wide one-over-one units that do not reflect the window proportions and ornamentation associated with the Italianate style. Modern shutters flank the windows. The house is clad in vinyl siding. Foundation material is unknown.

An outbuilding is off the southeast corner of the house adjacent to the inground pool. The house and outbuilding sit on a three-acre lot, divided from its original farmland. Its orbit of agricultural outbuildings is no longer extant. A remaining metal shed and corn cribs, are not part of the property. Mature trees form windbreaks on the house’s south, west and north sides with scattered trees are on its east side. The gravel drive approaches the house to the east.

An examination of online records discovered that a Spitly (Spitley) was in possession of a parcel of land along the northern boundary of Chester Township in the 1873 publication of the *Atlas of Logan County, Illinois* (Figure 12). There are several Spitlys owning land in and around Lincoln. By the 1893 *Plat of Logan County, Illinois*, C. (Charles) B. Strawn is the owner, and has increased the number of acres included in his property (Figure 13). He lives here until his death in 1905. His wife, Anna Johnson Strawn, becomes head of household until her son, James H. Strawn, marries and he takes over the farm by 1920 (Figure 14). No other information was found in subsequent decades.

No information was gathered that supports criterion A or B for National Register eligibility. Architecturally, the house at 1365 1500th Street has had modifications (window proportions, vinyl siding, modern porch) over the years that affected its architectural integrity; therefore, the house is not distinctive of the Italianate style and does not meet Criteria C.

The proposed transmission route is located approximately 0.25 mile west of this property.

CEC-63: House, 1324 1500th St, Lincoln, IL



Photo 16. House, camera facing northeast.



Photo 17. House, camera facing north.



Photo 18. House, camera facing northwest.

The Queen Anne house on the north side of 1500th Avenue is a very good example the architectural style. Reported by the Logan County Map Viewer as having been constructed in 1910, its actual date may have been earlier such as around 1890-1895 when the style was very popular (Figure 15). The two-story house has a high hipped roof with secondary gables on the south and east sides. The roof is covered with asphalt shingles and a tall chimney is at the ridgeline. An additional chimney flu is at the rear of the house. Very similar to the previously discussed Queen Anne house at 1380 1500th Street, this house also has the projecting front gable hangs over a cutaway bay. The gable has semi-circle detailing and an attic window that has been infilled. Below the roofline, wide overhanging eaves are supported by decorative brackets, a nod to the Italianate style. Typical of the Queen Anne style, different wall texture was created using clapboard siding above and below a wide band of fishscales in the space between the first and second floor windows. The cutaway bay abuts the partial porch. This porch retains its spindlework freeze and turned wooden posts. A small diamond-shaped window flanks the front door. The windows appear to be one-over-one replacements. The foundation is brick. The house retains excellent architectural integrity, with only a few alterations such as the replacement windows and the infill of the attic window.

An examination of aerial images reveals that the land on which the original farm complex of house and outbuildings was subdivided around 1994. Today a detached garage is behind the house and a metal corn crib remains on the property.

The house is situated on a lot of over two acres with several older trees that look like they had been planted in a line for a windbreak. The drive is on the east side of the house and is gravel.

James Coddington was born in Ohio in 1815 and settled in Logan County, Illinois, by the 1860 US Census with his wife Harriett. He made investments in land owning several large parcels individually and with others, including possibly his father-in-law, Samuel Brown, by 1873 in East Lincoln Township (Figure 16) (*Atlas of Logan County, Illinois*) (Ancestry.com).

In 1893, James Coddington owned the parcel that includes the property at 1324 1500th Street outright but it is not clear where he is living (Figure 17). He owned many properties. He was living alone as a widower and was listed as a landlord in the 1900 US Census living on Delavan Street in Lincoln. He and his first wife had three sons, two of which appear to inherit his real estate holdings in East Lincoln Township (Ancestry.com).

His son David S. Coddington owns the parcel which includes the house at 1324 1500th Street by 1910, his father James having died in 1906 (Figure 18). However, the 1910 and 1920 US censuses report that the David S. Coddington family is living in town, but he retains ownership of the large parcel along 1500th Street (Ancestry.com). It is unclear who built the Queen Anne house at 1324 1500th Street. Possibly the Coddington family, who bought and sold land, built the house and either leased it or used it as a second house. It is unknown when the house, and the property it is situated on, left the Coddington ownership.

No information was gathered that supports criterion A or B for National Register eligibility. Architecturally, the house at 1324 1500th Street is a noteworthy example of the Queen Anne style retaining much of the characteristics of the style and a high degree of integrity; therefore, the house meets the requirements of Criteria C. The period of significance is c.1890-1895 reflecting the house's date of construction and it would have local significance.

The historic boundary for this property is the same as its current property line and would encompass the house and the outbuildings (Figure 15). The proposed transmission route is located approximately 0.14 mile east of this house.

CEC-176: Lehn & Fink (Precision Products, Inc.), 316 Limit St, Lincoln, IL



Photo 19. Lehn & Fink, camera facing northeast.



Photo 20. Lehn & Fink, camera facing northeast.



Photo 21. Lehn & Fink, camera facing east (image from Google Earth).



Photo 22. Lehn & Fink, camera facing east.



Photo 23. Lehn & Fink, camera facing northeast.

Constructed between 1947-1949, Lehn & Fink's Lincoln plant began as a two-story administration building with the factory portion centered behind it (Figure 19). The administration area is of the Art Moderne style, utilizing minimal ornamentation. The symmetrical, horizontal rectangular block with central entrance has a band of repetitive window units along its three sides (south, west, and north). Between the first and second floor window units, an inset has a rectangular pattern mimicking the rectangular form of the two-story entrance. The windows are of metal. The two-story projecting entrance punctuates the horizontal line of the building with a vertical focal point that includes the double front doors that are surrounded by minimally dressed limestone accents and horizontal glass panes. The administration portion of the building is of buff-colored brick, a departure from the typical red brick of earlier industrial buildings.

The factory floor area appears to be of concrete block with what may have been monitors that are now enclosed along the flat roof. By 1973 additions had been added to the east and south sides.

Lehn & Fink began in 1874 by Louis Lehn and Frederick W. Fink in New York City, producing disinfectants, including Lysol. Expanding business meant the construction of a factory building in neighboring New Jersey in 1920. Additional sales after World War II across the country saw the need for an additional plant in the middle of the country. A new plant was built in Lincoln, Illinois and it was designed and by B-W Construction Company of Chicago (cosmeticsandskin.com/companies/lehn-fink.php). The Sterling Drug company purchased the Lehn & Fink product line in 1966 followed by Eastman Kodak. The plant initially made perfumes and hand lotions but pivoted to mostly disinfectants due to sales. At the plant's height, it employed about 600 workers. In 1996, the plant closed with around 300 employees at the time (Our

Times/Winter 2002: Factories to Remember). Precision Products, Inc. purchased the property and now metal garden carts and other lawn equipment are manufactured there.

The Lehn & Fink plant in Lincoln was an important employer after the war hiring around 600 workers. It produced perfumes and hand creams, then disinfectants and cleaners for fifty years. On the exterior, alterations to the building included additions that were needed as production increased and mechanizations changed. The architectural integrity of the Art Moderne administration portion of the plant remains intact and is noteworthy. However, it is believed that the historical and architectural significance of the building does not rise to the level meeting the criteria for inclusion in the National Register (criterion A and C).

The proposed transmission route is located approximately 0.07 mile east of the Lehn & Fink plant.

In summary, it is our opinion that two properties meet the criteria for inclusion in the National Register. They are the Wiley-Gehlbach Farm at 1191 1200th Avenue (criteria A and C) and the House at 1324 1500th Street (Criterion C). No cohesive collection of properties in the city of Lincoln was found to retain significance to be considered a historic district.

If you have any questions, please contact Sue Becher Gilliam at sgilliam@cecinc.com or Jim Snyder at jsnyder@cecinc.com, or 317-655-7777.

Sincerely,



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Enclosures:

- Figure 1. Project Location in Illinois
- Figure 2. Project Area on Portions of the 1980 Lincoln East and 1980 Mount Pulaski, Illinois, 7.5 minute USGS Quadrangles
- Figure 3. Area of Potential Effects and Property Locations – Overview Map
- Figure 4. Aerial View of the Farm at 1191 1200th Avenue
- Figure 5. Portion of the Atlas of Logan County, Illinois (1873), Chester Township, with the J. Wiley Property Highlighted.
- Figure 6. Portion of Chester Township from the Plat Book of Logan County, Illinois by Geo A. Ogle & Company (1893) with the David (P.) Dehlbach Property Highlighted.
- Figure 7. Portion of Chester Township from the Standard Atlas of Logan County, Illinois by Geo. A. Ogle & Company (1910) with the David F. Gehlbach property highlighted.
- Figure 8. Aerial view of the Farm at 1380 1500th Street.




- Figure 9. Portion of East Lincoln Township with the E. W. Bates property highlighted (1380 1500th St) from the Plat Book of Logan County, Illinois by Geo. A. Ogle & Company (1893)
- Figure 10. Portion of East Lincoln Township with W. D. Obcamp property highlighted (1380 1500th St) from the Standard Atlas of Logan County, Illinois by Geo. A. Ogle & Company (1910).
- Figure 11. Aerial View of the Farm at 1365 1500th Street.
- Figure 12. Portion of the Atlas of Logan County, Illinois (1873) with the Spitly (Spitley) property (1365 1500th St) highlighted in Chester Township.
- Figure 13. Portion of the Plat Book of Logan County, Illinois by Geo. A. Ogle & Company (1893) with the C.B. Strawn property (1365 1500th St) highlighted in Chester Township.
- Figure 14. Portion of East Lincoln Township with Anna Strawn property highlighted (1365 1500th St) from the Standard Atlas of Logan County, Illinois by Geo. A. Ogle & Company (1910).
- Figure 15. Aerial View of the House at 1324 1500th Street
- Figure 16. Portion of the Atlas of Logan County, Illinois (1873) with the Coddington & Brown property (1324 1500th St) highlighted in East Lincoln Township.
- Figure 17. Portion of the Plat of Logan County, Illinois (1893) with the James Coddington property (1324 1500th St) highlighted in West Lincoln Township.
- Figure 18. Portion of East Lincoln Township with David S. Coddington property highlighted (1324 1500th St) from the Standard Atlas of Logan County, Illinois by Geo. A. Ogle & Company (1910).
- Figure 19. Aerial view of the Lehn & Fink (Precision Products, Inc.), 316 Limit Street.







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Table. Transmission Line 1563 (321-378). Inventory of Buildings within 0.5-mile APE

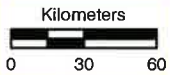
Source for addresses and construction dates, when available: Logan County Map Viewer (logancountyil.gov). Author of report provided approximate dates of construction where needed (e.g., c.1910). NRHP recommendations made in part by onsite visual evaluation by QP.

CEC SURVEY NO.	RESOURCE ADDRESS	CONSTRUCTION DATE STYLE	NRHP CRITERIA EVALUATION AND RECOMMENDATION/ ASSESSMENT OF INTEGRITY	PHOTOGRAPH
1	Silo, farm outbuildings North side of 1200 th St	c.1940	Not Eligible <ul style="list-style-type: none">• lacks historic significance (Criteria A and B)• not architecturally distinctive and does not possess high artistic value (Criteria C)• loss of associated farmhouse• does not warrant further investigation	
2	House 969 1200 th St. Lincoln, IL	1978 Ranch	Not Eligible <ul style="list-style-type: none">• does not meet Criterion Consideration G• does not warrant further investigation	
3	Braucher Cemetery South side of 1200 th St.	unknown	Private, not visible from public right-of-way and access not granted.	

798	House 12 Tulip Dr Lincoln, IL	1968 Compact Ranch	<p style="text-align: center;">Not Eligible</p> <ul style="list-style-type: none"> • lacks historic significance (Criteria A and B) • not distinctive and does not possess high artistic value (Criteria C) • does not warrant further investigation 	
799	House 10 Tulip Dr Lincoln, IL	1965 Compact Ranch	<p style="text-align: center;">Not Eligible</p> <ul style="list-style-type: none"> • lacks historic significance (Criteria A and B) • not distinctive and does not possess high artistic value (Criteria C) • does not warrant further investigation 	
800	House 8 Tulip Dr Lincoln, IL	1961 Ranch	<p style="text-align: center;">Not Eligible</p> <ul style="list-style-type: none"> • lacks historic significance (Criteria A and B) • not distinctive and does not possess high artistic value (Criteria C) • does not warrant further investigation 	
801	House 6 Tulip Dr Lincoln, IL	1961 Compact Ranch	<p style="text-align: center;">Not Eligible</p> <ul style="list-style-type: none"> • lacks historic significance (Criteria A and B) • not distinctive and does not possess high artistic value (Criteria C) • does not warrant further investigation 	

CEC Project 321-378
 Page 200
 January 31, 2023



802	House 4 Tulip Dr Lincoln, IL	1968 Compact Ranch	<p style="text-align: center;">Not Eligible</p> <ul style="list-style-type: none"> • lacks historic significance (Criteria A and B) • not distinctive and does not possess high artistic value (Criteria C) • does not warrant further investigation 	
803	House 2 Tulip Dr Lincoln, IL	1972 Compact Ranch	<p style="text-align: center;">Not Eligible</p> <ul style="list-style-type: none"> • lacks historic significance (Criteria A and B) • not distinctive and does not possess high artistic value (Criteria C) • does not warrant further investigation 	



REFERENCE

USGS TOPOGRAPHIC MAP/ ARCGIS MAP SERVICE:
[HTTP://GOTO.ARCGISONLINE.COM/MAPS/USA_TOPO_MAPS](http://gto.arcgis.com/maps/usa_topo_maps),
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LEGEND

-  Illinois Counties
-  Logan County



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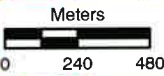
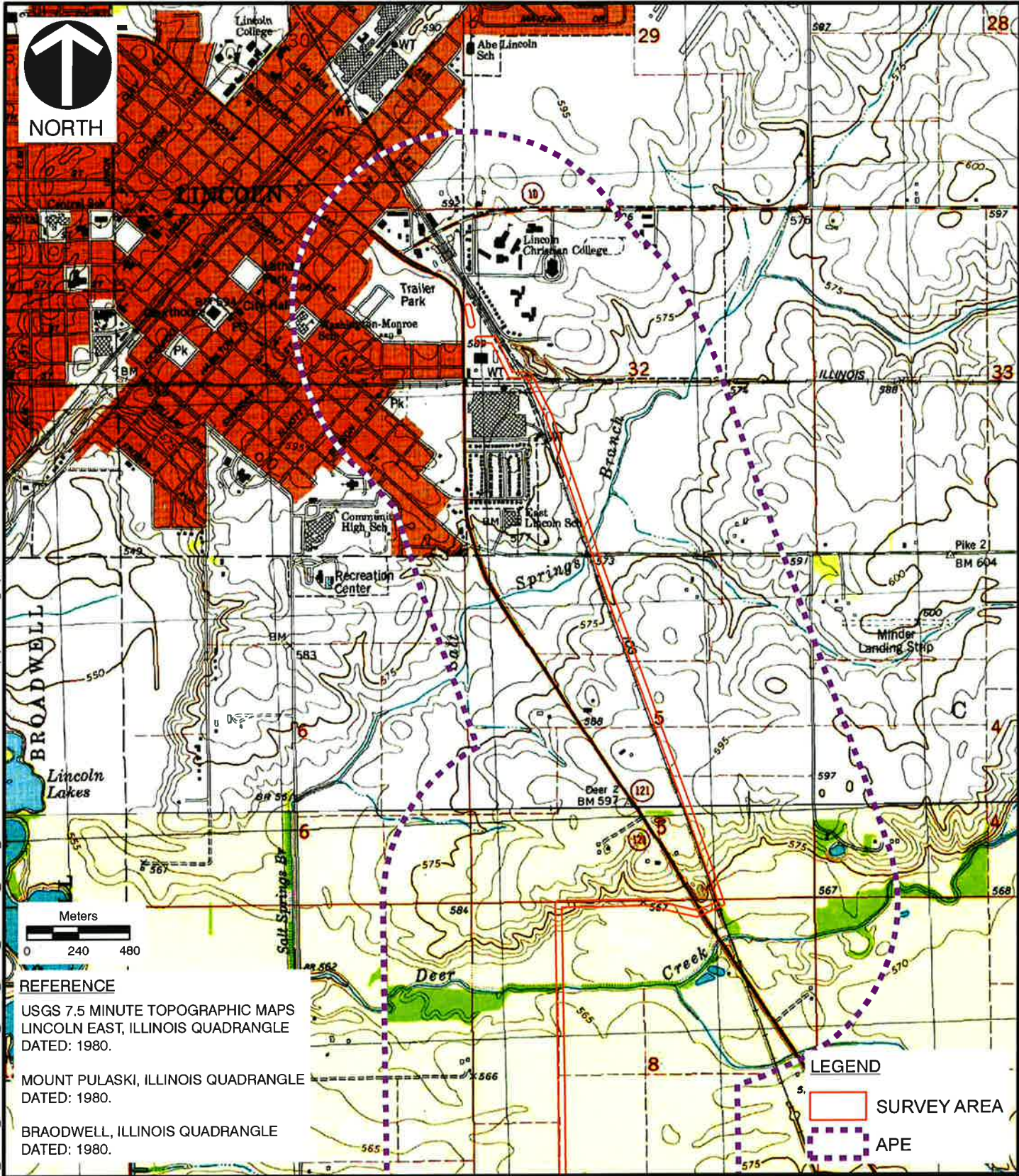
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**AMEREN SERVICES
TRANSMISSION LINE 1563
LOGAN COUNTY, ILLINOIS**

PROJECT LOCATION IN ILLINOIS

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DATE:	2/1/2023	SCALE:	1 cm = 30 km	PROJECT NO:	321-378	

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REFERENCE


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DATED: 1980.

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DATED: 1980.

BROADWELL, ILLINOIS QUADRANGLE
DATED: 1980.

LEGEND

 SURVEY AREA

 APE

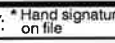
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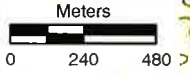
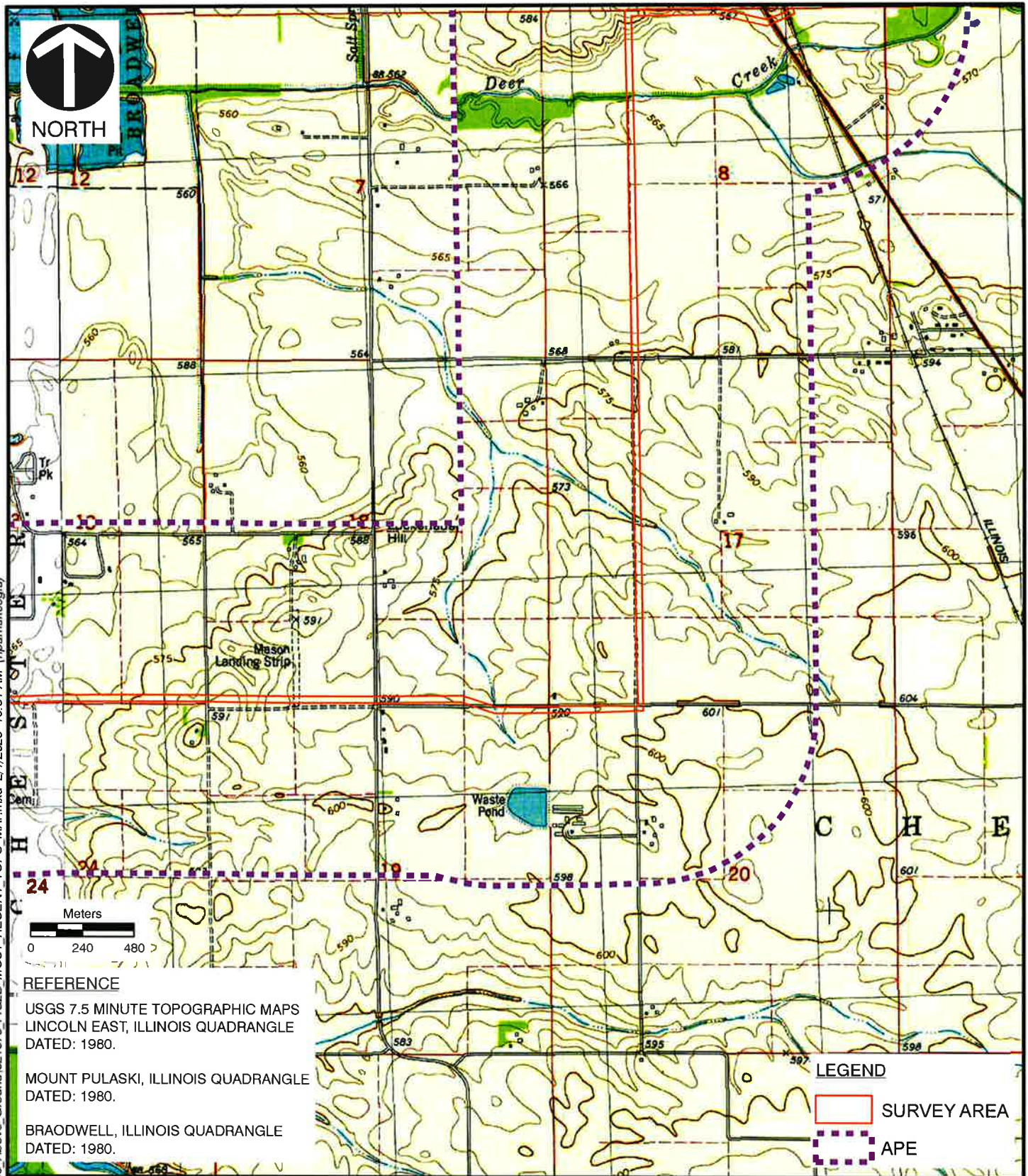


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LOGAN COUNTY, ILLINOIS**

PROJECT AREA ON PORTIONS OF THE 1980 LINCOLN EAST &
1980 MOUNT PULASKI, ILLINOIS, 7.5-MINUTE USGS QUADRANGLES

DRAWN BY:	NTP	CHECKED BY:	JAS	APPROVED BY:	 * Hand signature on file KMHF	FIGURE NO:	2A
DATE:	2/1/2023	SCALE:	1 cm = 240 meters	PROJECT NO:	321-378		





REFERENCE

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BROADWELL, ILLINOIS QUADRANGLE
DATED: 1980.

LEGEND

-  SURVEY AREA
-  APE



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PROJECT AREA ON PORTIONS OF THE 1980 BROADWELL &
 1980 MOUNT PULASKI, ILLINOIS, 7.5-MINUTE USGS QUADRANGLES

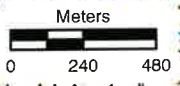
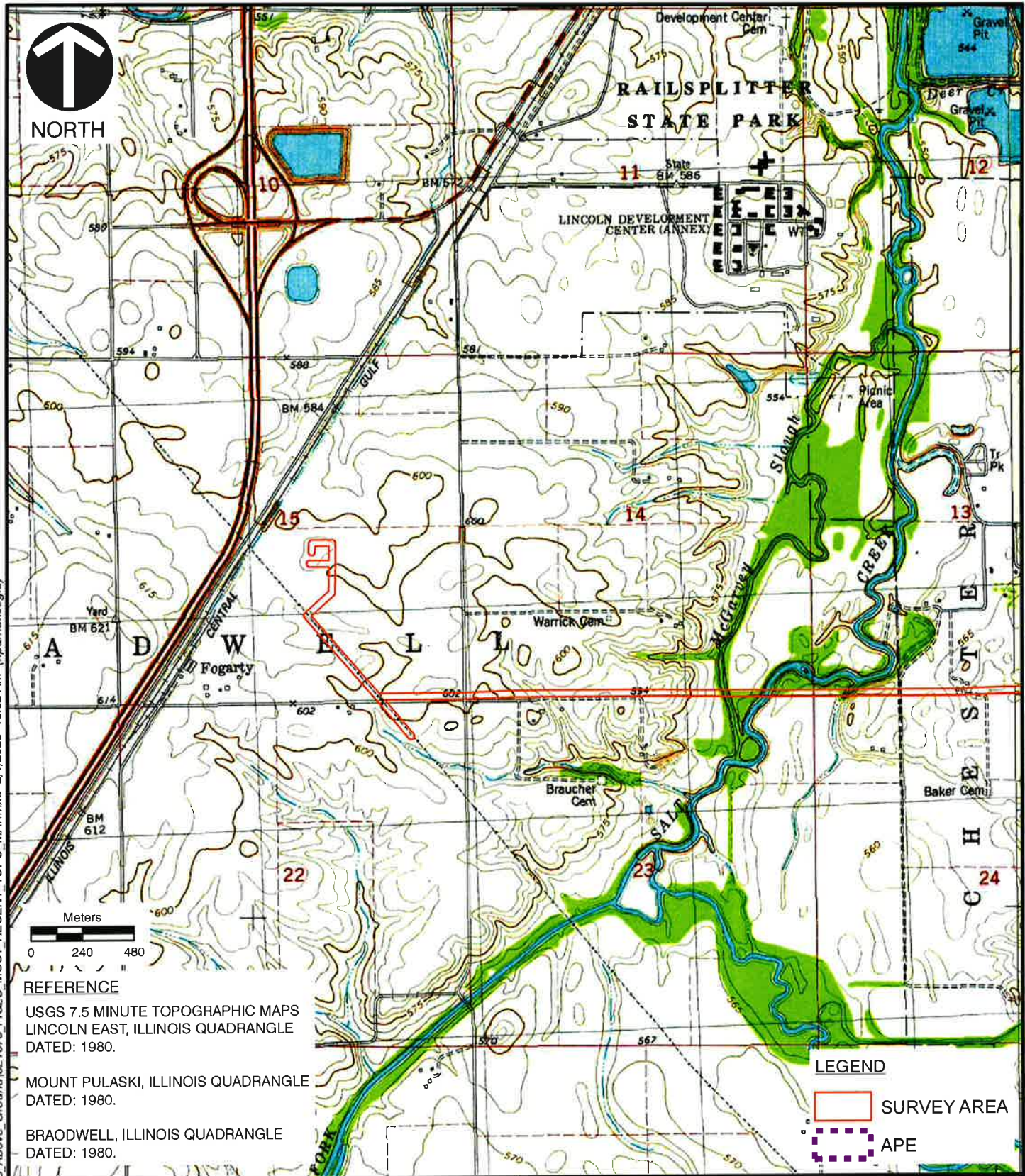
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NORTH

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DATED: 1980.

LEGEND

-  SURVEY AREA
-  APE



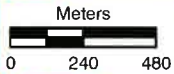
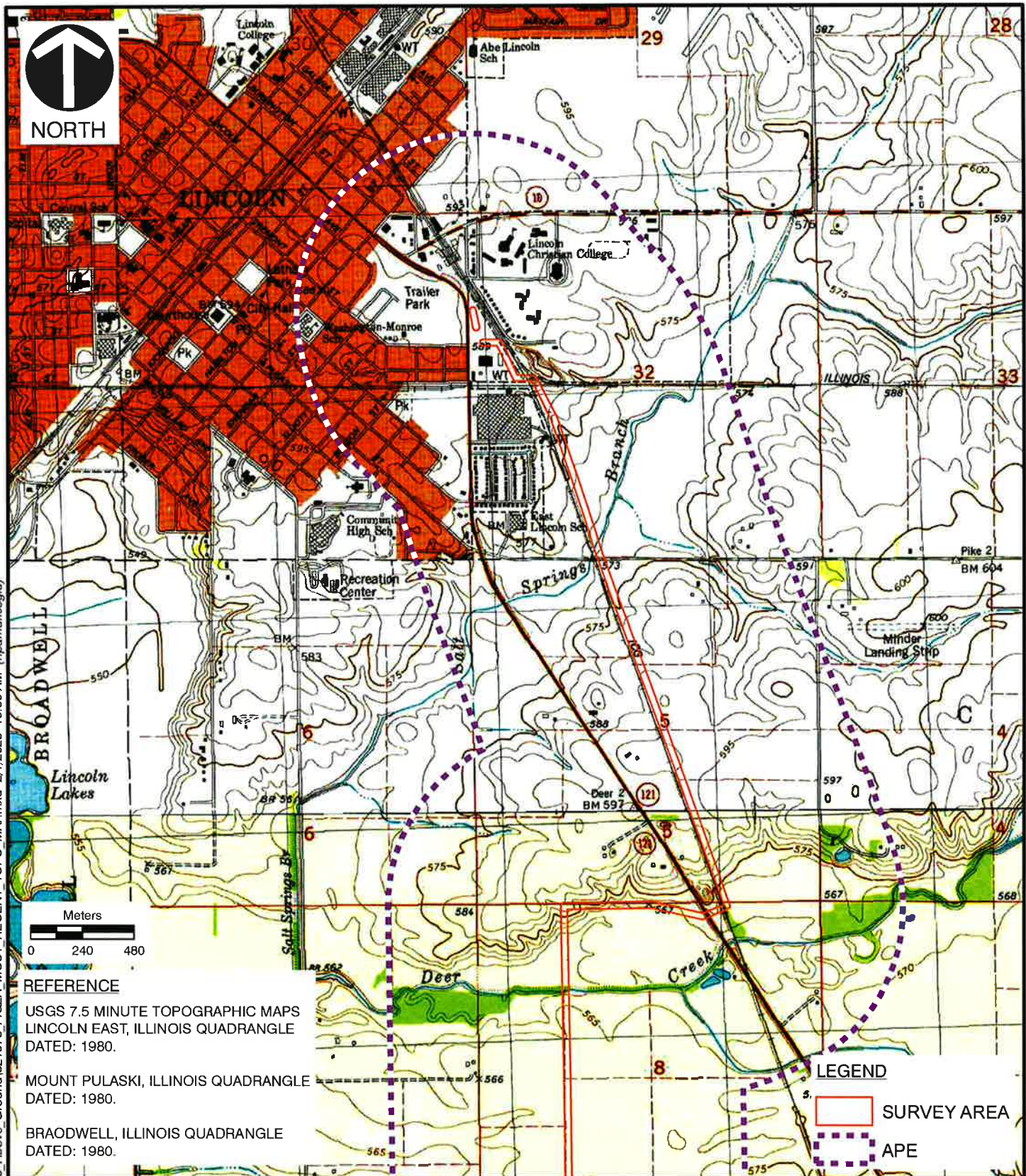
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PROJECT AREA ON A PORTION OF THE 1980 BROADWELL
ILLINOIS, 7.5-MINUTE USGS QUADRANGLE

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DATE:	2/1/2023	SCALE:	1 cm = 240 meters	PROJECT NO:	321-378		





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DATED: 1980.

LEGEND

-  SURVEY AREA
-  APE



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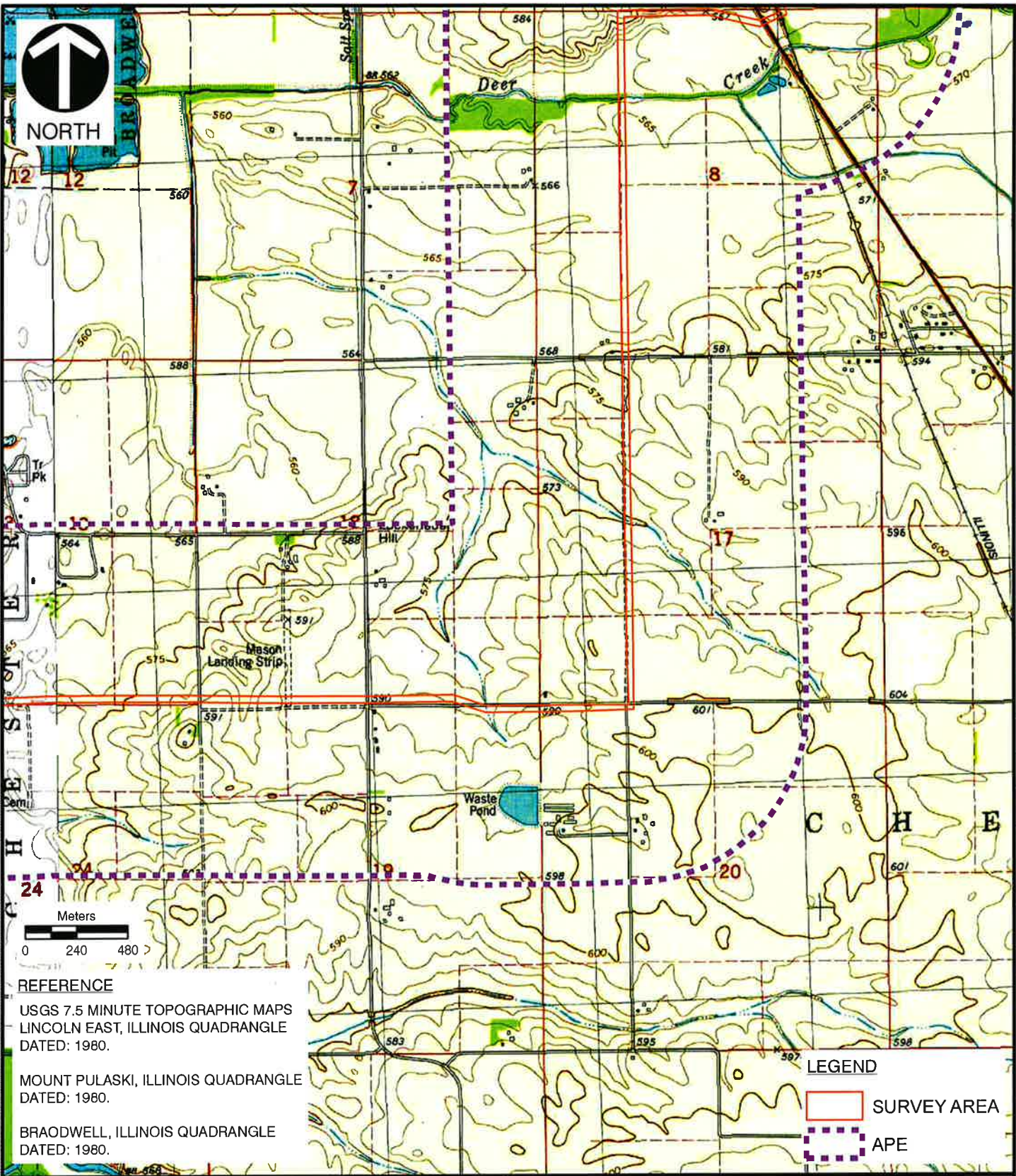
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PROJECT AREA ON PORTIONS OF THE 1980 LINCOLN EAST &
1980 MOUNT PULASKI, ILLINOIS, 7.5-MINUTE USGS QUADRANGLES

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LEGEND

SURVEY AREA

APE



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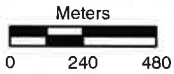
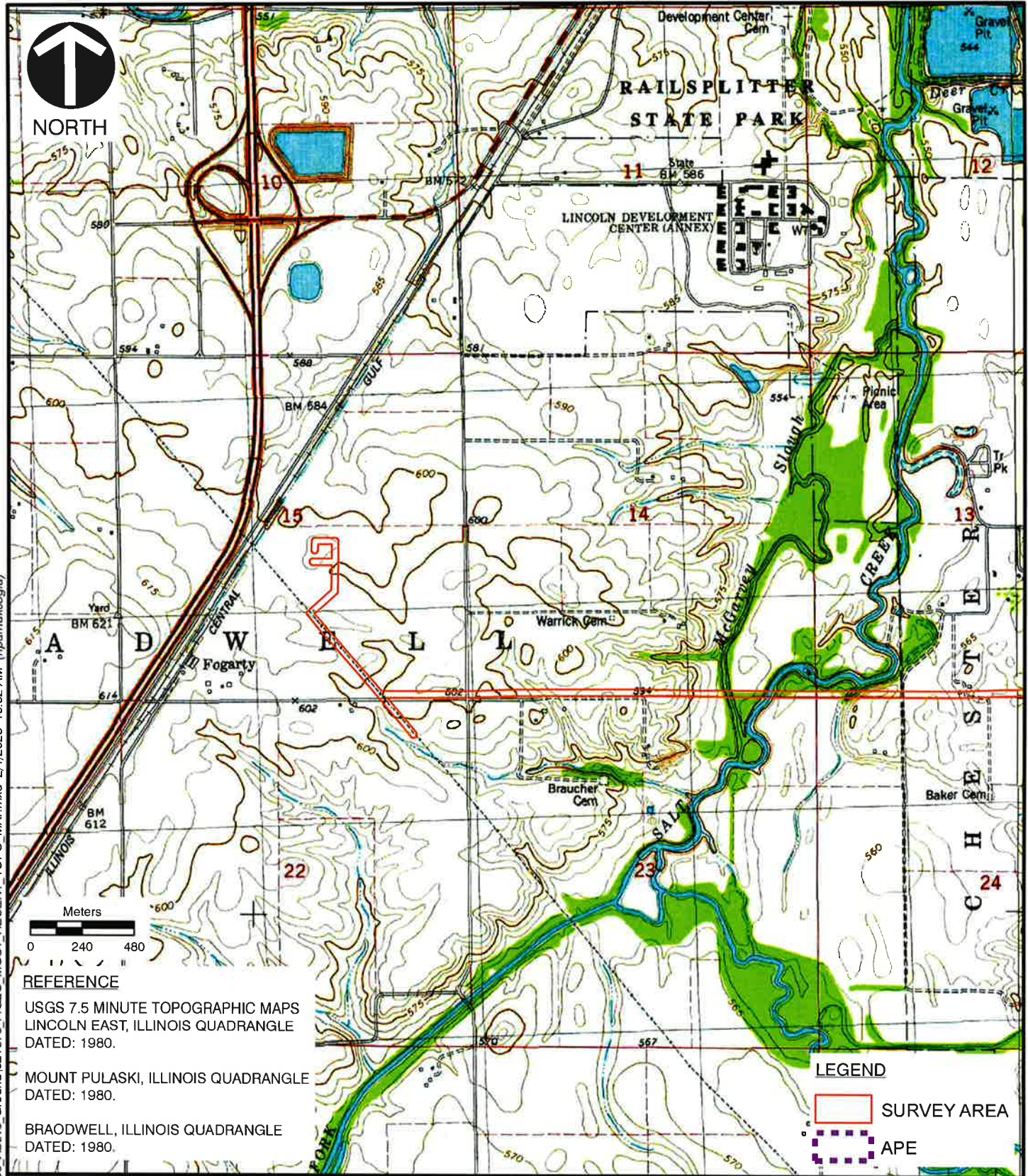
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MOUNT PULASKI, ILLINOIS QUADRANGLE
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LEGEND

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PROJECT AREA ON A PORTION OF THE 1980 BROADWELL
ILLINOIS, 7.5-MINUTE USGS QUADRANGLE

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LEGEND

- FIGURES 3A - 3T EXTENT
- APE
- PROJECT AREA

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DATE: 1/31/2023	SCALE: 1 centimeter = 240 meters	PROJECT NO: 321-378	

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**AREA OF POTENTIAL EFFECTS AND
 PROPERTY LOCATIONS - OVERVIEW MAP**



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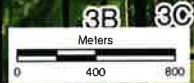
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**AREA OF POTENTIAL EFFECTS AND
 PROPERTY LOCATIONS - OVERVIEW MAP**

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PROJECT NO: 321-378	3-2



LEGEND

- FIGURES 3A - 3T EXTENT
- APE
- PROJECT AREA

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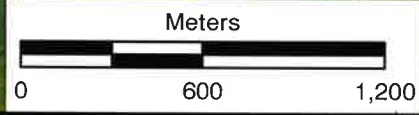
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LEGEND

- PROPERTY LOCATIONS
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AREA OF POTENTIAL EFFECTS AND PROPERTY LOCATIONS

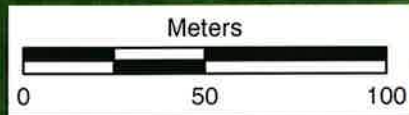
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LEGEND

-  PROPERTY LOCATIONS
-  APE
-  PROJECT AREA



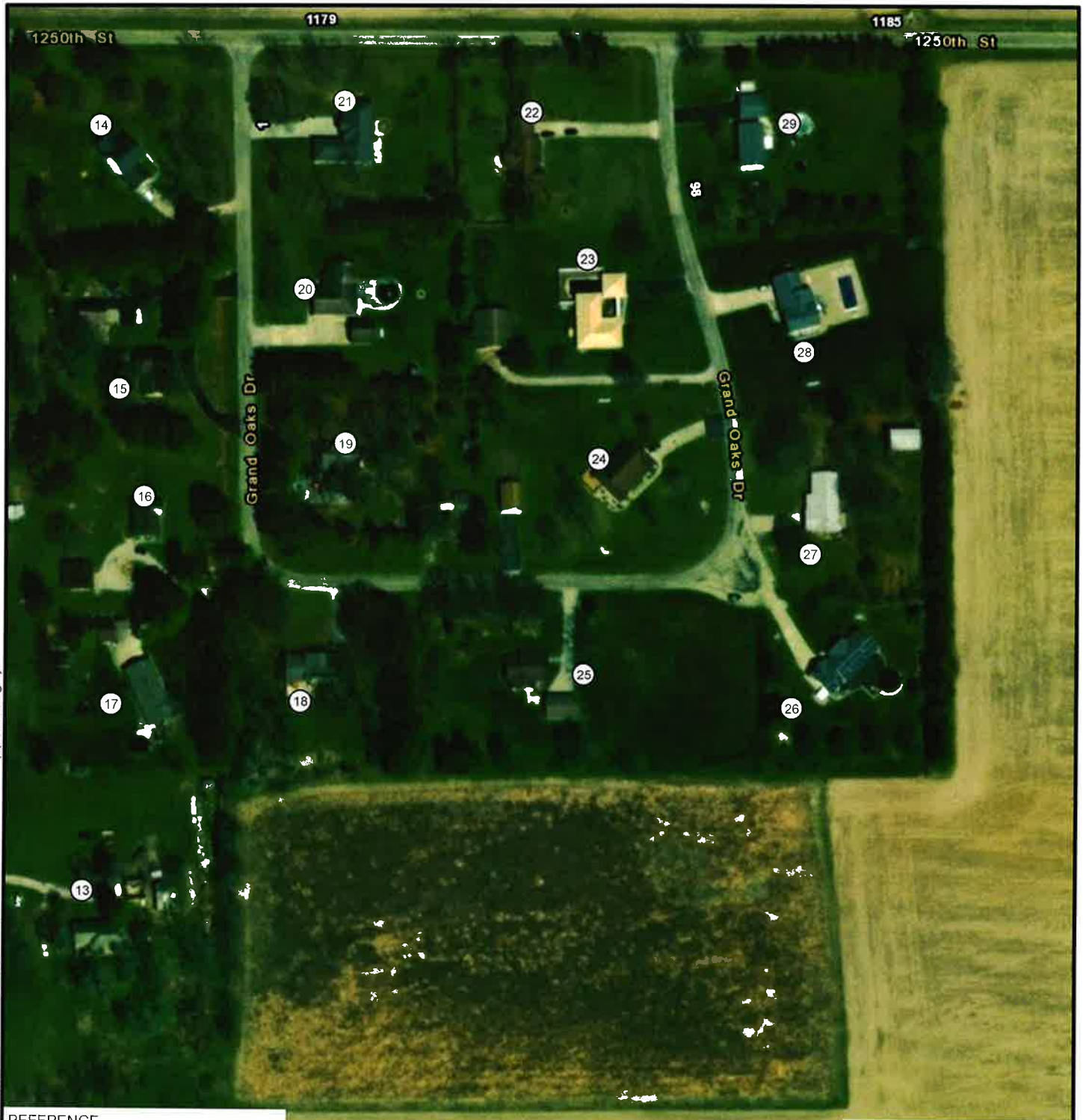
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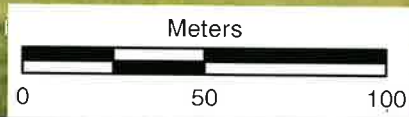
AREA OF POTENTIAL EFFECTS AND PROPERTY LOCATIONS

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LEGEND

-  PROPERTY LOCATIONS
-  APE
-  PROJECT AREA



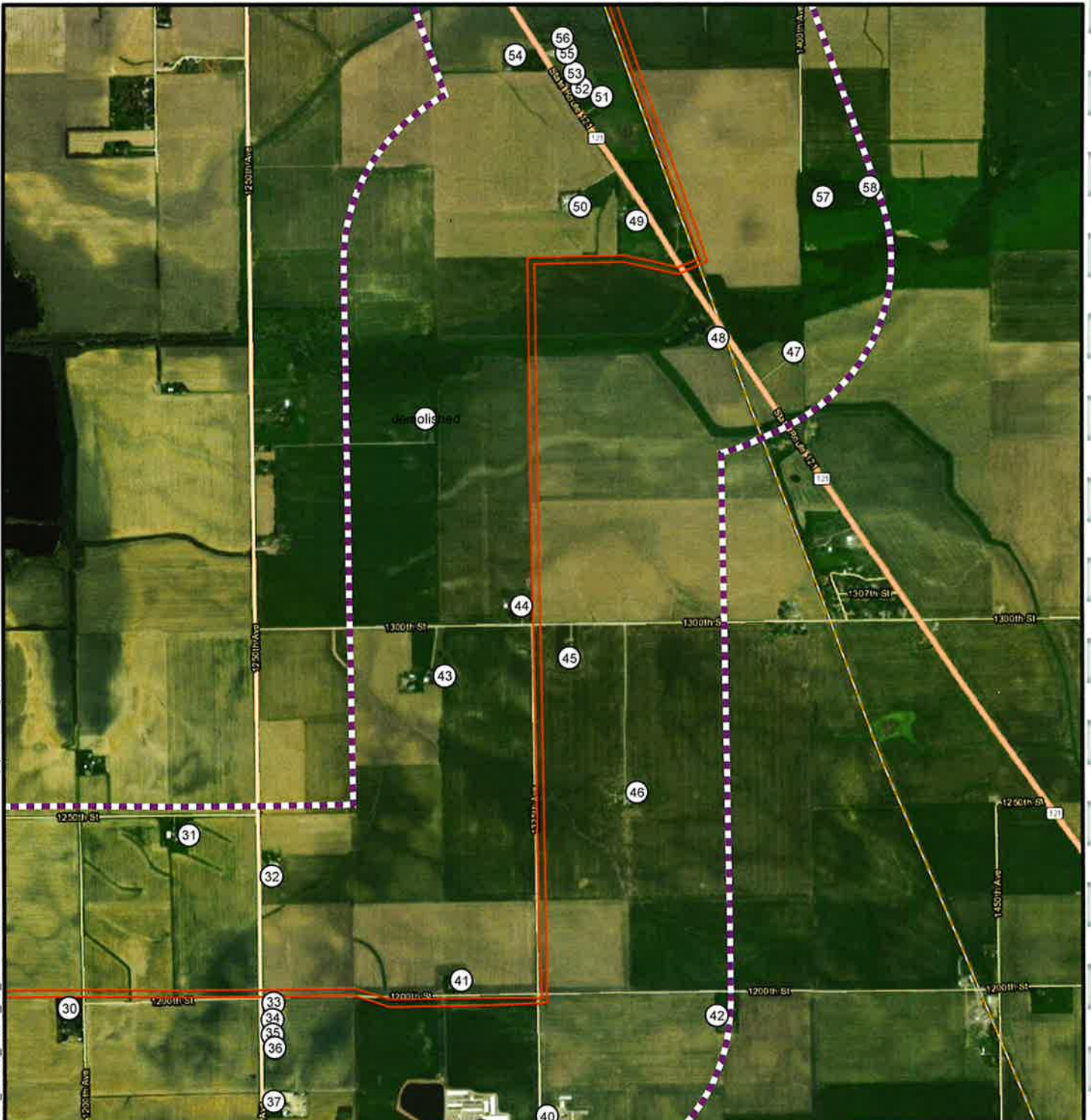
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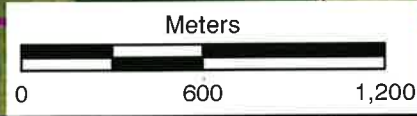
AREA OF POTENTIAL EFFECTS AND PROPERTY LOCATIONS

DRAWN BY: NTP	CHECKED BY: JAS	APPROVED BY: <small>Hand signature on file</small> KMHF	FIGURE NO: 3C
DATE: 2/1/2023	SCALE: 1 cm = 20 meters	PROJECT NO: 321-378	

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LEGEND

- PROPERTY LOCATIONS
- APE
- PROJECT AREA

NORTH

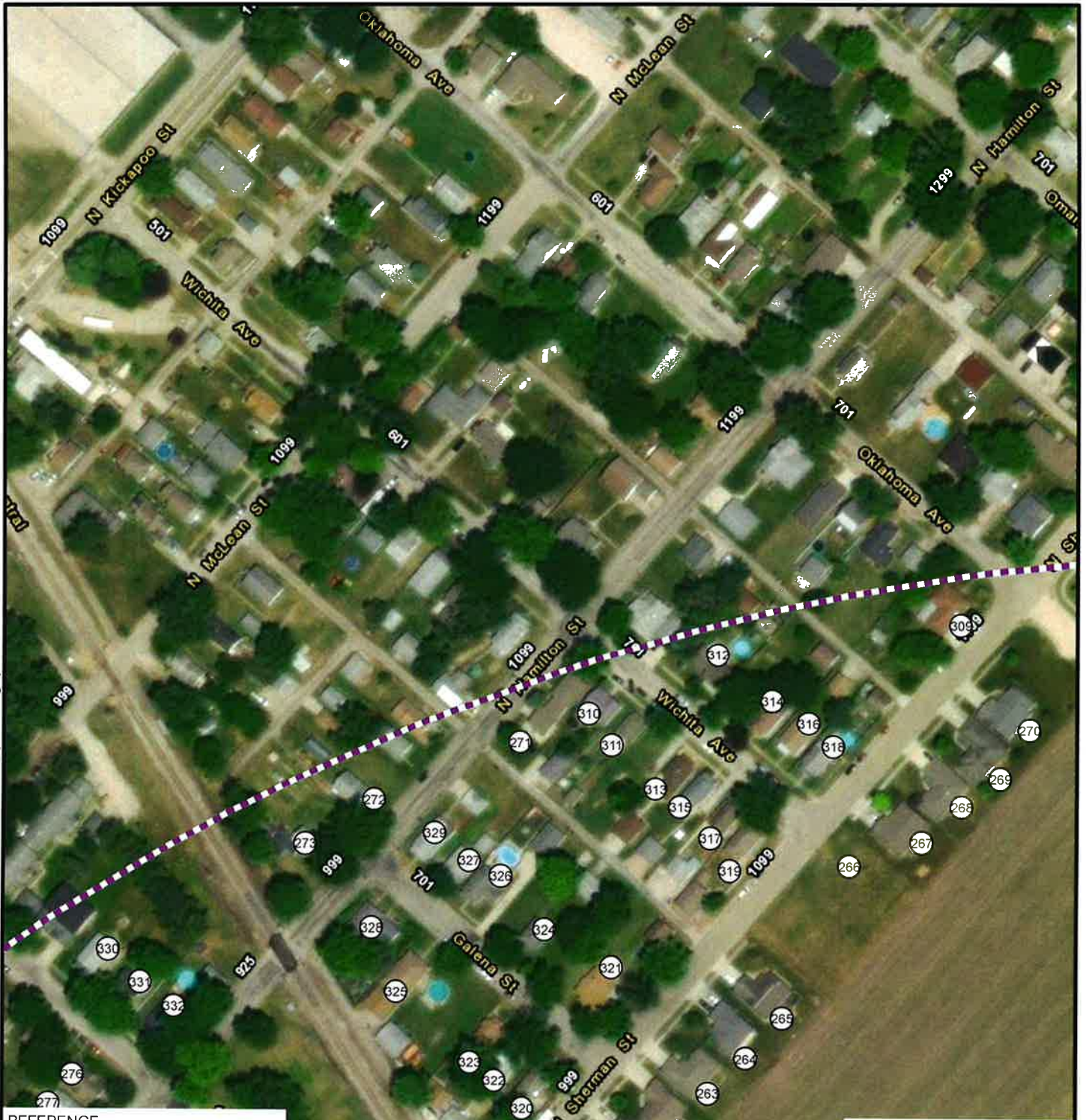
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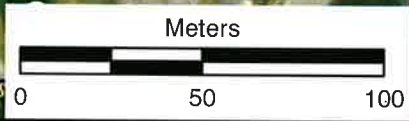
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DATE: 2/1/2023	SCALE: 1 cm = 240 meters	PROJECT NO: 321-378	

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LEGEND

- PROPERTY LOCATIONS
- APE
- PROJECT AREA

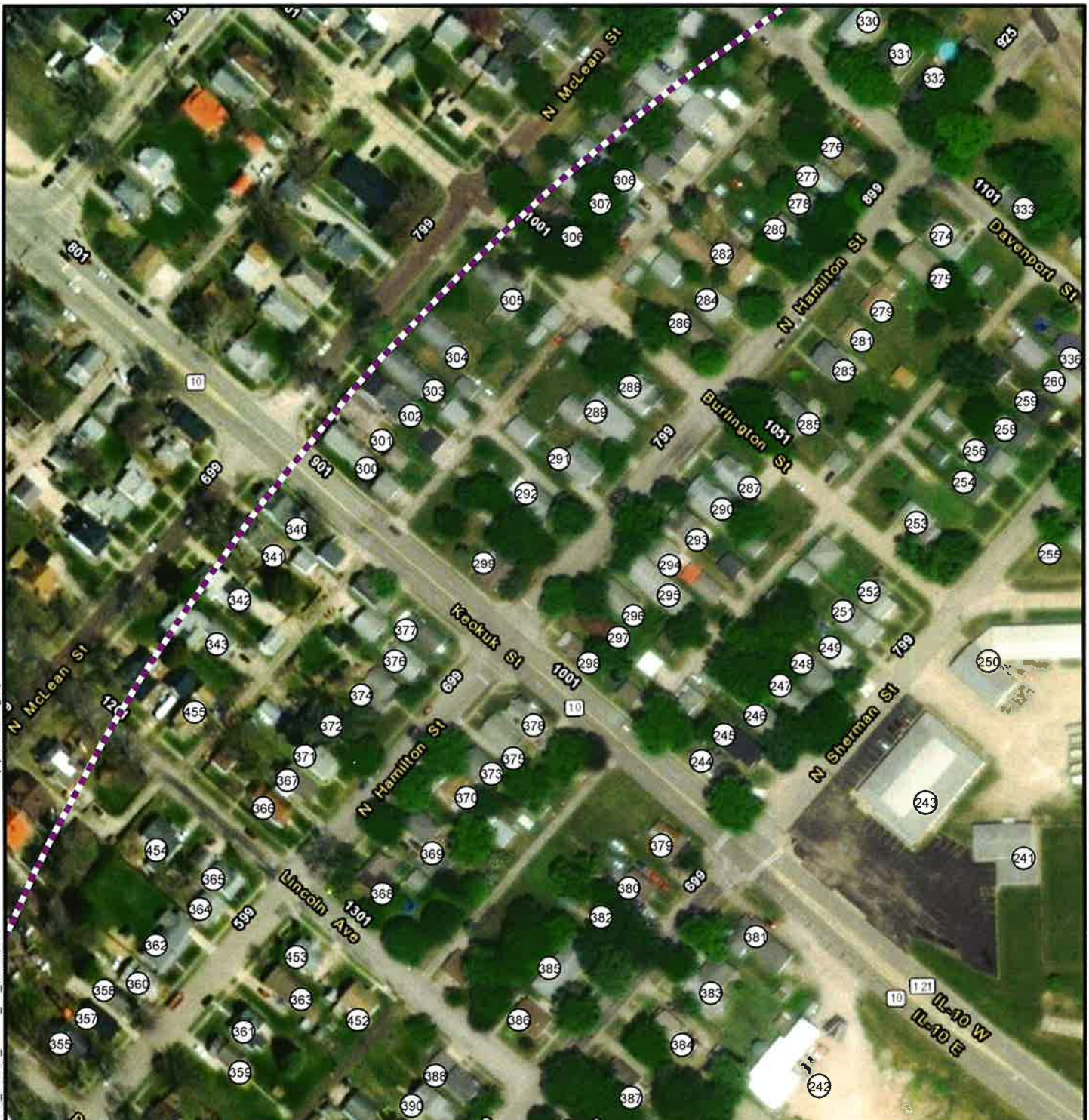
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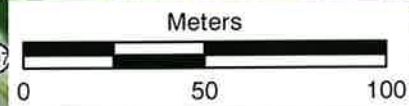
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-  PROPERTY LOCATIONS
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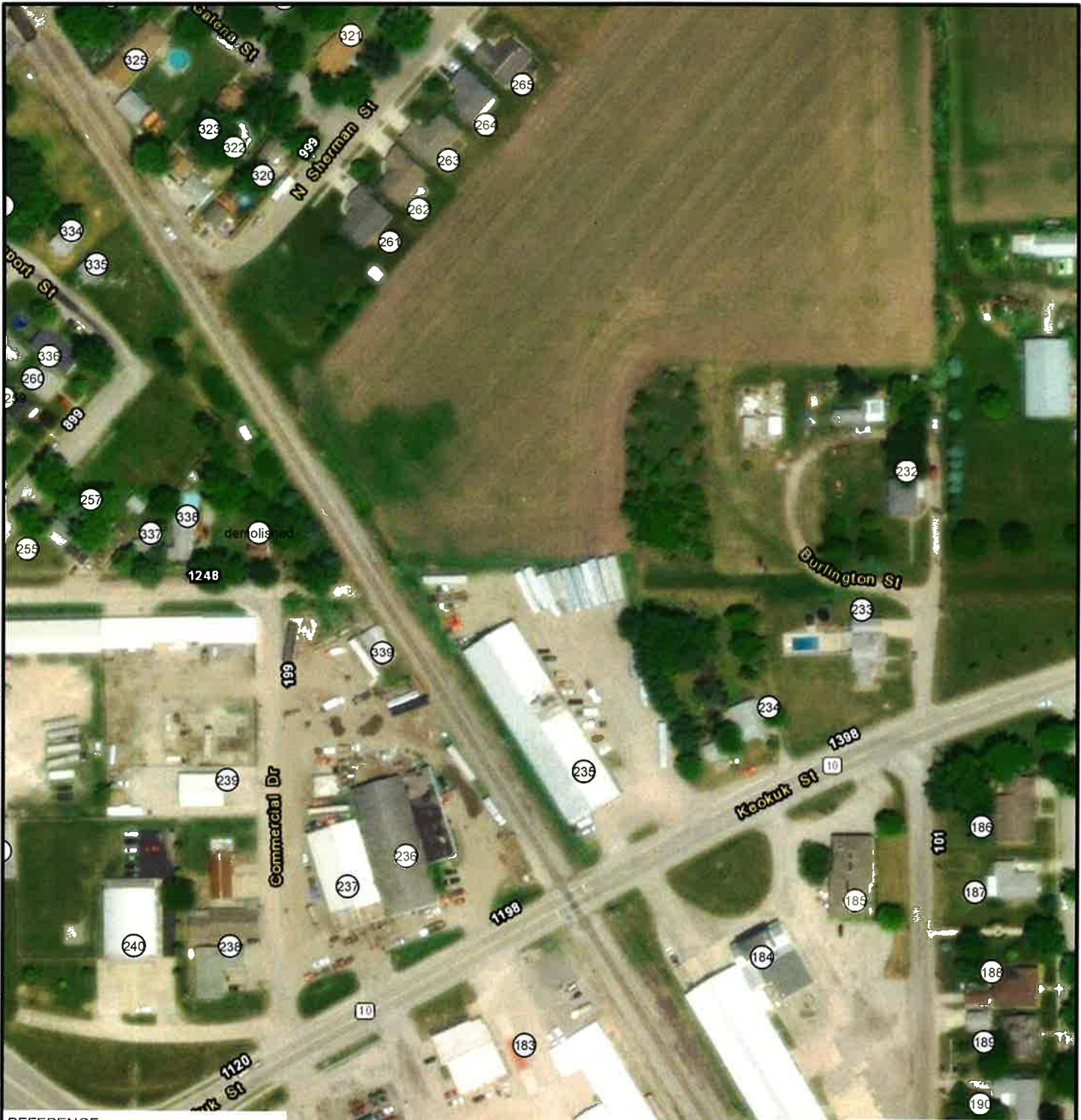
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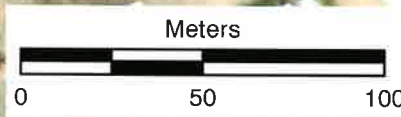
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DATE:	2/1/2023	SCALE:	1 cm = 20 meters	PROJECT NO:	321-378		

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 ○ PROPERTY LOCATIONS
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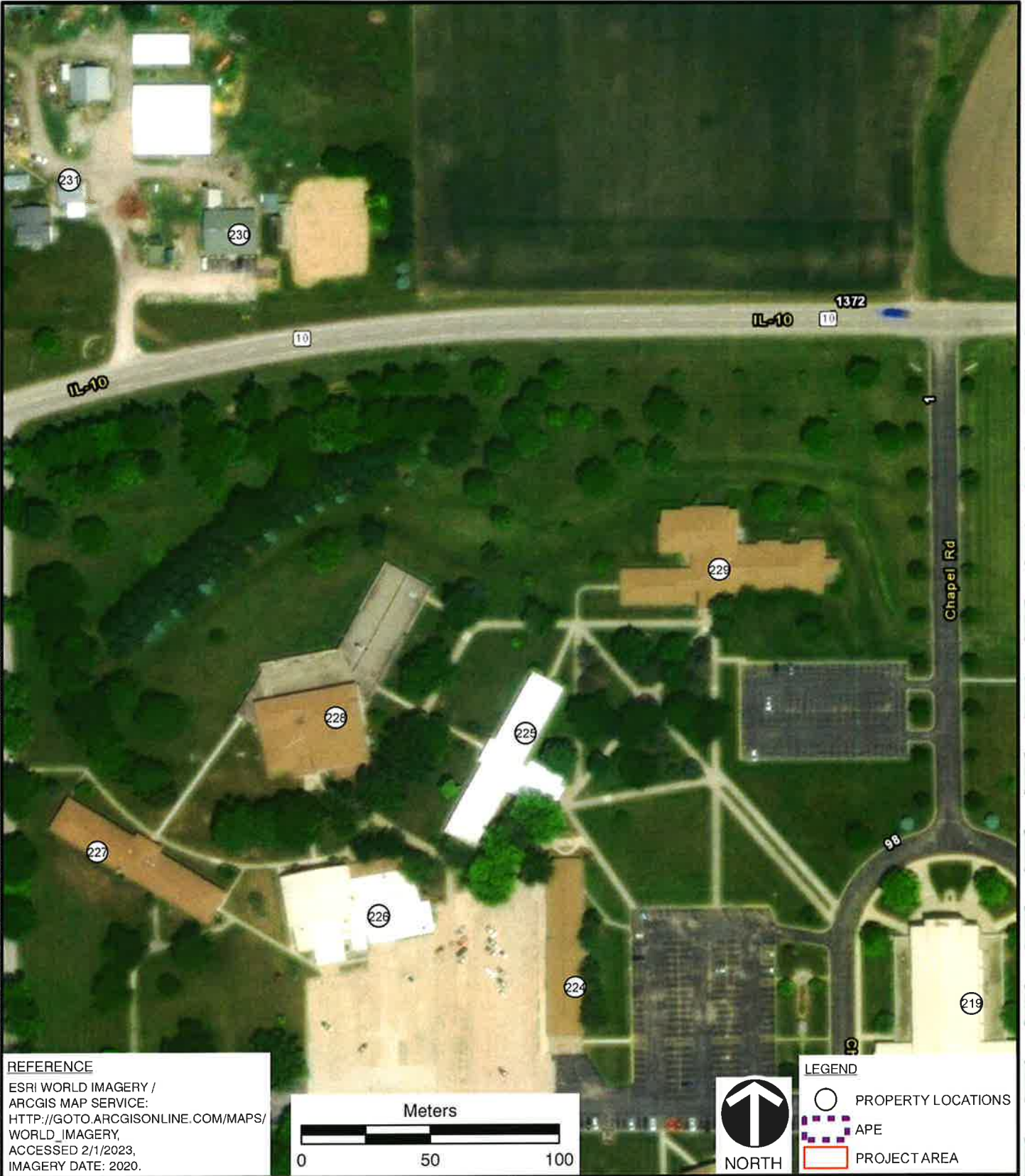
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DATE: 2/1/2023	SCALE: 1 cm = 20 meters	PROJECT NO: 321-378	

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 ○ PROPERTY LOCATIONS
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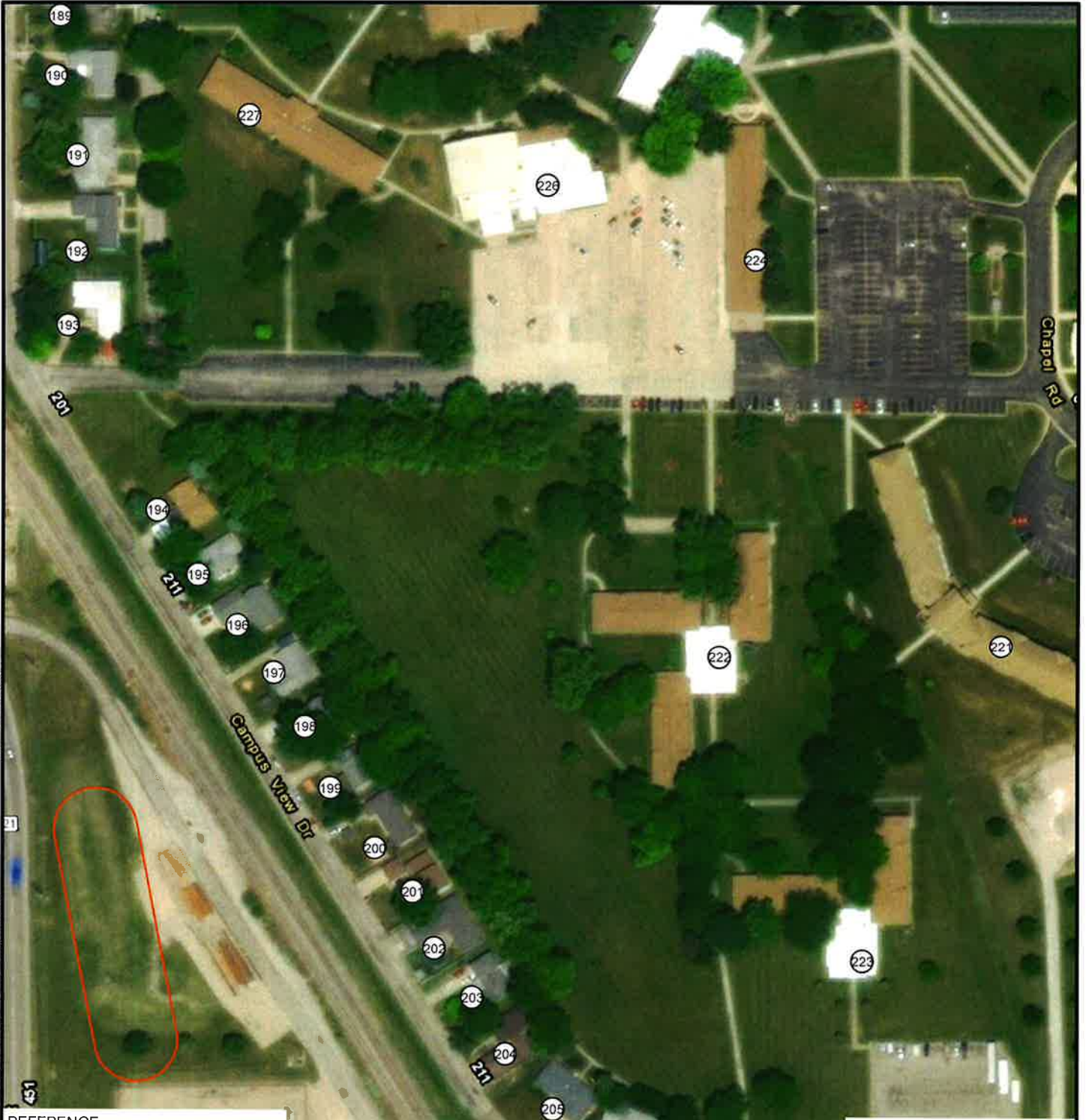
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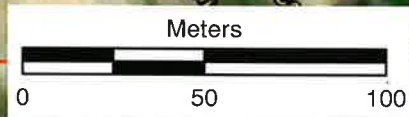
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- PROPERTY LOCATIONS
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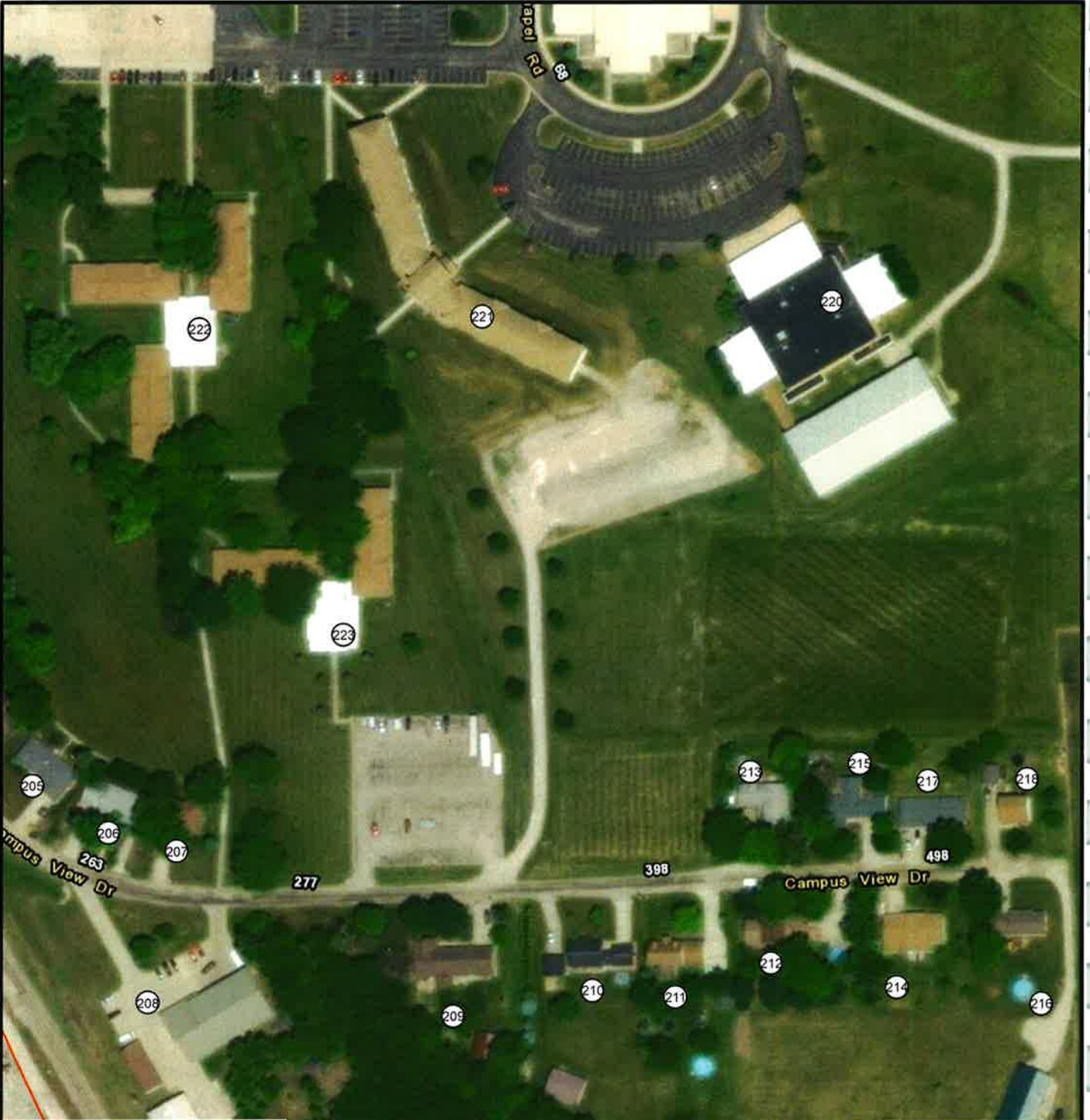
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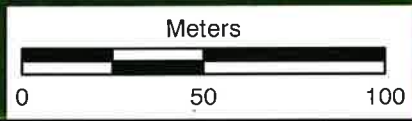
AREA OF POTENTIAL EFFECTS AND PROPERTY LOCATIONS

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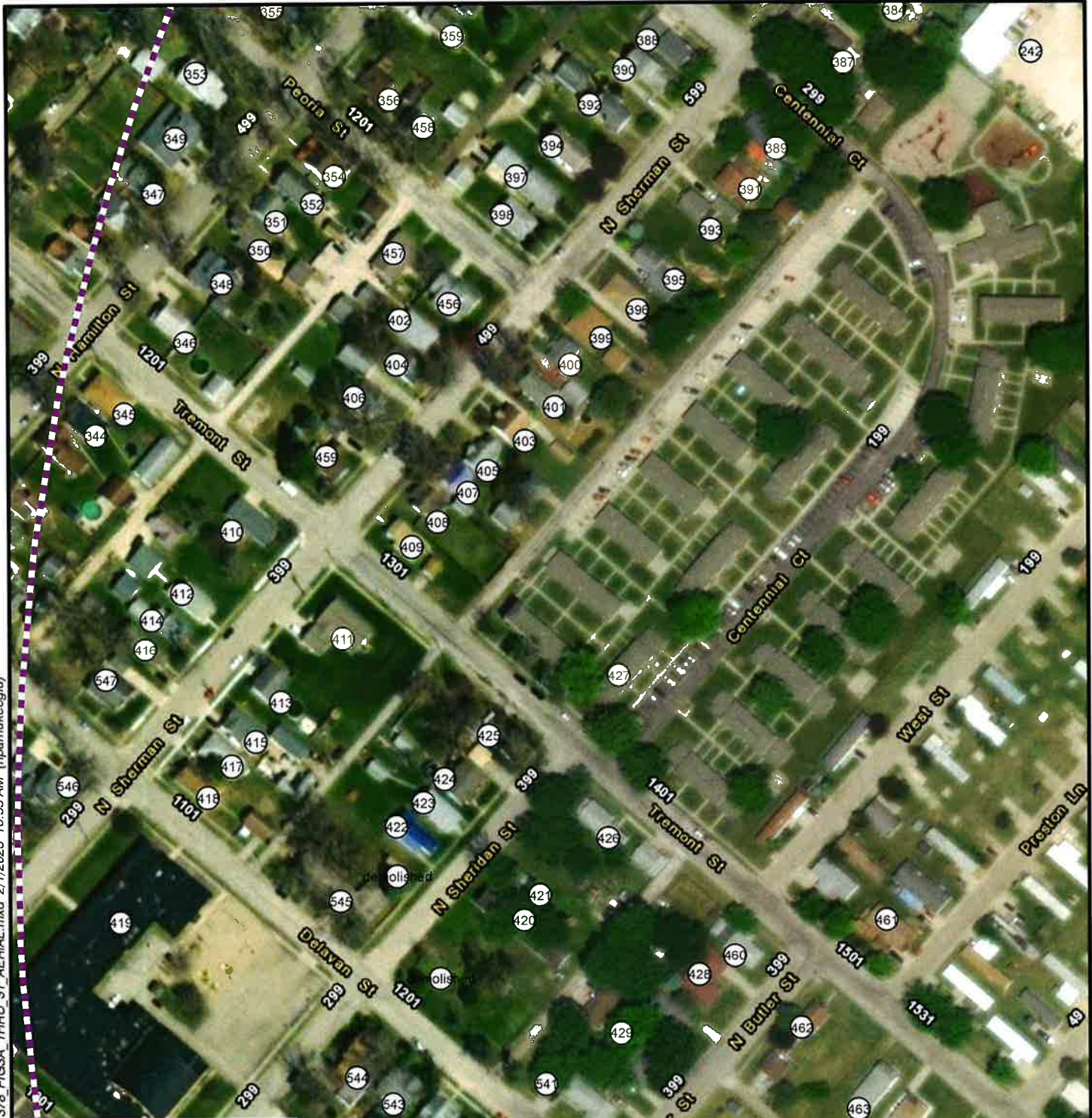
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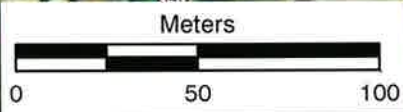
AREA OF POTENTIAL EFFECTS AND PROPERTY LOCATIONS

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DATE: 2/1/2023	SCALE: 1 cm = 20 meters	PROJECT NO: 321-378	



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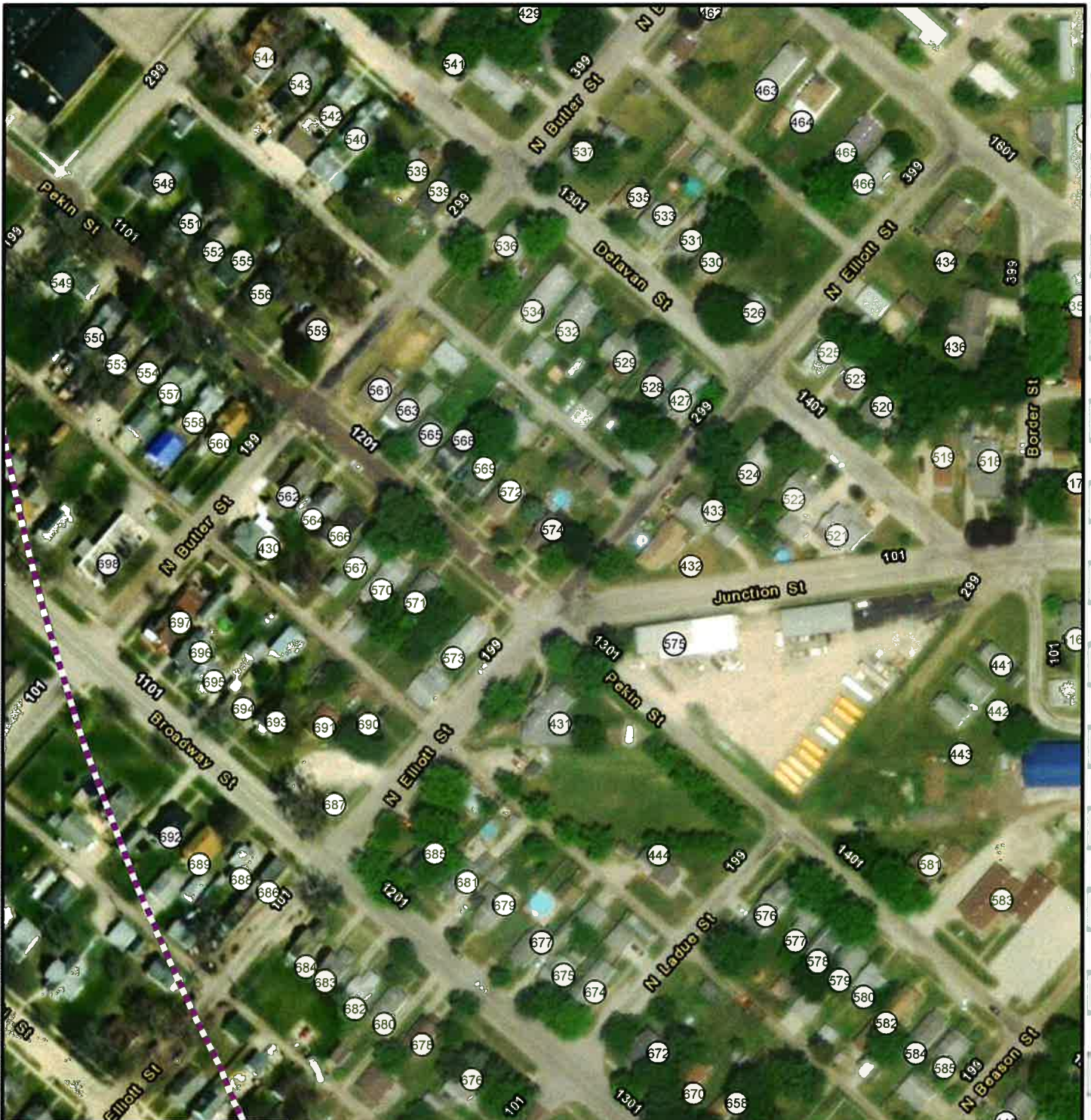
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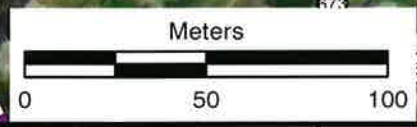
AREA OF POTENTIAL EFFECTS AND PROPERTY LOCATIONS

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DATE: 2/1/2023	SCALE: 1 cm = 20 meters	PROJECT NO: 321-378	



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- PROPERTY LOCATIONS
- APE
- PROJECT AREA

NORTH

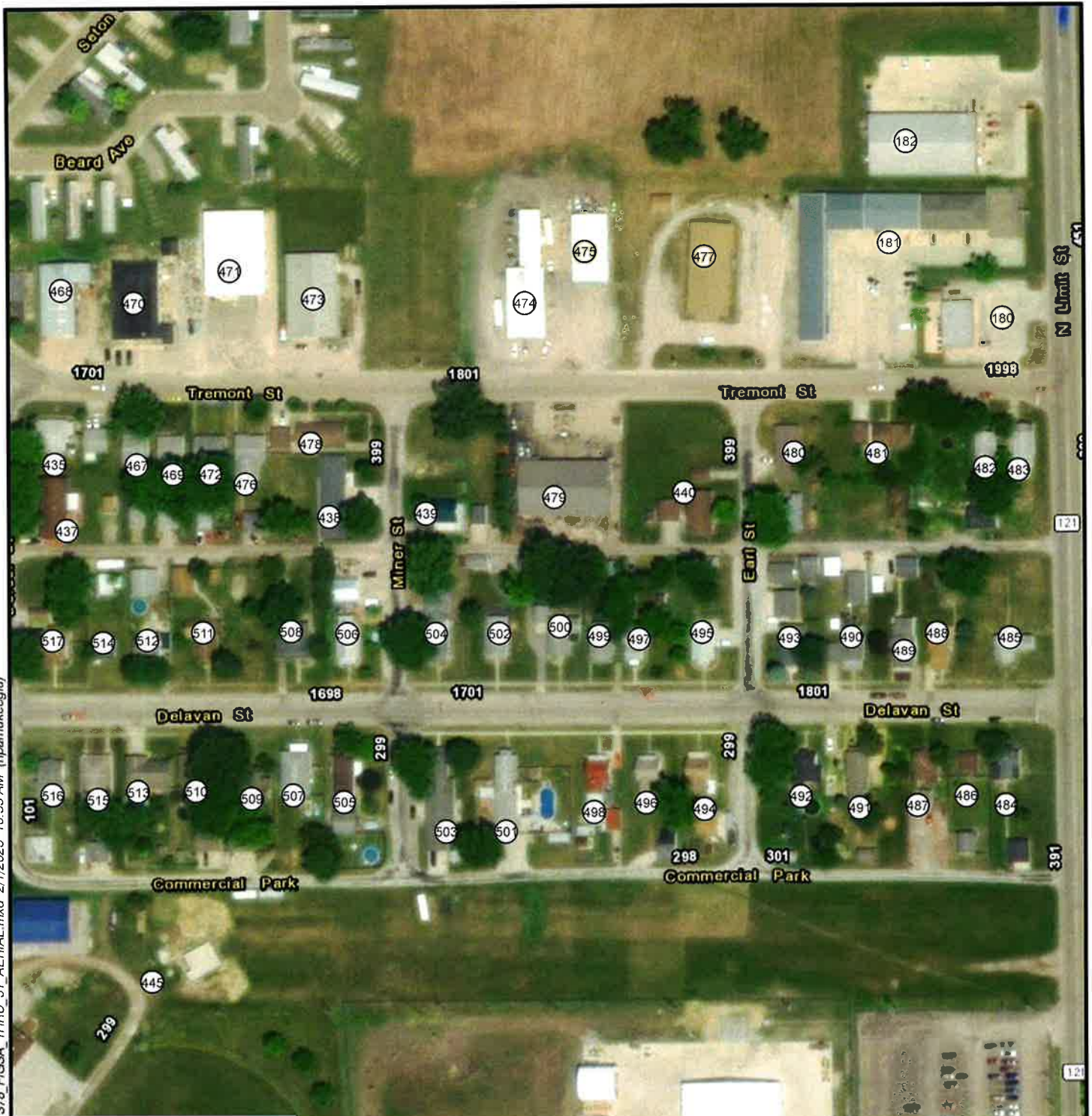
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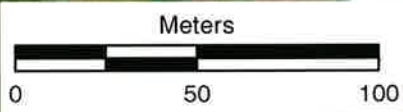
AREA OF POTENTIAL EFFECTS AND PROPERTY LOCATIONS

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DATE: 2/1/2023	SCALE: 1 cm = 20 meters	PROJECT NO: 321-378	

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 [Dashed purple line] APE
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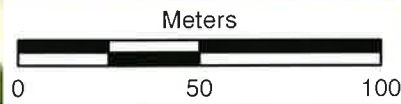
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NORTH

- PROPERTY LOCATIONS
- APE
- PROJECT AREA



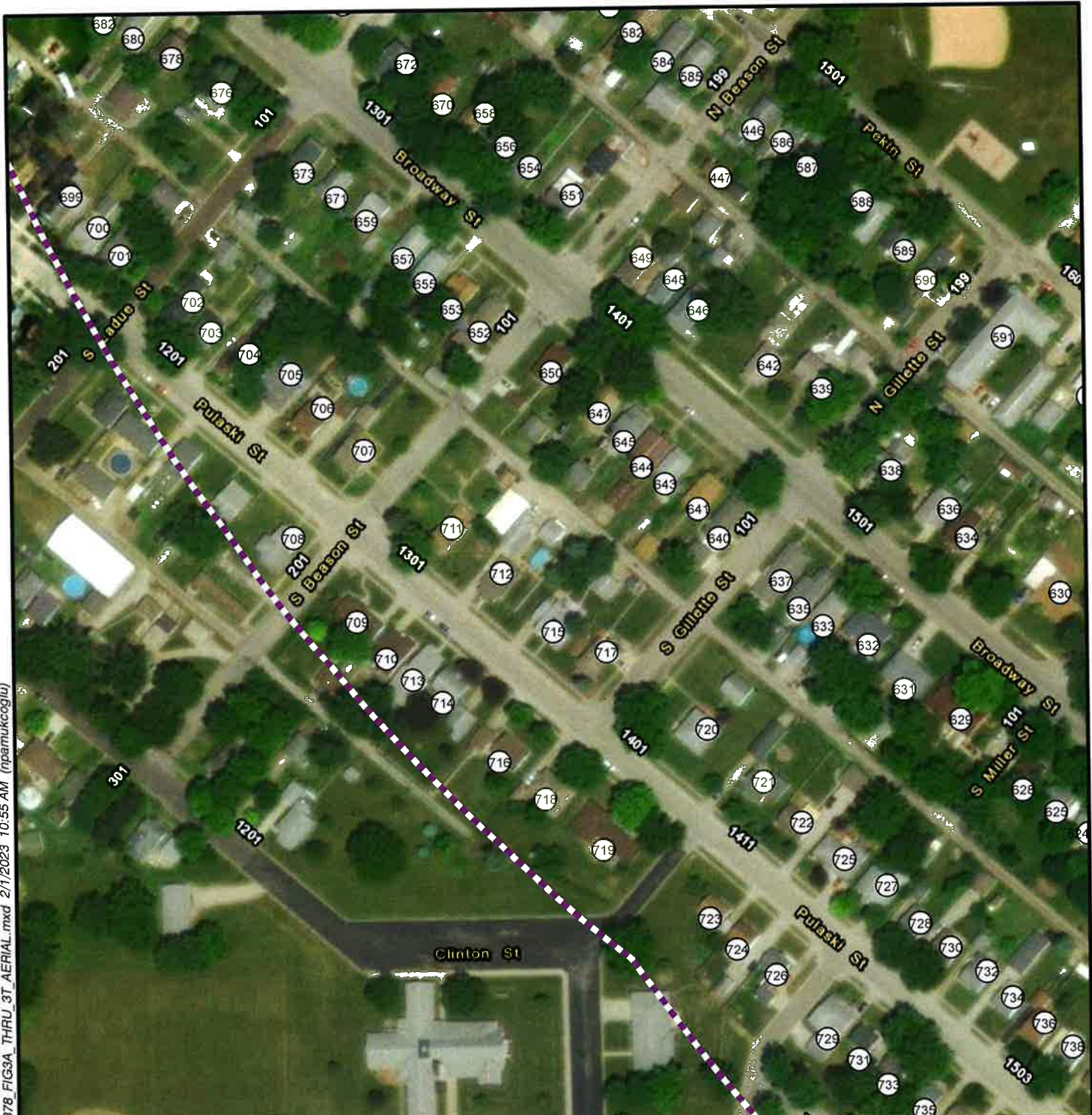
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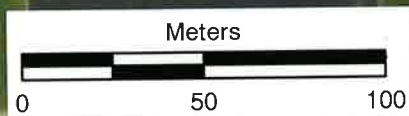
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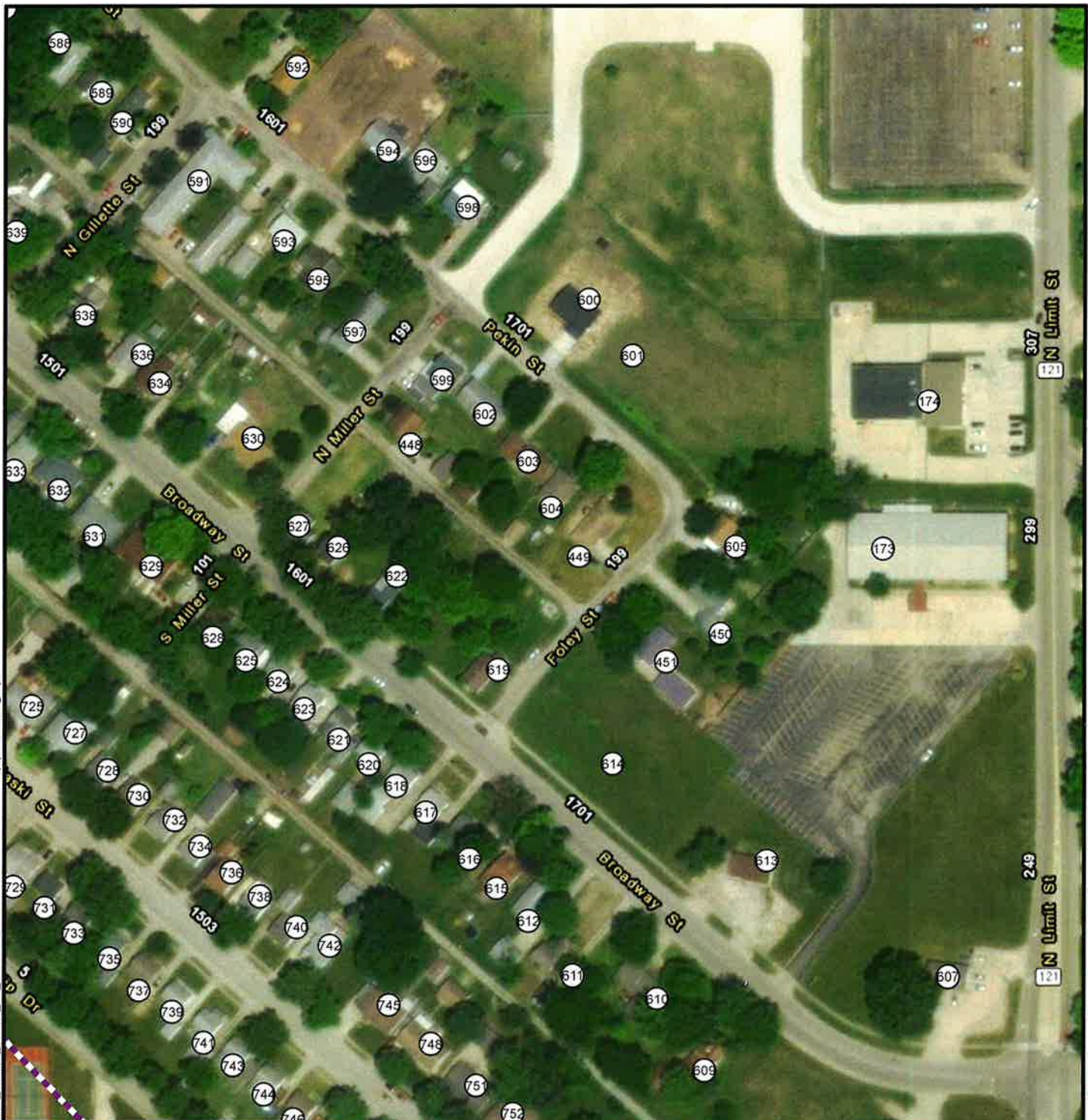
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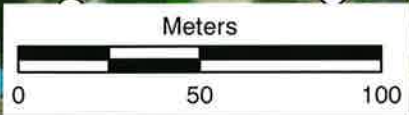
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DATE: 2/1/2023	SCALE: 1 cm = 20 meters	PROJECT NO: 321-378	

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 ○ PROPERTY LOCATIONS
 [Dashed purple line] APE
 [Red outline] PROJECT AREA

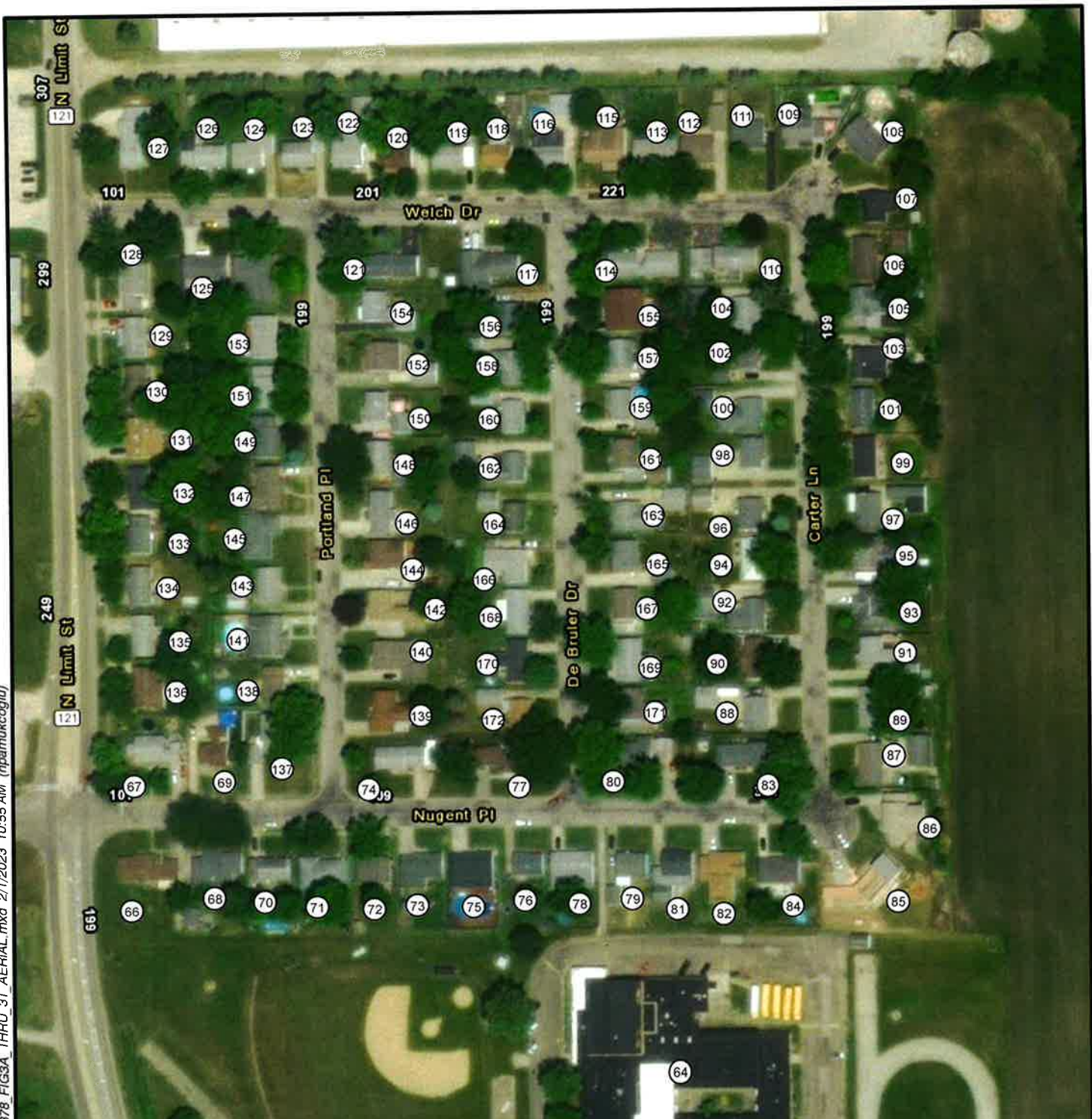
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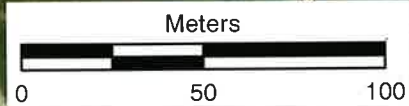
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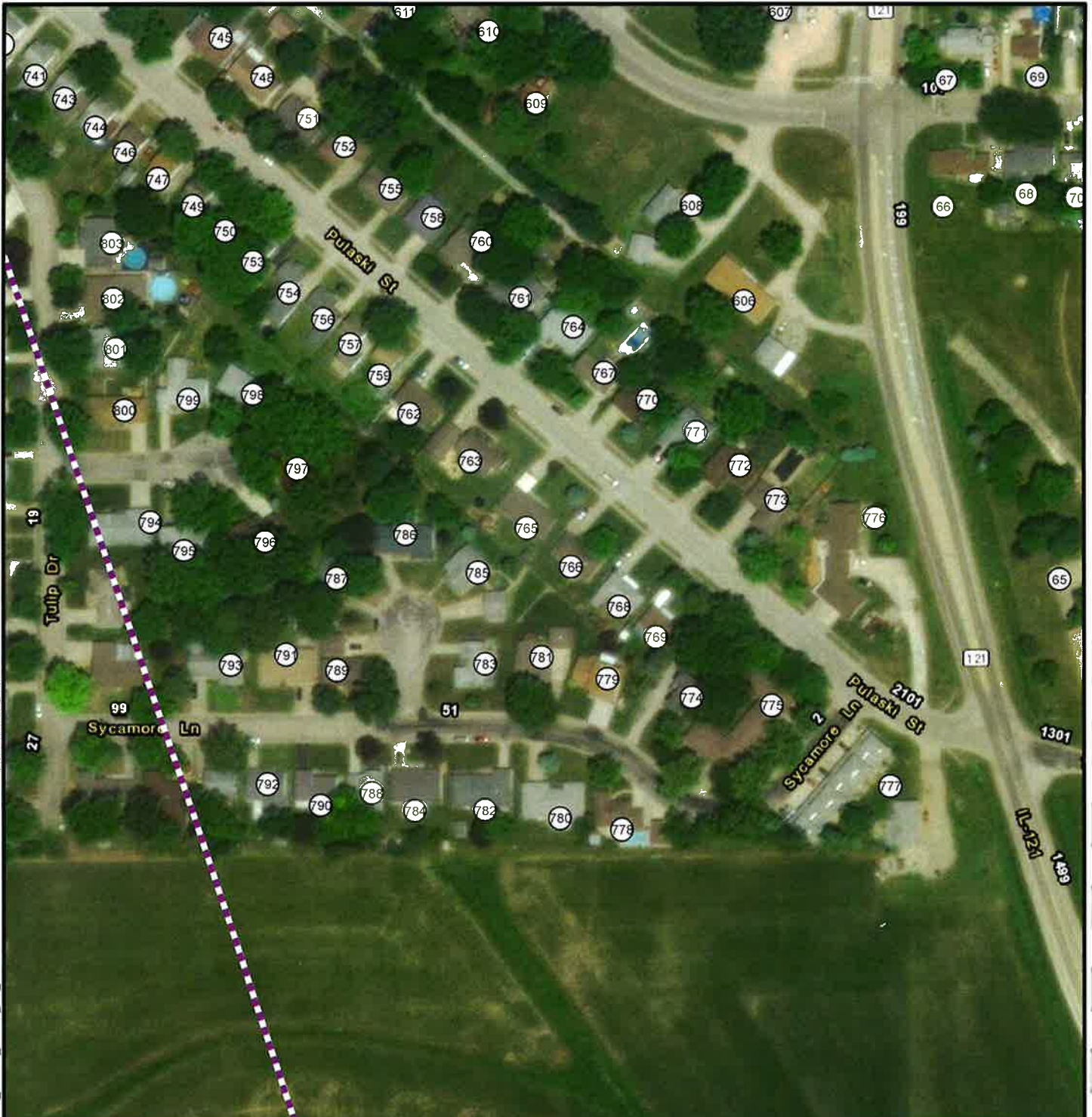
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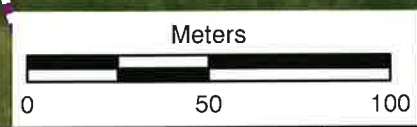
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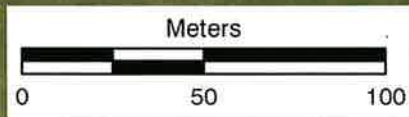
AREA OF POTENTIAL EFFECTS AND PROPERTY LOCATIONS

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DATE: 2/1/2023	SCALE: 1 cm = 20 meters	PROJECT NO: 321-378	3R



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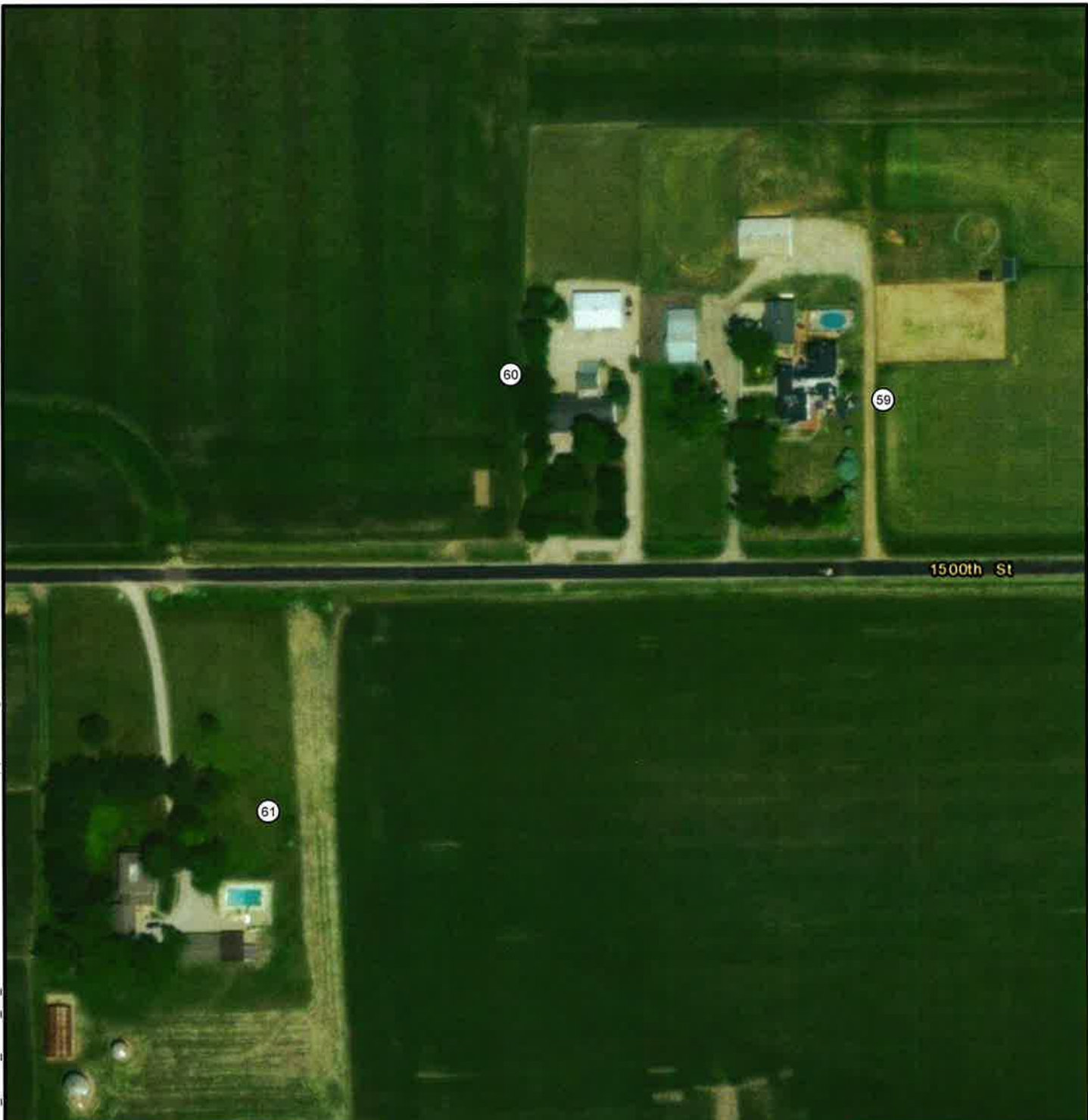
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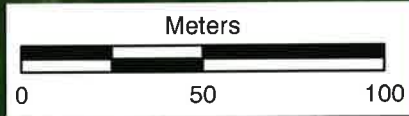
AREA OF POTENTIAL EFFECTS AND PROPERTY LOCATIONS

DRAWN BY: NTP	CHECKED BY: JAS	APPROVED BY: <small>Hand signature on file</small> KMHF	FIGURE NO: 3S
DATE: 2/1/2023	SCALE: 1 cm = 20 meters	PROJECT NO: 321-378	

P:\320-000\321-378\CIS\Maps\CH03_Above_Ground\321378_FIG3A_THRU_3T_AERIAL.mxd 2/1/2023 10:55 AM (nparmukcoglu)



REFERENCE
 ESRI WORLD IMAGERY /
 ARCGIS MAP SERVICE:
[HTTP://GTO.ARCGISONLINE.COM/MAPS/
 WORLD_IMAGERY,](http://gto.arcgis.com/maps/world_imagery)
 ACCESSED 2/1/2023,
 IMAGERY DATE: 2020.



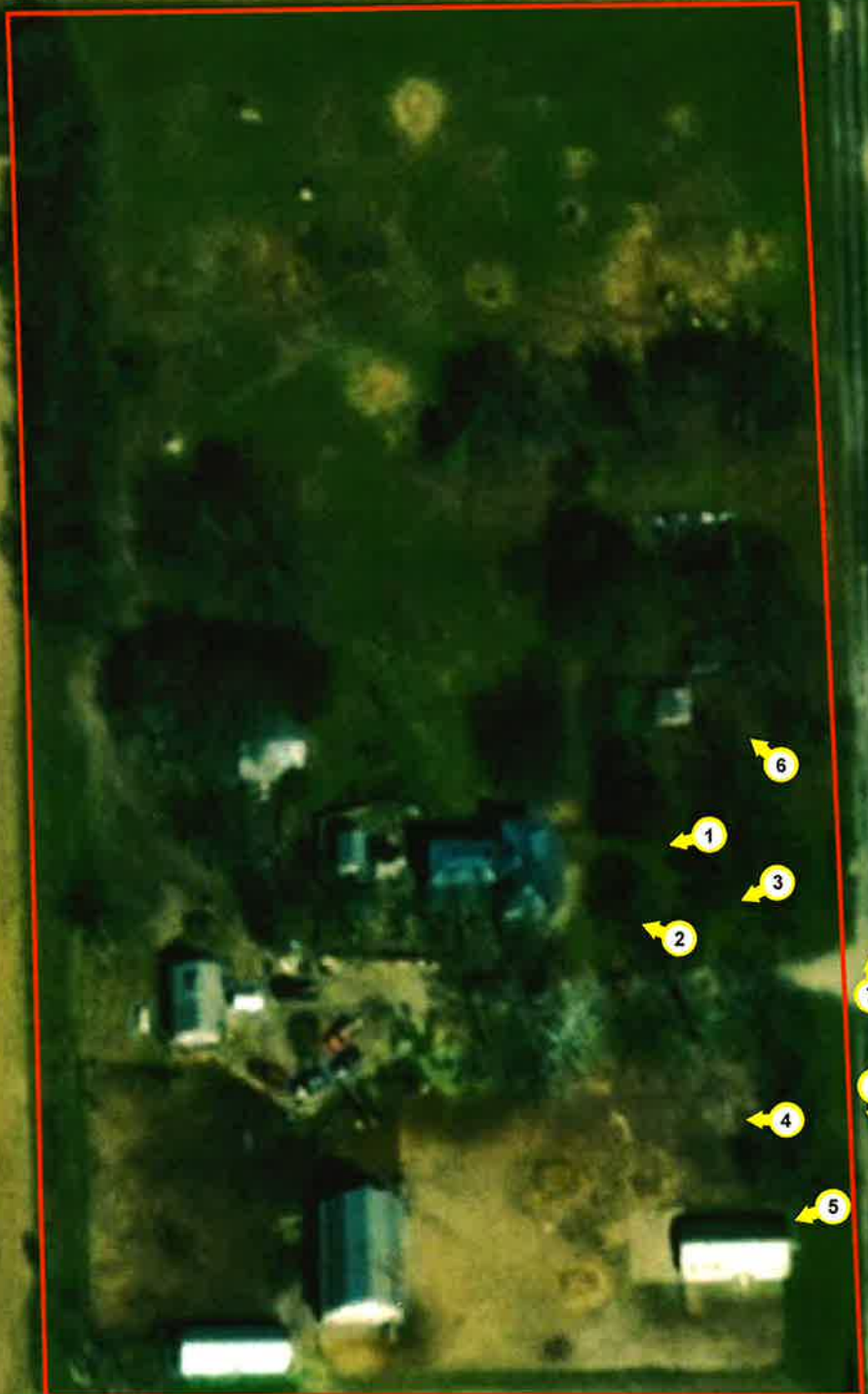
LEGEND
 ○ PROPERTY LOCATIONS
 [Dashed Purple Line] APE
 [Red Rectangle] PROJECT AREA

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**AMEREN SERVICES
 TRANSMISSION LINE 1563
 LOGAN COUNTY, ILLINOIS**

AREA OF POTENTIAL EFFECTS AND PROPERTY LOCATIONS

DRAWN BY:	NTP	CHECKED BY:	JAS	APPROVED BY: ^{* Hand signature} on file	KMHF	FIGURE NO:	3T
DATE:	2/1/2023	SCALE:	1 cm = 20 meters	PROJECT NO:	321-378		

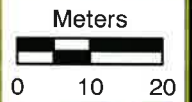


LEGEND

-  PHOTO LOCATION
-  PROPERTY BOUNDARY

REFERENCE

ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
 HTTP://GOTO.ARCGISONLINE.COM/MAPS/WORLD_IMAGERY,
 ACCESSED 2/1/2023, IMAGERY DATE: 2020.



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 LOGAN COUNTY, ILLINOIS

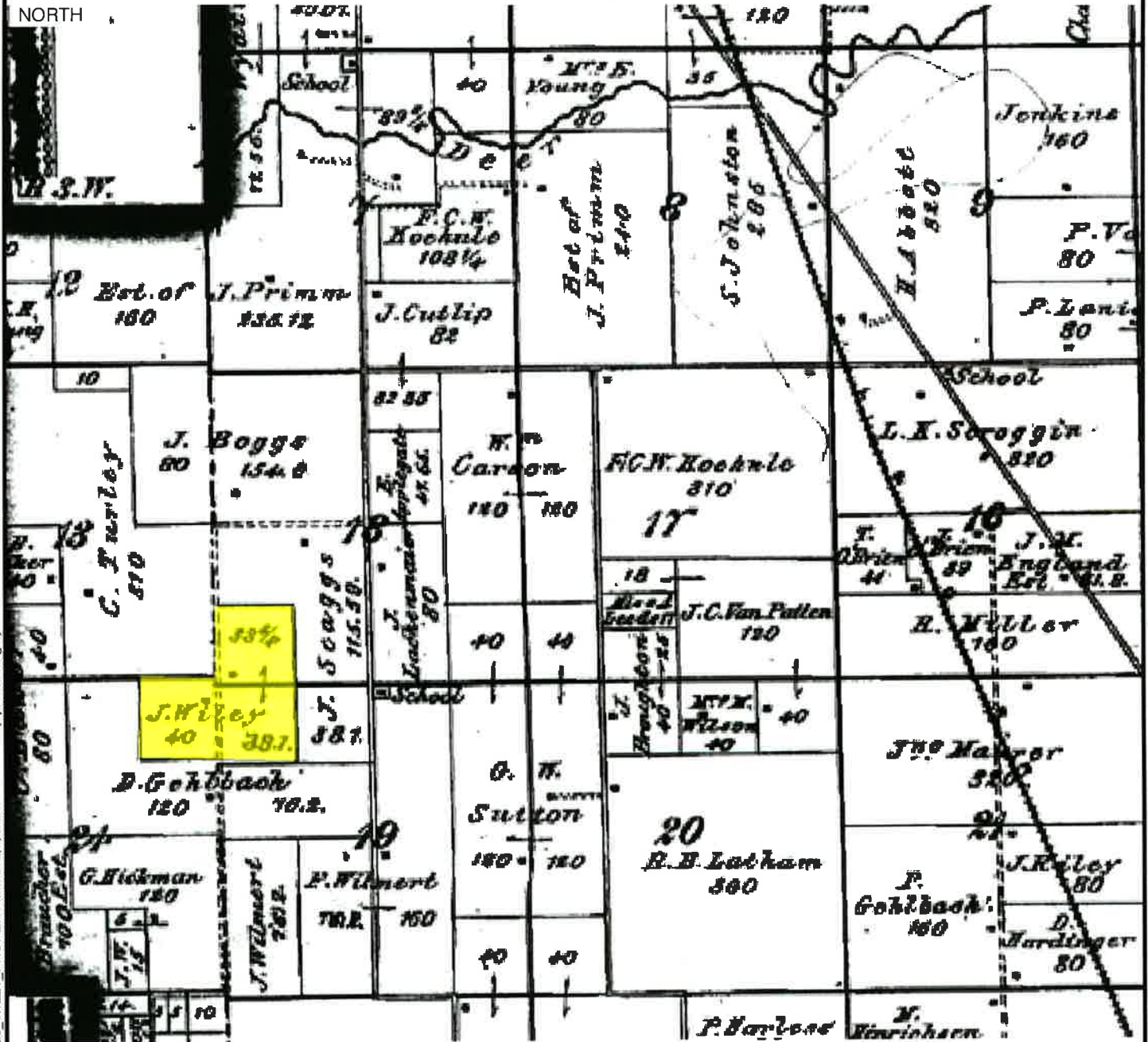
AERIAL VIEW OF THE FARM AT
 1191 1200TH AVENUE

DRAWN BY:	NTP	CHECKED BY:	JAS	APPROVED BY: ^{* Hand signature} on file KMHF	FIGURE NO:	4
DATE:	2/1/2023	SCALE:	1 cm = 10 meters	PROJECT NO:	321-378	

P:\320-000\321-378\GIS\Maps\CR03_Above_Ground\321378_FIG4_FARM1191_AERIAL_PHOTO.mxd 2/1/2023 10:57 AM (npamukcoglu)



NORTH



Meters



0 300 600

REFERENCE

PORTION OF THE ATLAS
OF LOGAN COUNTY, ILLINOIS (1873)
CHESTER TOWNSHIP

LEGEND

PROPERTY OF INTEREST



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AMEREN SERVICES
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LOGAN COUNTY, ILLINOIS

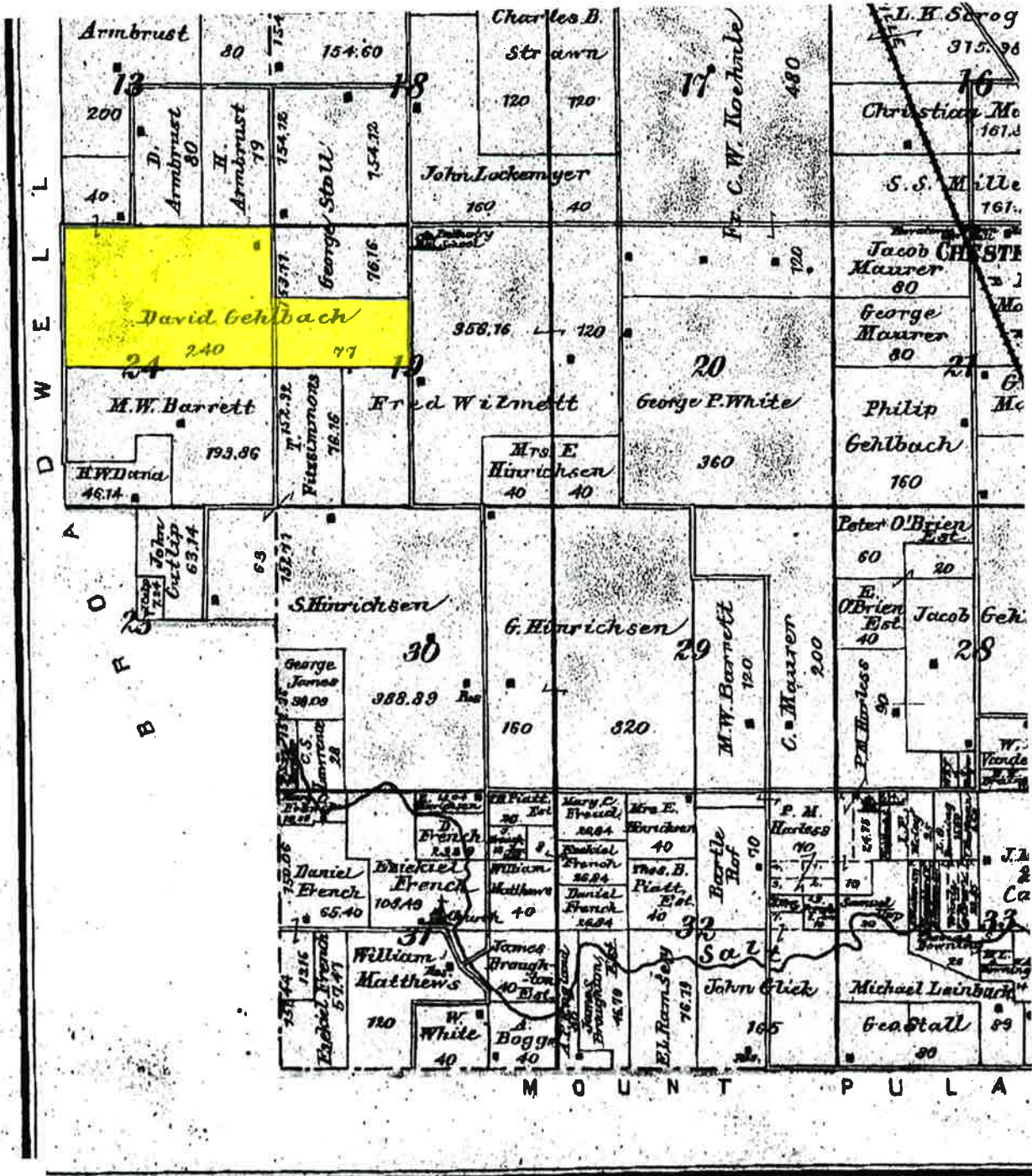
PORTION OF THE ATLAS OF LOGAN COUNTY, ILLINOIS (1873),
CHESTER TOWNSHIP, WITH THE J. WILEY PROPERTY HIGHLIGHTED

DRAWN BY:	NTP	CHECKED BY:	JAS	APPROVED BY:	* Hand signature on file KMHF	FIGURE NO:	5
DATE:	2/1/2023	SCALE:	1 cm = 300 meters	PROJECT NO:	321-378		

P:\320-000\321-378-GIS\Map\CR03 Above Ground\321378 FIG5 WILEY PROPERTY.mxd 2/1/2023 10:58 AM (nparnukocglu)



NORTH



REFERENCE

PORTION OF CHESTER TOWNSHIP FROM THE PLAT BOOK OF LOGAN COUNTY, ILLINOIS BY GEO. A. OGLE & COMPANY (1893)

LEGEND

PROPERTY OF INTEREST



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**AMEREN SERVICES
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LOGAN COUNTY, ILLINOIS**

PORTION OF CHESTER TOWNSHIP FROM THE PLAT BOOK OF LOGAN COUNTY, ILLINOIS BY GEO. A. OGLE & COMPANY (1893) WITH THE DAVID (P) GEHLBACH PROPERTY HIGHLIGHTED

DRAWN BY:	NTP	CHECKED BY:	JAS	APPROVED BY:	KMHF	FIGURE NO:	6
DATE:	2/1/2023	SCALE:	1 cm = 350 meters	PROJECT NO:	321-378		

P:\320-000\321-378-GIS\Maps\CRO3 Above Ground\321378 FIG6 DEHLBACH_PROPERTY.mxd 2/1/2023 10:59 AM (npamukcoglu)



NORTH

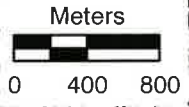
CHESTER

TOWNSHIP

Scale 8 inches to 1 mile.

Township 19 North, Range 3 West, and
Part of Township 19 North, Range 3 West of the 3rd P. M.

BAST LINCOLN



REFERENCE
 PORTION OF CHESTER TOWNSHIP FROM THE STANDARD ATLAS
 OF LOGAN COUNTY, ILLINOIS BY GEO. A. OGLE & COMPANY (1910)

LEGEND
 PROPERTY OF INTEREST



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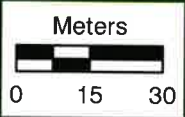
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**AMEREN SERVICES
 TRANSMISSION LINE 1563
 LOGAN COUNTY, ILLINOIS**

PORTION OF CHESTER TOWNSHIP FROM THE STANDARD ATLAS
 OF LOGAN COUNTY, ILLINOIS BY GEO. A. OGLE & COMPANY (1910)
 WITH THE DAVID F. GEHLBACH PROPERTY HIGHLIGHTED.

DRAWN BY: NTP	CHECKED BY: JAS	APPROVED BY: [*] Hand signature on file KMHF	FIGURE NO: 7
DATE: 2/1/2023	SCALE: 1 cm = 400 meters	PROJECT NO: 321-378	

P:\320-0001321-378-GIS\Maps\CRO3 Above Ground\321378_FIG7_GEHLBACH_PROPERTY_2.mxd 2/1/2023 11:00 AM (npamukcoglu)



REFERENCE
 ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
[HTTP://GOTO.ARCGISONLINE.COM/MAPS/WORLD_IMAGERY](http://gto.arcgis.com/maps/world_imagery),
 ACCESSED 2/1/2023, IMAGERY DATE: 2020.

LEGEND	
	PHOTO LOCATION
	APE
	PROPERTY BOUNDARY



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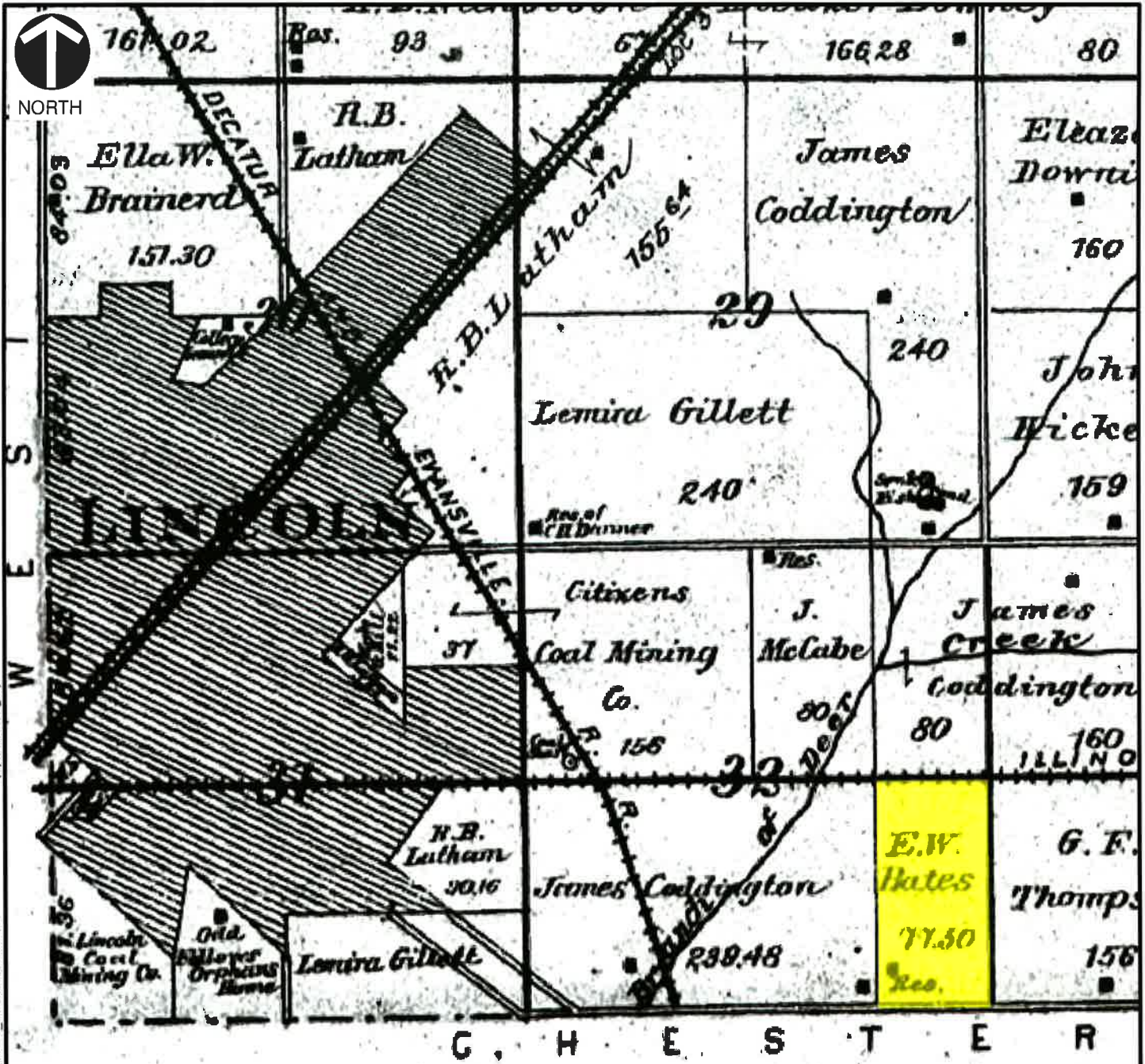
**AMEREN SERVICES
 TRANSMISSION LINE 1563
 LOGAN COUNTY, ILLINOIS
 AERIAL VIEW OF THE FARM AT
 1380 1500TH STREET**

DRAWN BY:	NTP	CHECKED BY:	JAS	APPROVED BY: <small>*Hand signature on file</small>	KMHF	FIGURE NO:	8
DATE:	2/1/2023	SCALE:	1 cm = 15 meters	PROJECT NO:	321-378		

P:\320-000\321-378-GIS\Maps\CR03_Above_Ground\321378_FIG8_FARM1380_AERIAL_PHOTO.mxd 2/1/2023 11:01 AM (npamukcglu)



NORTH



Meters



REFERENCE

PORTION OF EAST LINCOLN TOWNSHIP FROM THE PLAT BOOK OF LOGAN COUNTY, ILLINOIS BY GEO. A. OGLE & COMPANY (1893)

LEGEND

 PROPERTY OF INTEREST

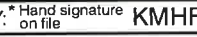


Civil & Environmental Consultants, Inc.

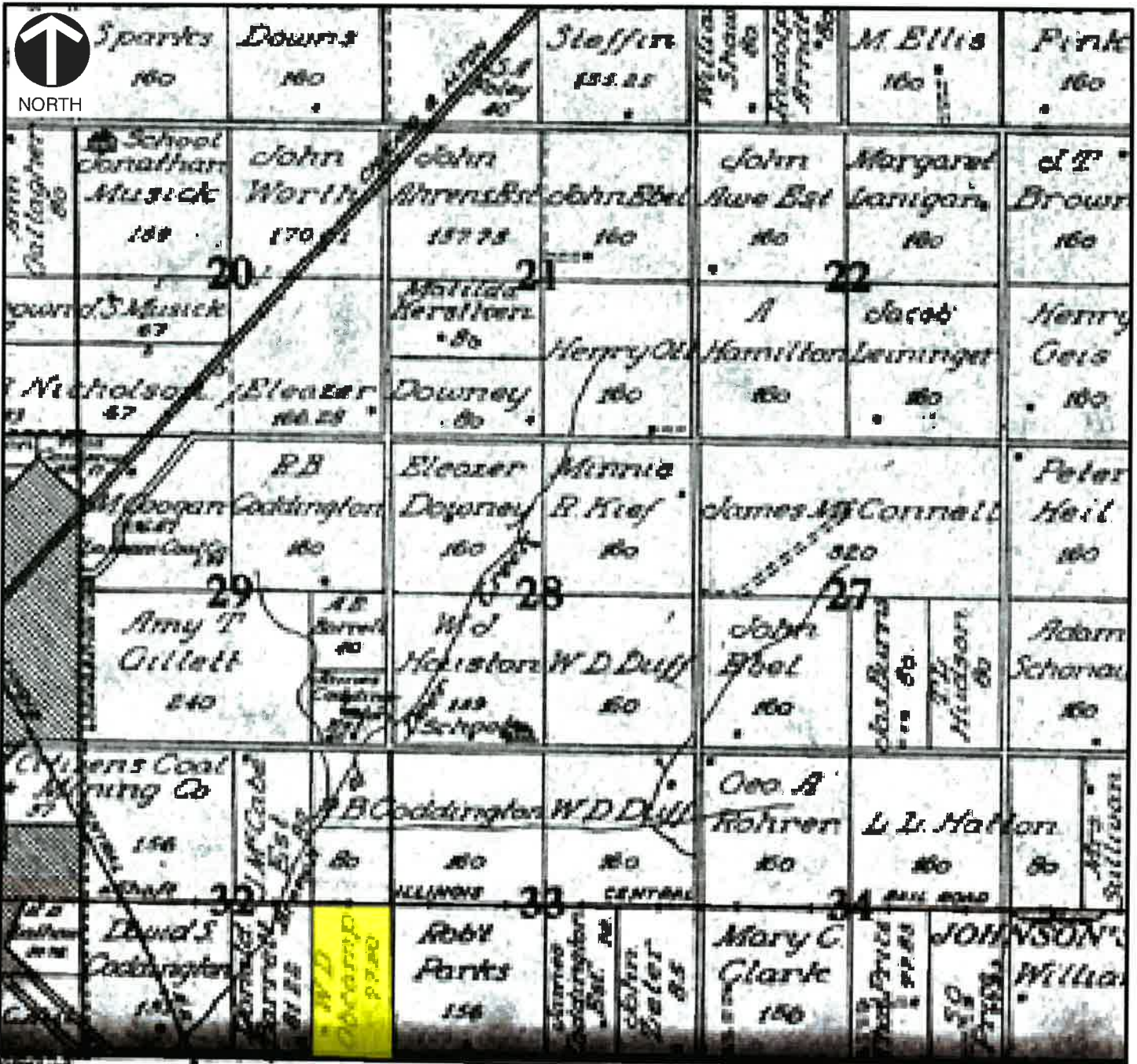
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**AMEREN SERVICES
TRANSMISSION LINE 1563
LOGAN COUNTY, ILLINOIS**

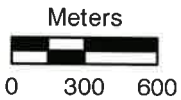
PORTION OF EAST LINCOLN TOWNSHIP WITH THE E.W. BATES PROPERTY HIGHLIGHTED (1380 1500TH ST) FROM THE PLAT BOOK OF LOGAN COUNTY, ILLINOIS BY GEO. A. OGLE & COMPANY (1893)

DRAWN BY: NTP	CHECKED BY: JAS	APPROVED BY:  KMHF	FIGURE NO: 9
DATE: 2/1/2023	SCALE: 1 cm = 200 meters	PROJECT NO: 321-378	

P:\320-000\321-378-GIS\Maps\CR03 Above Ground\321378 FIG9 E. W. BATES PROPERTY.mxd 2/1/2023 11:02 AM (nparmukcoglu)



P:\320-000\321-378\GIS\Maps\CR03_Above_Ground\321378 FIG10_W.D_OBCAMP_PROPERTY.mxd 2/1/2023 11:02 AM (npamukcoglu)



REFERENCE
 PORTION OF EAST LINCOLN TOWNSHIP
 FROM THE STANDARD ATLAS
 OF LOGAN COUNTY, ILLINOIS BY GEO. A.
 OGLE & COMPANY (1910).

LEGEND

PROPERTY OF INTEREST



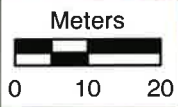
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**AMEREN SERVICES
 TRANSMISSION LINE 1563
 LOGAN COUNTY, ILLINOIS**

PORTION OF EAST LINCOLN TOWNSHIP WITH THE W. D. OBCAMP
 PROPERTY HIGHLIGHTED (1380 1500TH ST) FROM THE STANDARD ATLAS
 OF LOGAN COUNTY, ILLINOIS BY GEO. A. OGLE & COMPANY (1910).


DRAWN BY:	NTP	CHECKED BY:	JAS	APPROVED BY:	KMHF	FIGURE NO:	10
DATE:	2/1/2023	SCALE:	1 cm = 300 meters	PROJECT NO:	321-378		




REFERENCE

ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
HTTP://GOTO.ARCGISONLINE.COM/MAPS/WORLD_IMAGERY,
ACCESSED 2/1/2023, IMAGERY DATE: 2020.

LEGEND

 PHOTO LOCATION

 PROPERTY BOUNDARY



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AMEREN SERVICES
TRANSMISSION LINE 1563
LOGAN COUNTY, ILLINOIS
AERIAL VIEW OF THE FARM AT
1365 1500TH STREET

DRAWN BY:	NTP	CHECKED BY:	JAS	APPROVED BY: ^{*Hand signature on file} KMHF	FIGURE NO:	11
DATE:	2/1/2023	SCALE:	1 cm = 10 meters	PROJECT NO:	321-378	

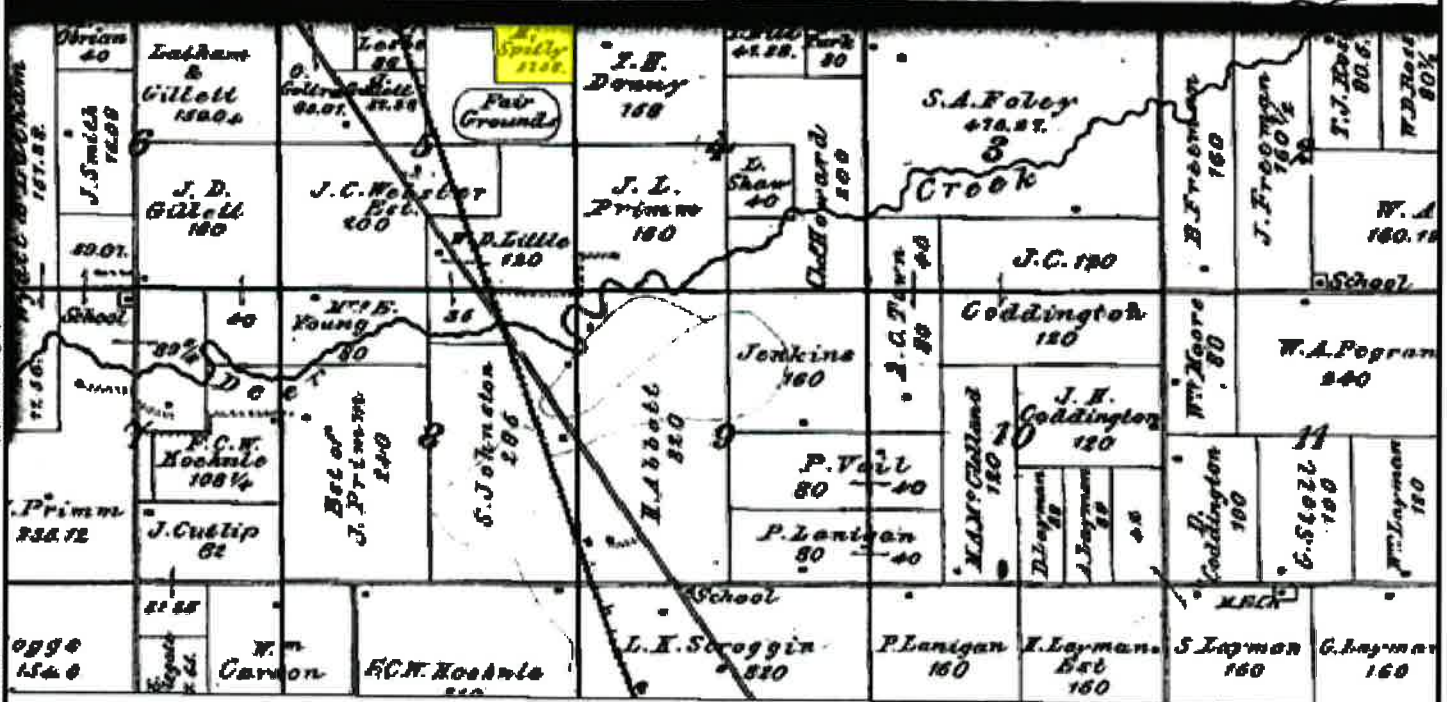
P:\320-000\321-378\GIS\Maps\CR03_Above_Ground\321378_FIG11_FARM1365_AERIAL_PHOTO.mxd 2/1/2023 11:03 AM (nparmukcoglu)



NORTH

CHESTER

Town 19.N.R. 2.W.
Scale 2 Inches to the Mile



Meters



0 400 800

REFERENCE
PORTION OF THE ATLAS OF
LOGAN COUNTY, ILLINOIS (1873)

LEGEND

PROPERTY OF INTEREST



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**AMEREN SERVICES
TRANSMISSION LINE 1563
LOGAN COUNTY, ILLINOIS**

PORTION OF THE ATLAS OF LOGAN COUNTY, ILLINOIS (1873)
WITH THE SPITLY (SPITLEY) PROPERTY (1365 1500TH ST)
HIGHLIGHTED IN CHESTER TOWNSHIP.

DRAWN BY:	NTP	CHECKED BY:	JAS	APPROVED BY:	*Hand signature on file KMHF	FIGURE NO:	12
DATE:	2/1/2023	SCALE:	1 cm = 400 meters	PROJECT NO:	321-378		

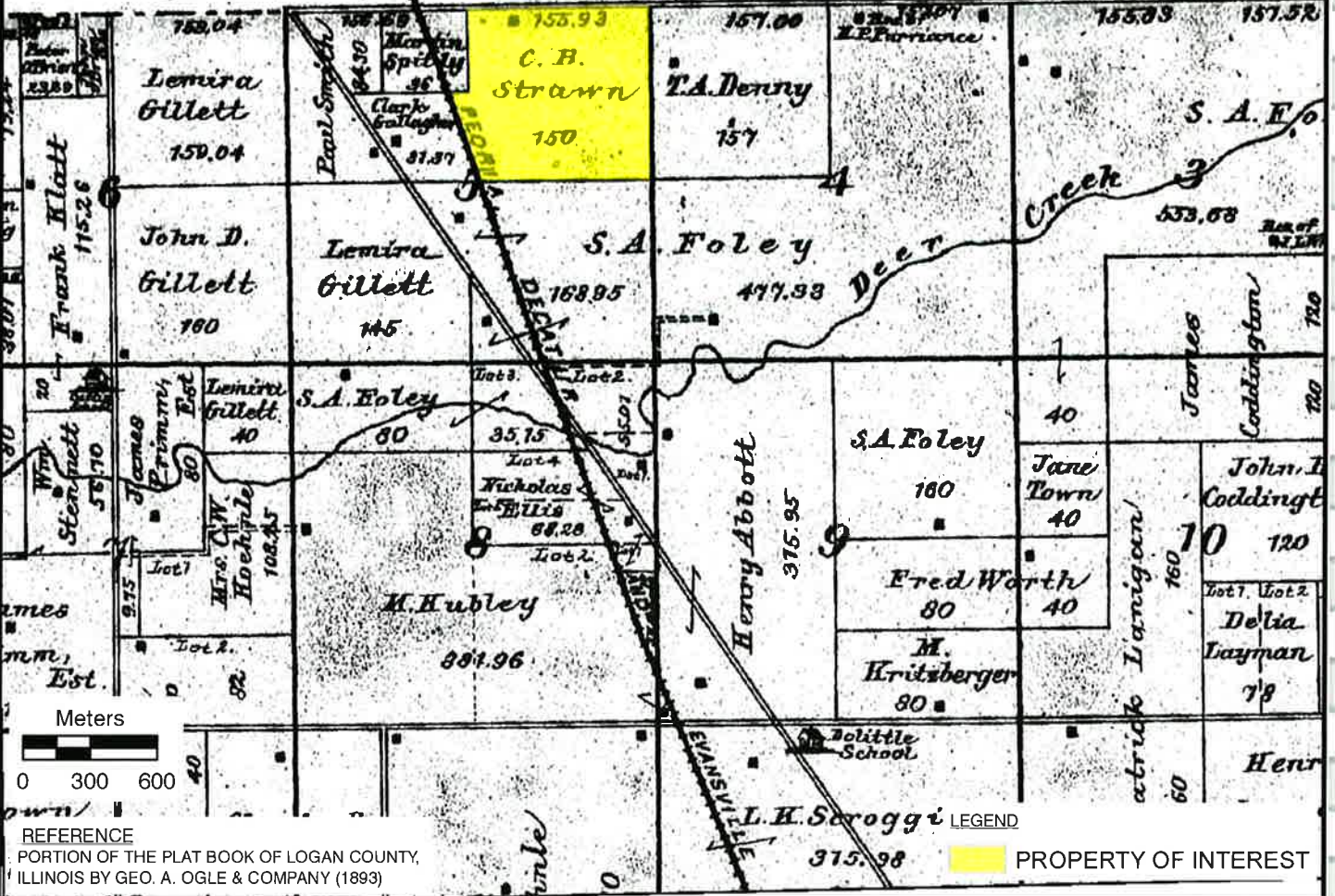
P:\320-000\321-378\GIS\Maps\CR03_Above_Ground\321378_FIG12_SPITLY_PROPERTY.mxd 2/1/2023 11:04 AM (npamukocglu)



CHESTER

Township 19 North Range II West & Part of Township 19 North R

E A S T L I N G O L N



REFERENCE
 PORTION OF THE PLAT BOOK OF LOGAN COUNTY,
 ILLINOIS BY GEO. A. OGLE & COMPANY (1893)



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**AMEREN SERVICES
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LOGAN COUNTY, ILLINOIS**

PORTION OF THE PLAT BOOK OF LOGAN COUNTY, ILLINOIS BY
GEO. A. OGLE & COMPANY (1893) WITH THE C.B. STRAWN PROPERTY
(1365 1500TH ST) HIGHLIGHTED IN CHESTER TOWNSHIP.

DRAWN BY:	NTP	CHECKED BY:	JAS	APPROVED BY:	<i>Hand signature on file</i> KMHF	FIGURE NO:	13
DATE:	2/1/2023	SCALE:	1 cm = 300 meters	PROJECT NO:	321-378		

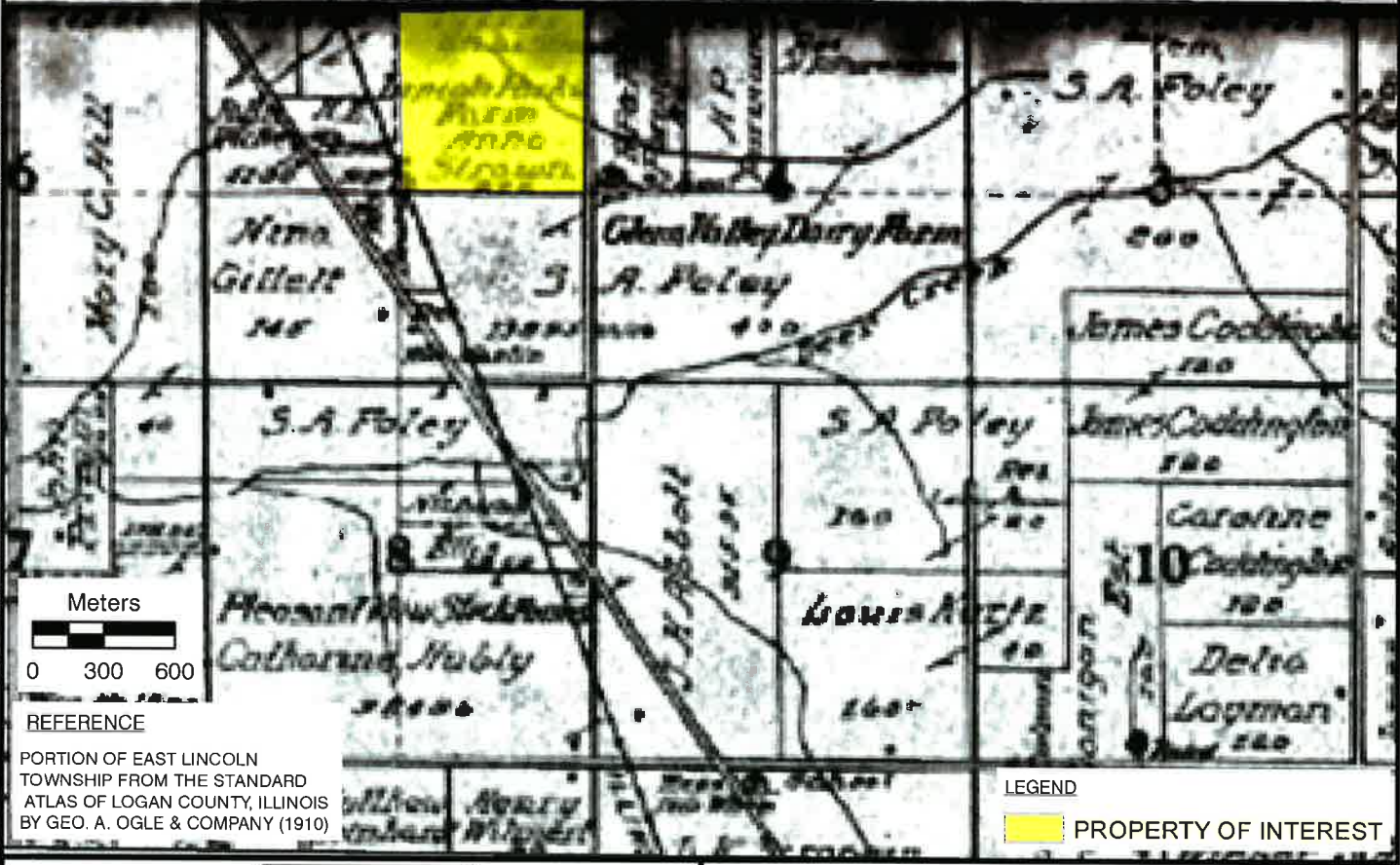


MAP OF CHESTER TOWNSHIP

Scale 6 inches to 1 mile

*Township 19 North, Range 8 West, and
Part of Township 19 North, Range 8 West of the 3rd P. 3E*

LINCOLN



P:\320-000\321-3781-GIS\Maps\CR03 Above_Ground\321378_ASTRAWN_PROPERTY.mxd 2/1/2023 11:06 AM (npamukocglu)

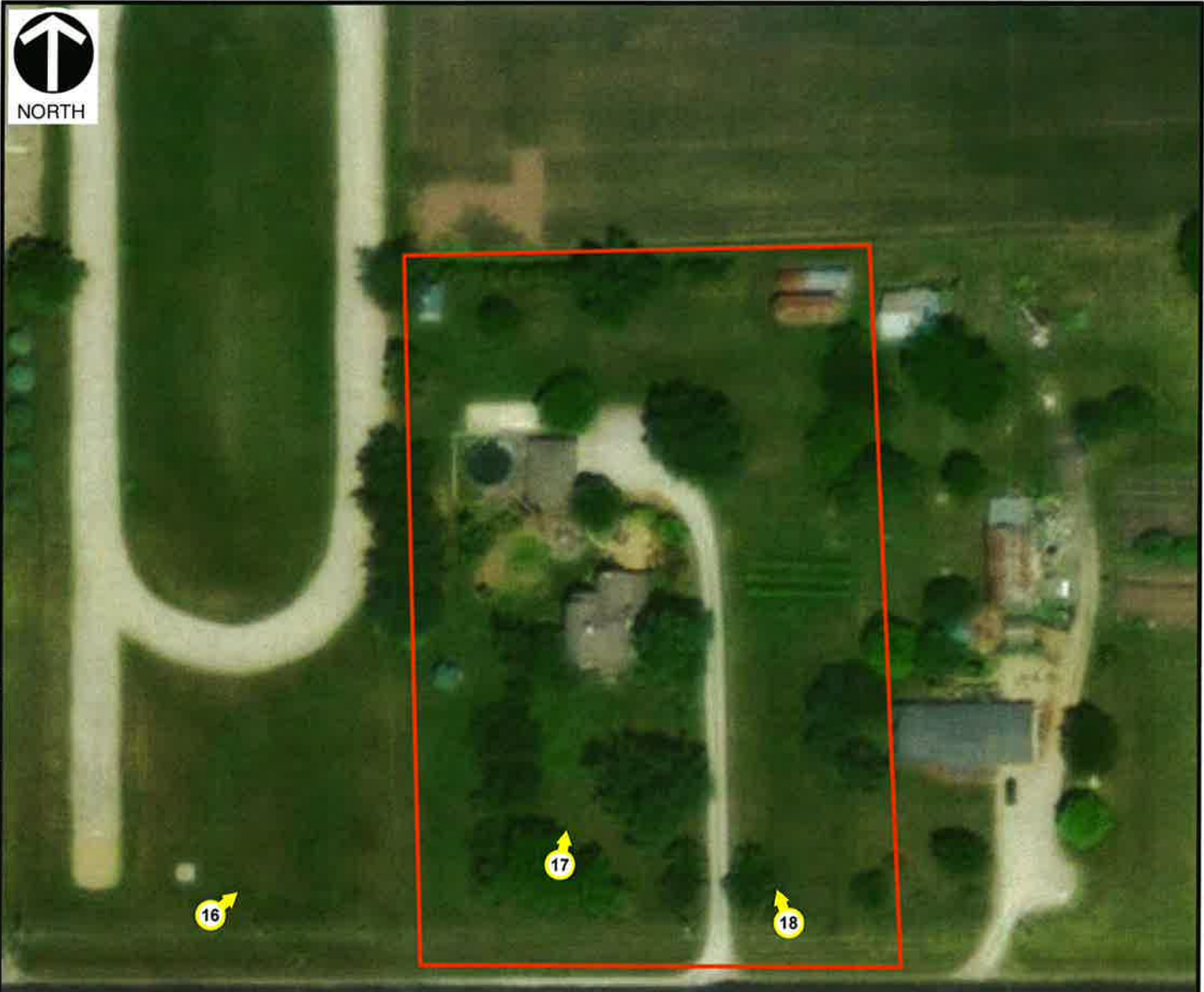


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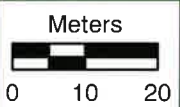
**AMEREN SERVICES
TRANSMISSION LINE 1563
LOGAN COUNTY, ILLINOIS**

PORTION OF EAST LINCOLN TOWNSHIP WITH ANNA STRAWN PROPERTY HIGHLIGHTED (1365 1500TH ST) FROM THE STANDARD ATLAS OF LOGAN COUNTY, ILLINOIS BY GEO. A. OGLE & COMPANY (1910)

DRAWN BY: NTP	CHECKED BY: JAS	APPROVED BY: * Hand signature on file KMHF	FIGURE NO: 14
DATE: 2/1/2023	SCALE: 1 cm = 300 meters	PROJECT NO: 321-378	



P:\320-000\321-378\GIS\Maps\CR03_Above_Ground\321378_FIG15_HOUSE1324_AERIAL_PHOTO.mxd 2/1/2023 11:07 AM (npamukoglu)



REFERENCE
ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
HTTP://GOTO.ARCGISONLINE.COM/MAPS/WORLD_IMAGERY,
ACCESSED 2/1/2023, IMAGERY DATE: 2020.

LEGEND
 PHOTO LOCATION
 PROPERTY BOUNDARY



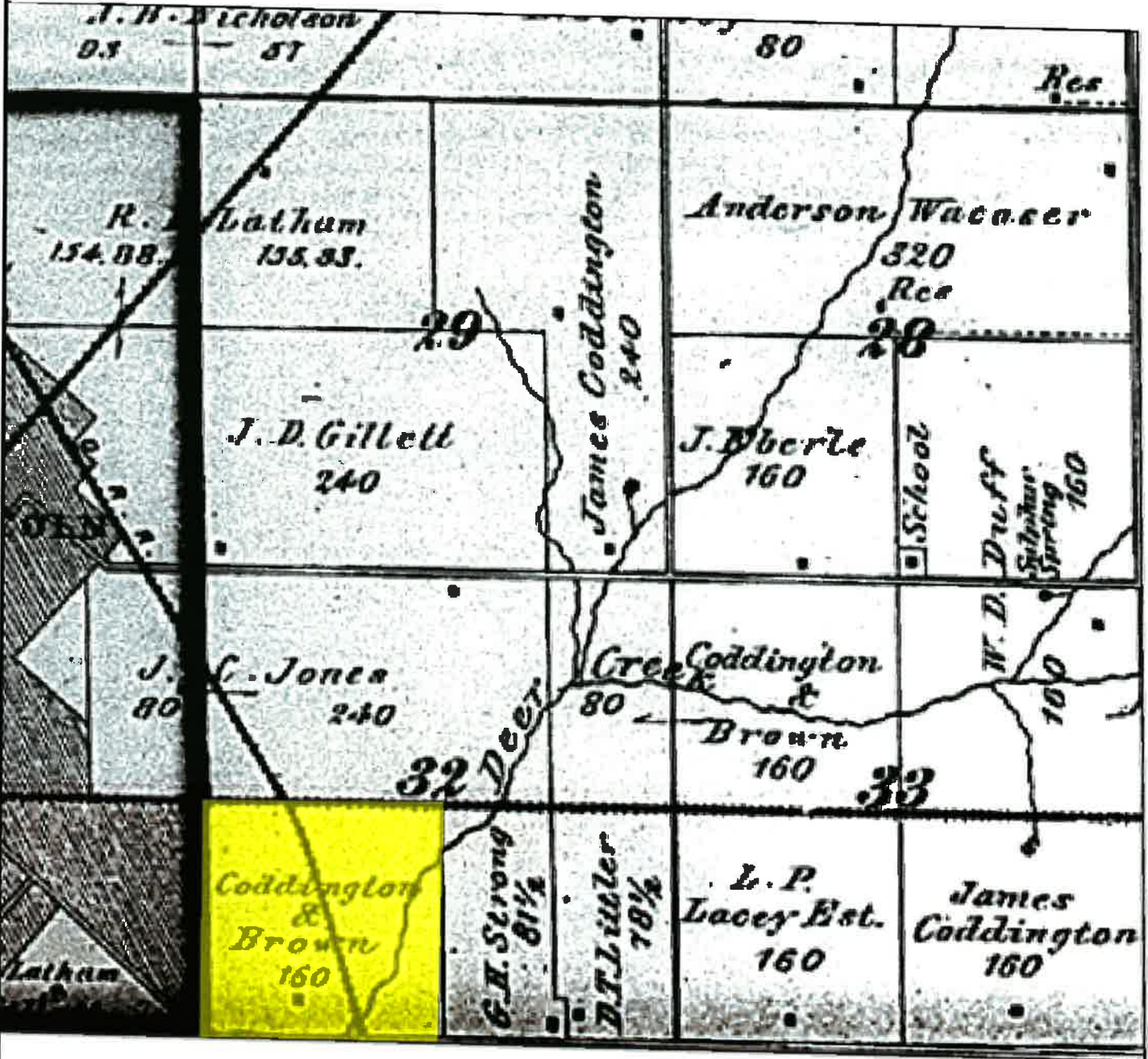
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AMEREN SERVICES
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LOGAN COUNTY, ILLINOIS
AERIAL VIEW OF THE HOUSE AT
1324 1500TH STREET

DRAWN BY:	NTP	CHECKED BY:	JAS	APPROVED BY:	KMHF	FIGURE NO:	15
DATE:	2/1/2023	SCALE:	1 cm = 10 meters	PROJECT NO:	321-378		



NORTH



Meters



0 200 400

REFERENCE

Portion of the Atlas of Logan County, Illinois (1873) in East Lincoln Township.

LEGEND

PROPERTY OF INTEREST



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**AMEREN SERVICES
TRANSMISSION LINE 1563
LOGAN COUNTY, ILLINOIS**

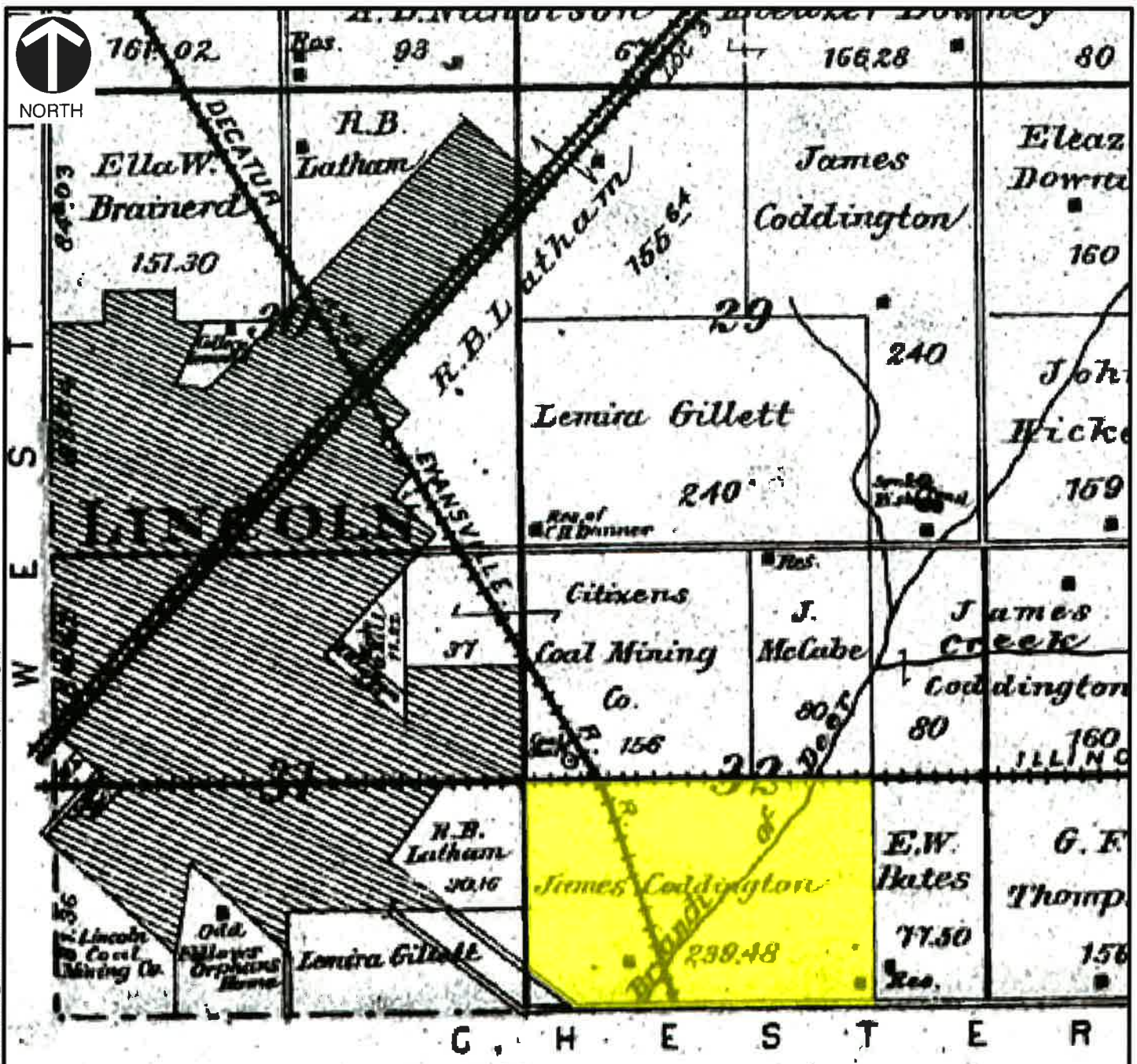
PORTION OF THE ATLAS OF LOGAN COUNTY, ILLINOIS (1873)
WITH THE CODDINGTON & BROWN PROPERTY
(1324 1500TH ST) HIGHLIGHTED IN EAST LINCOLN TOWNSHIP.

DRAWN BY:	NTP	CHECKED BY:	JAS	APPROVED BY:	KMHF	FIGURE NO:	16
DATE:	2/1/2023	SCALE:	1 cm = 200 meters	PROJECT NO:	321-378		

P:\320-000\321-378\GIS\Maps\CRO3_Above_Ground\321378_FIG16_CODDINGTON_BROWN_PROPERTY.mxd 2/1/2023 11:07 AM (npamukcoglu)



NORTH



P:\320-0001\321-378\GIS\Maps\CRO3_Above_Ground\321378_FIG17_JCODDINGTON_PROPERTY.mxd 2/1/2023 11:08 AM (npamukcoglu)

Meters



REFERENCE
 PORTION OF THE PLAT OF
 LOGAN COUNTY, ILLINOIS
 (1893) IN WEST LINCOLN TOWNSHIP.

LEGEND

PROPERTY OF INTEREST



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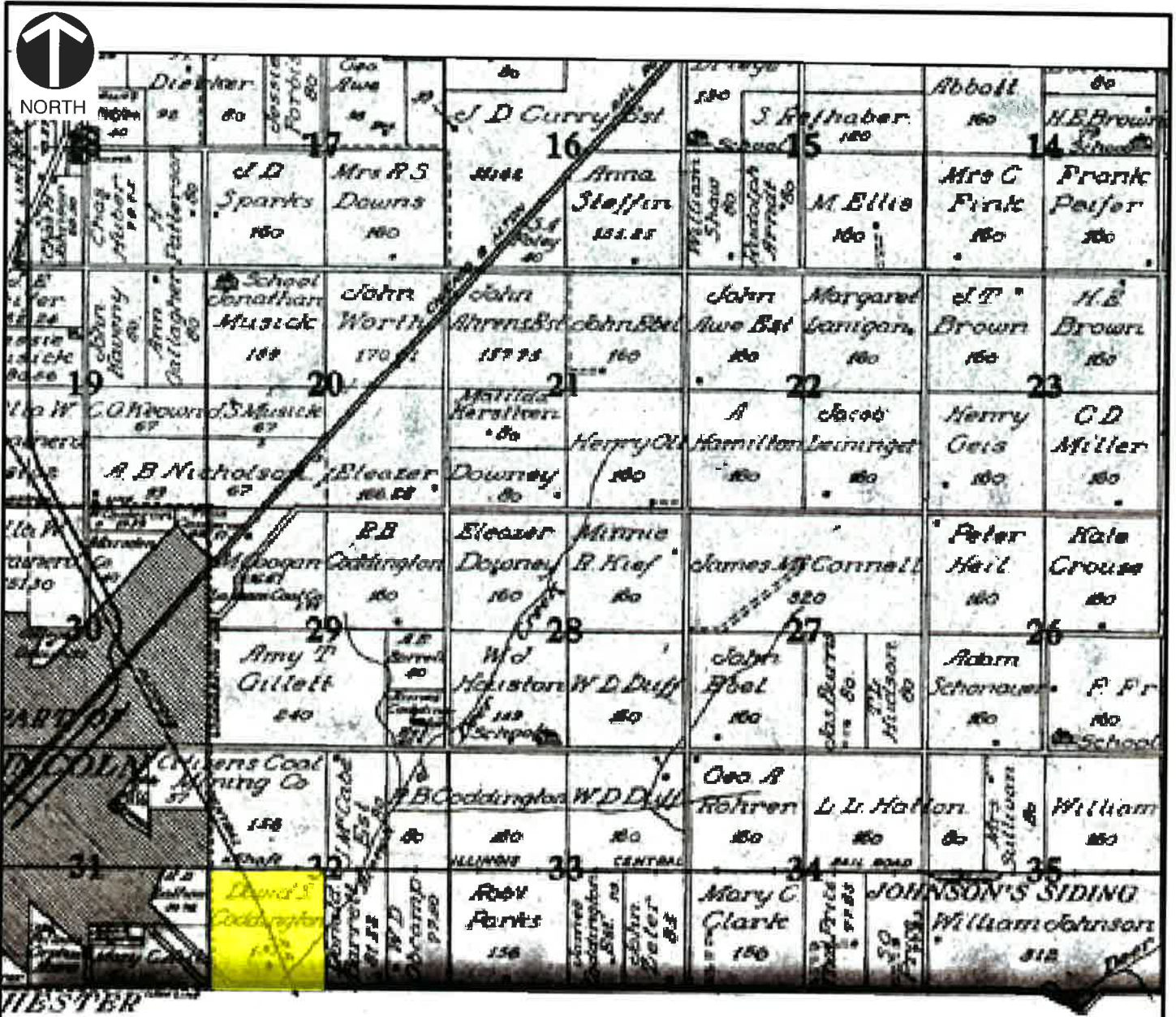
**AMEREN SERVICES
 TRANSMISSION LINE 1563
 LOGAN COUNTY, ILLINOIS**

PORTION OF THE PLAT OF LOGAN COUNTY, ILLINOIS
 (1893) WITH THE JAMES CODDINGTON PROPERTY
 (1324 1500TH ST) HIGHLIGHTED IN WEST LINCOLN TOWNSHIP.

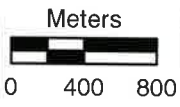
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DATE:	2/1/2023	SCALE:	1 cm = 200 meters	PROJECT NO:	321-378		



NORTH



P:\320-000\321-378\GIS\Maps\Above_Ground\321378_FIG18_DCODDINGTON_PROPERTY.mxd 2/1/2023 11:08 AM (nparukccglu)



REFERENCE

PORTION OF EAST LINCOLN TOWNSHIP FROM THE STANDARD ATLAS OF LOGAN COUNTY, ILLINOIS BY GEO. A. OGLE & COMPANY (1910).

LEGEND

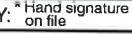
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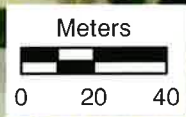
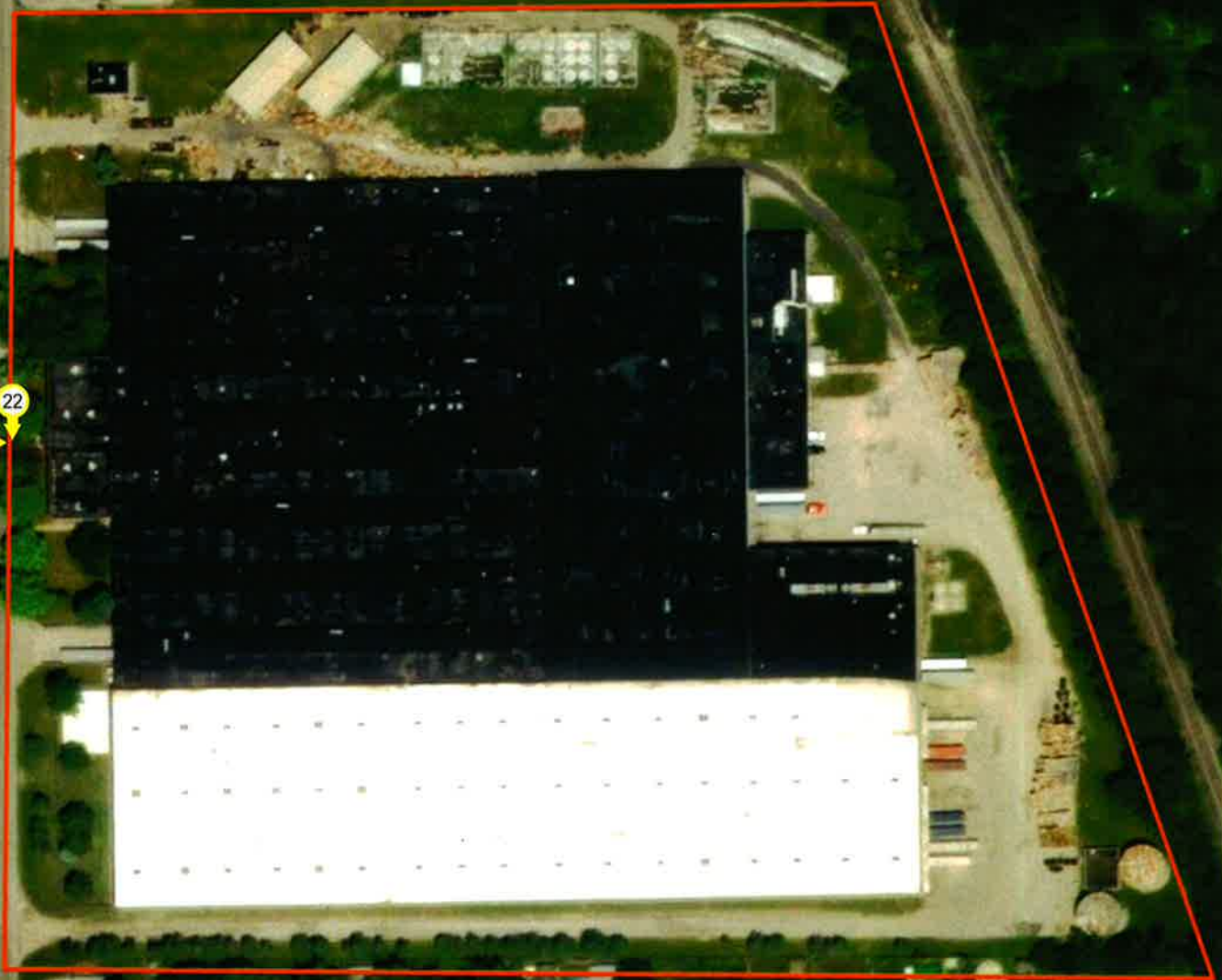


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**AMEREN SERVICES
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LOGAN COUNTY, ILLINOIS**

PORTION OF EAST LINCOLN TOWNSHIP WITH DAVID S. CODDINGTON PROPERTY HIGHLIGHTED (1324 1500TH ST) FROM THE STANDARD ATLAS OF LOGAN COUNTY, ILLINOIS BY GEO. A. OGLE & COMPANY (1910).

DRAWN BY:	NTP	CHECKED BY:	JAS	APPROVED BY:	 KMHF	FIGURE NO:	18
DATE:	2/1/2023	SCALE:	1 cm = 400 meters	PROJECT NO:	321-378		



REFERENCE
 ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
 HTTP://GOTO.ARCGISONLINE.COM/MAPS/WORLD_IMAGERY,
 ACCESSED 2/1/2023, IMAGERY DATE: 2020.

LEGEND
 PHOTO LOCATION
 PROPERTY BOUNDARY

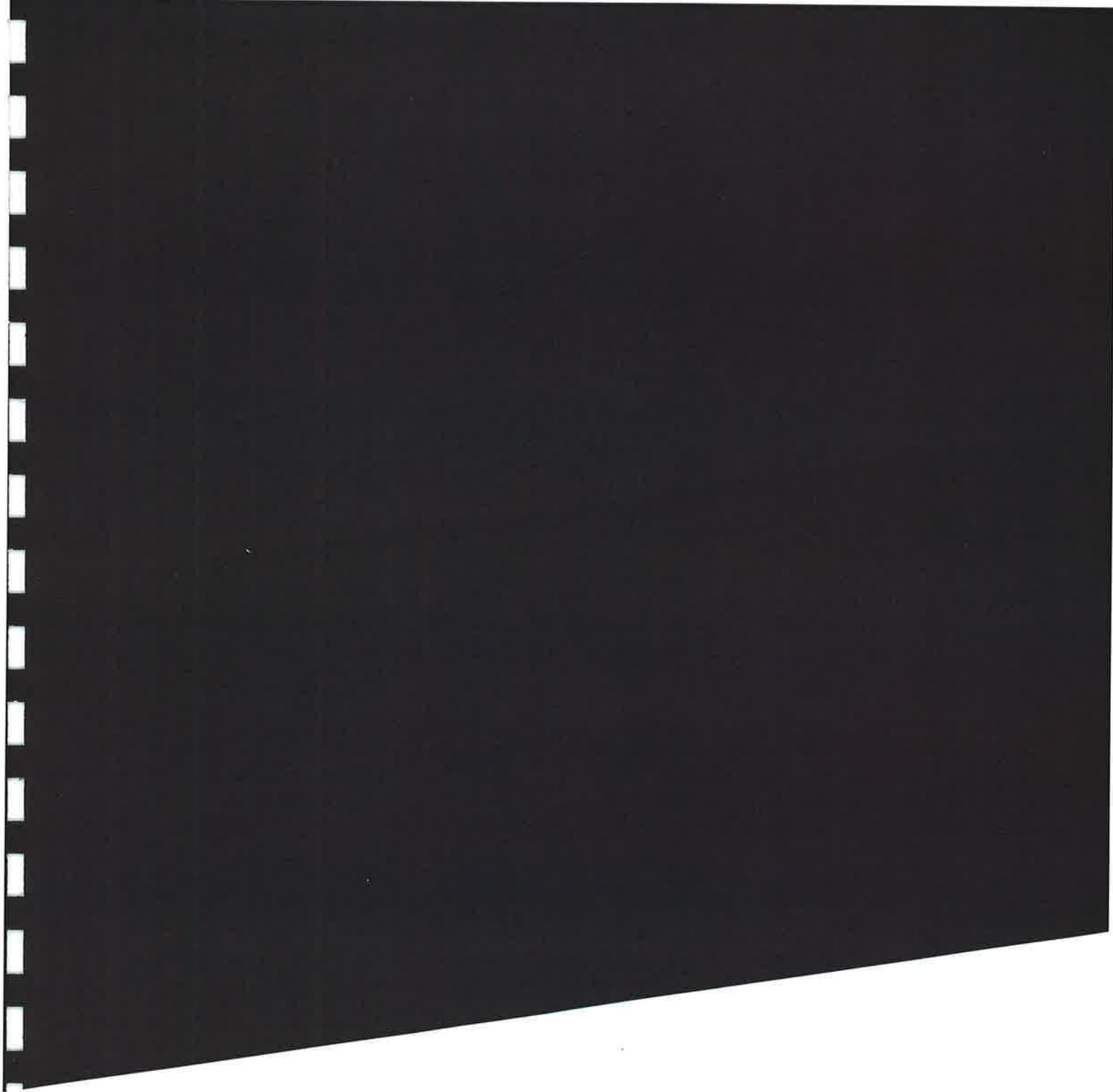


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**AMEREN SERVICES
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 LOGAN COUNTY, ILLINOIS**
 AERIAL VIEW OF THE LEHN & FINK
 (PRECISION PRODUCTS, INC.) AT
 316 LIMIT STREET

DRAWN BY:	NTP	CHECKED BY:	JAS	APPROVED BY:	<i>KMHF</i> * Hand signature on file	FIGURE NO:	19
DATE:	2/1/2023	SCALE:	1 cm = 20 meters	PROJECT NO:	321-378		

P:\320-000\321-378\GIS\Maps\CR03_Above_Ground\321378_FIG19_LEHN_FINK_PROPERTY.mxd 2/1/2023 11:09 AM (npamukocg\lu)



Civil & Environmental
Consultants, Inc.

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PROPOSAL TO COMPLETE THE VILLAGE OF MOUNT HOREB INTENSIVE HISTORIC PROPERTY SURVEY

SUBMITTED TO

Village of Mount Horeb
Village of Mount Horeb Historic Preservation Commission
Attn: Nicholas Owen, Village Administrator
138 E Main Street
Mount Horeb, WI 53572



SUBMITTED BY

Urbana Preservation & Planning, LLC
101 W. Goodwin Street, Suite 310, Prescott, AZ 86303
Point of Contact:
Wendy L. Tinsley Becker, RPH, AICP, Principal
wendy@urbanapreservation.com
(844) 872-2623 / office



SUBMISSION DATE

December 15, 2025



AUTHORIZED SIGNER

Wendy L. Tinsley Becker

*The Henry L. and Sarah Dahle House, Hoffs Department Store, and the Mount Horeb Opera House Block
Source: Wikipedia*

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John Hyche, MA Senior Associate / Architectural Historian & Archaeologist	3
Alexandrea Baker, MCP Associate / Preservation Planner and GIS Manager	3
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Appendices

Appendix A. Resumes

I. Qualification Details

COVER LETTER



URBANA PRESERVATION & PLANNING LLC

www.urbanapreservation.com

Toll Free : (844) URBANA 3
(844) 872-2623

December 12, 2025

Attn: Nicholas Owen, Village Administrator
Village of Mount Horeb
Village of Mount Horeb Historic Preservation Commission
138 E Main Street, Mount Horeb, WI 53572

RE: Request for Bids Intensive Survey of Historic Cultural Resources – Village of Mount Horeb, Wisconsin

Nicholas Owen,

On behalf of Urbana Preservation & Planning, LLC (Urbana), I am pleased to submit our proposal to the Village of Mount Horeb Historic Preservation Commission to conduct the intensive level historic property survey for the Village of Mount Horeb. Our proposal is included in the following pages and conforms to the contents stipulated in the RFB Submittal Requirements. Our statement of understanding and approach is outlined below.

- ✓ Following thorough research, Urbana will conduct a village-wide reconnaissance survey to identify properties that may meet the NRHP criteria for eligibility and are at least 40 years old;
- ✓ Prepare a historic context statement for inclusion in the survey report, forming a framework for evaluating properties potentially eligible for listing the National Register of Historic Places (NRHP) within Mount Horeb;
- ✓ Complete the intensive level documentation (site-specific research) of all properties determined to be potentially eligible for listing in the NRHP, properties located within potentially eligible historic districts, and those properties within the survey report to provide comparative context for potentially eligible properties;
- ✓ Collect and enter all survey data into the Wisconsin Historic Preservation Database (WHPD) in accordance with the requirements listed in the Division of Historic Preservation (DHP) *Survey Manual*;
- ✓ Complete an Intensive Survey Report that synthesizes and organizes field observations and research collected during the reconnaissance and intensive phases of the survey in compliance with the *Survey Manual*;
- ✓ And submit all report materials, WHPD data, and mapping data to the State Historic Preservation Office (SHPO) before February 26, 2027.

Respectfully Submitted,

Wendy L. Tinsley Becker, RPH, AICP, Founding Principal / Manager
wendy@urbanapreservation.com / Office: (844) 872-2623 + Cell: (619) 302-0425

2005
CELEBRATING
20 Years
2025

KEY PROJECT PERSONNEL

Urbana is a boutique client-centric consulting firm offering specialized urban planning, historic preservation, history, architectural history, and cultural resource services. Our mission is to inform the future of the built environment by acknowledging the past. We educate and engage people on the history of place and the importance of recognizing and retaining historically and architecturally significant properties. We provide regulatory compliance support for owners and occupants of historic-era properties. Urbana delivers results with technical expertise, consensus-building, and creative solutions. Urbana's philosophy is to always be of service to the communities that we live, work, and play in, and by extension, to always go above-and-beyond for our customers who typically maintain dual roles as stewards of the environment and change-makers facilitating economic and community development strategies within the opportunities and constraints of the historic preservation process. Urbana was established in 2005, in Oakland, California, by Wendy L. Tinsley Becker with the goal to better integrate and recognize historic preservation as an element of the comprehensive urban planning process.

The Urbana team includes five full-time historians and one administrative support professional, with additional part-time historians, archaeologists, and historical archaeologists on call. Principal project team members maintain certification in the American Institute of Certified Planners (AICP), the Register of Professional Historians, and Register of Professional Archaeologists, and meet *The Secretary of the Interior's Professional Qualification Standards for Historic Preservation Professionals* in the disciplines of History, Architectural History and Historical Archaeology, as well as the expanded draft Professional Qualification Standards in the disciplines of Historic Preservation and Historic Preservation Planning.

The Village of Mount Horeb Intensive Historic Property Survey will be primarily executed by Urbana's John Hyche, MA, and Alexandra Baker, MCP, with oversight by firm Manager, Wendy L. Tinsley Becker, RPH, AICP, Principal. See **Appendix A** for team resumes. The lines of communication between Village staff and Urbana will be directed through Ms. Tinsley Becker. Most of the research, survey, and report preparation responsibilities will be completed by Mr. Hyche. Support for research, field work, data management, and mapping will be provided by Ms. Baker. Mr. Hyche and Ms. Baker are situated within the larger Chicagoland area and will be present for all field survey activities and any in-person meetings.

Wendy L. Tinsley Becker, RPH, AICP | Principal Planner / Project Manager

Ms. Tinsley Becker is a preservation planner and architectural historian. She established Urbana in 2005 and maintains 29 years of preservation planning experience. Wendy is based in Arizona and works on projects throughout the United States. Past performance includes preparation of large-scale historic resource surveys, general plan elements, ordinances, design guidelines, management and treatment plans, and preservation mitigation programs. Ms. Tinsley Becker brings an expert background in American history, architectural history and urban planning. She holds a Bachelor of Arts degree in History with an emphasis in Urban, Architectural, and Social History, and a Master of City Planning degree with an emphasis in historic preservation and urban design. Wendy meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History and Architectural History, and the draft standards established for Historic Preservation and Land Use/Community Planning. She is included on the California Council for the Promotion of History's Register of Professional Historians (# 612) and maintains professional certification in the American Institute of Certified Planners (AICP #022838). She served as Faculty within San Diego State University's City Planning Graduate Program from 2012-2020 and Faculty at UC San Diego Urban Planning &

Development Professional Program between 2006 and 2016 where she taught courses in American Architectural History, Historic Preservation Planning, History of City Planning and the Built Environment, Fundamentals of Planning, and Urban Planning Theory. She is the Founder of the Built Environment Education Program San Diego, an all-volunteer program that educates students on built environment, and is a Past Chair of the American Planning Association's National Urban Design and Preservation Division. Ms. Tinsley Becker is a recipient of the Distinguished Alumni award from the SDSU City Planning Graduate Program, an accolade presented as part of the program's 50th anniversary celebrations.

- ***Ms. Tinsley Becker is the designated project manager, technical lead, and day-to-day point of contact for the Village. She will be responsible for interfacing with Village staff when coordinating meetings throughout the project timeline.***

John Hyche, MA | Senior Associate / Architectural Historian & Archaeologist

John Hyche holds a Bachelor of Arts in History, with a minor in Anthropology, from the University of California, Santa Cruz and a Master of Applied Anthropology with a Certification in Historic Preservation from the University of Maryland. John is based in Illinois and works on projects throughout the United States. He meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History, Historic Preservation, and Historical Archaeology. He brings nine years of experience in historic resources management and has supervised and participated in built-environment survey projects in California, Arizona, Nevada, Wyoming, Maryland, Virginia, and Washington, D.C. As an architectural historian, John has supervised/participated of architectural survey projects and completed their associated technical reports. He has facilitated local, state, and NRHP) nominations for historic properties and completed Mills Act rehabilitation packages for listed buildings/structures in California. He has facilitated the completion Federal historic preservation tax credit rehabilitation projects and submitted Historic American Building Survey (HABS) and Historic American Engineering Record (HAER) reports to the NPS. John has authored both NRHP nominations and determinations of eligibility for several unevaluated properties. His architectural history experience has routinely involved field work; historic context development/analysis; NRHP eligibility recommendations, and report preparation. John has worked on several complex and multi-phased ongoing built-environment survey projects that have mandated continued coordination with team members and project volunteers.

- ***Mr. Hyche will coordinate and execute field survey, documentation and evaluation, and context and survey report preparation. He will be responsible for planning, coordinating, and conducting the majority of the work. He will attend all meetings with Village staff and the Historic Preservation Commission.***

Alexandrea Baker, MCP | Associate / Preservation Planner and GIS Manager

Alex holds a Bachelor of Arts in Geography, with a minor in Community and Regional Planning, from the University of Nebraska and a Master of City Planning degree from San Diego State University. She meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the discipline of History and Architectural History. Alex is based in Illinois and works on projects throughout the United States. She brings municipal experience having worked for the City of Richmond, California, where she completed research, processed project approvals and environmental review documents, and supported public outreach. At Urbana, Alex surveys historic-era built environment sites, conducts property specific and contextual research, identifies cultural landscapes consistent with NRHP Bulletin No. 36, authors technical reports, and prepares ArcGIS maps. Recent project experience includes the City of Rancho Mirage historic resource survey; the City of La Quinta historic resource survey; a survey, report, and Multiple Property Documentation Form on Post Rock Resources in Kansas; Historic Designation and Mills Act

Applications for private property owners in the County of San Diego; on-call historic research services for the City of Coronado; and Archival Research Packages for Southern California Edison. Alex is the lead GIS planner and database manager on the Urbana team and has prepared map packages for thousands of sites for projects throughout the West. Her cartography work products are regularly used for in-depth analyses and strategic decision making by client and agency partners. In addition to her preservation planning experience, Alex is adept in database management and ArcGIS StoryMaps.

- ***Ms. Baker will be part of the survey team and will help to populate and manage the survey database. She will complete all mapping related tasks. She will facilitate the submission all the project data that conforms to the Village's preferred schema for integration into its ArcGIS interface and SHPO requirements. She will act as support to Mr. Hyche and may also attend meetings with Village staff and the Historic Preservation Commission.***

BACKGROUND EXPERIENCE

Urbana has personnel in California, the Southwest Region (Arizona), and the Midwest Region (Illinois) and our team offers diverse academic and professional experience on property types and environments throughout the United States including rural, suburban, and urban locales. Our highly qualified staff is well suited to conduct the Village of Mount Horeb Intensive Historic Property Survey. We bring decades of relevant project experience and a positive history of municipal contracting. We are enthusiastic to share our experience and work with the Mount Horeb and local stakeholders to communicate the community's history. We recognize that Mount Horeb is hoping to prepare baseline documentation of all its potential historic properties throughout the Village and this intensive survey effort may become the basis of future nominations to the NRHP.

Urbana has extensive experience at authoring historic resources surveys and preservation studies, as well as preparing historical narratives and historic context statements in similar projects. We have a track record of successfully completing several similarly scoped community-wide surveys, having recently submitted a neighborhood historic resource survey and historic context statement for the City of Cedar Falls which included the preparation of inventory forms for individual households using maps, photographs, and descriptions of all historic-era properties within the survey boundaries. Urbana's city-wide historic resource surveys and historic context statements for the Cities of Rancho Mirage (2025) and La Quinta (2023), California, also included intensive individual property documentation for both previously identified resources and newly identified historic-era properties within City boundaries. Prior to these survey efforts, Urbana completed a phased survey of Post Rock limestone buildings across four counties in Kansas and prepared a reconnaissance survey and context statement for Clairemont, the City of San Diego's premier post-WWII suburban community. These previous intensive survey efforts demonstrate Urbana's extensive background in evaluating historic-era properties under the NRHP eligibility criteria in a variety of different environments, regional settings, and scopes.



Figure 1. City of Kingman Route 66.
Source: City of Kingman

Firm Resources

Field Survey Packs

- Survey iPads
- iPhone 12 / 14 cameras
- PPE

Software Subscriptions

- ArcGIS
- Adobe Creative Cloud
- AutoCad
- Microsoft Office

Archive Subscriptions

- Newspapers.com
- GenealogyBank.com
- NETROnline
- Sanborn Maps
- Ancestry.com

Insurance

- GC, E&O, Auto, WC
- \$1M per, \$2M agg.
- \$4M Umbrella

Office Equipment

- Macbook Pro Laptops
- Ricoh MPC4504

Most recently in Fall 2025, Urbana was selected by the City of Kingman, Arizona, to conduct a citywide historic properties inventory for their community. The City features 54 NRHP-listed properties including a downtown commercial historic district along historic U.S. Route 66. More specific information regarding our past completed projects, is included in the following pages with project references and links to published documents prepared by Urbana.

City of Cedar Falls Historic Resource Survey and Historic Context Statement

- **Project Duration: 2024-2025**
- **Location: Cedar Falls, Iowa**

Urbana was commissioned by the City of Cedar Falls to complete a historic resource survey and historic context statement for the oldest residential neighborhood in the City and provide recommendations for future historic district designations within the boundaries of the survey area. Through an extensive desk survey process and with the help of local volunteers, Urbana surveyed 467 properties and recommended 283 properties for additional intensive-level documentation via a NRHP district nomination process. The survey effort identified the boundaries and contributing properties for two potential historic districts, the Overman Park Historic District and the Lawn City Historic District.



Figure 2. Cedar Falls Victorian House Museum
Source: Urbana Preservation & Planning, LLC

The survey focused on properties constructed between the 1870s and 1980 and included several notable historic-era single family homes that had been previously documented in the 1990s and incorporated into historic neighborhood walking tours. Over the course of field work, Urbana staff and volunteers recorded and photographed representative examples of house types, architectural styles (with stylistic variations), and community spaces within Cedar Falls. Urbana conducted contextual and property-specific research prior to and concurrent with survey and documentation effort. Research tasks involved in-person and remote/digital research of resources including local and regional newspapers and building permit records. All survey data was compiled into a Resource Inventory Spreadsheet (RIS) with property specific information on each recorded building or structure. The historic context statement built upon previously established countywide themes, included property type descriptions, stated significance thresholds, and listed integrity considerations to provide parameters for the identification of significant properties in the City. Three themes were prepared as part of the updated context effort: Town Building, 1843 – 1941; Post-War Development, 1945 – Present; and The Architectural Resources of Cedar Falls, 1843 – Present.

City of Rancho Mirage Historic Resources Survey and Historic Context Statement

- **Project Duration: 2024-2025**
- **Location: California**

Urbana was commissioned by the City of Rancho Mirage to update and expand its existing historic context and update its 2003 historic resources survey. Through extensive desk survey, Urbana compiled a list of all parcels features buildings or structures over 45 years old within the City's boundaries. This list was then used to help the City determine a selection of 120 properties and 5 districts for further intensive survey and documentation. Our team prepared a survey handout to share with stakeholders and to provide in hard copy to any interested individuals encountered by the survey team during field work.

The survey focused on properties that were recommended for evaluation by City staff, the Historic Preservation Commission, and local stakeholders based on their local knowledge of significant properties. Urbana completed survey work of the 120 properties and 5 districts, taking photographs of each building. Contextual and property-specific research was completed prior to and concurrent with survey and documentation.

Research tasks involved in-person and remote / digital research of resources including local and regional newspapers and building permit records. This work then informed Department of Parks and Recreation (DPR) 523 site forms that were prepared for each property or district, as well as the updated historic context statement. The updated context statement introduced new themes, property type descriptions, significance thresholds, and integrity considerations to provide parameters for the identification of significant properties in the City. Eight themes were prepared as part of the updated context effort: The Coachella Valley in the Spanish and Mexican Eras, 1774 – 1847; Development of the Coachella Valley, 1848 – 1923; Early Agricultural and Residential Period, 1924 – 1950; Country Club Era, 1951 – 1973; Residential and Cooperative Communities, 1951 – 1973; Commercial Development, 1934 – 1973; Cityhood, 1973 – Present; Rancho Mirage Architectural Styles, 1934 -1980s.



Figure 3. Wonder Palms Hotel and Guest Ranch Advertisement.
Source: *Rancho Mirage at Fifty*, City of Rancho Mirage in Partnership with Desert Publications, Inc.

City of La Quinta Historic Resources Survey and Historic Context Statement

- **Project Duration: 2022-2023**
- **Location: California**

In 2022 Urbana was commissioned by the City of La Quinta to expand its 2011 draft historic context statement, update a 2012 citywide historic resources survey, and provide a review and recommendations package for updates to the City's historic preservation ordinance and program. Through an extensive desk survey process, Urbana identified 489 historic-era properties within the municipal boundaries and developed a database for future City use. Of the 489 historic-era properties, 263 were previously surveyed and required an update with expanded findings. 100 additional properties that were previously unrecorded were documented and evaluated for significance (363 properties total). Our team prepared a survey handout to share with stakeholders via the City's notification system and to provide in hard copy to any interested individuals encountered by the survey team during field work.



Figure 4. La Quinta Hotel, ca.1927.
Source: La Quinta Museum.

The survey focused on properties constructed between 1935 and 1978 and included properties recommended for evaluation by the La Quinta Historical Society, the La Quinta Planning Commission, and City staff based on their local knowledge of significant properties and city-owned facilities that may be subject to future discretionary projects. Over the course of field work, Urbana recorded and photographed representative examples of house types, architectural styles (with stylistic variations), common hardscape / landscape features, streetscape features, and community facilities within La Quinta. Contextual and property-specific research was completed prior to and concurrent with survey and documentation. Research tasks involved in-person and remote / digital research of resources including local and regional newspapers and building permit records. Urbana prepared individual DPR 523 site forms for each recorded property. The updated context statement introduced new themes, property type descriptions, significance thresholds, and integrity considerations to provide parameters for the identification of significant properties in the City. Seven distinct themes were prepared as part of the updated context effort.

Kansas Post Rock Resources Survey, MPDF, and NRHP Nominations

- **Project Duration: 2021-2022**
- **Location: Kansas**

In 2021, Urbana was tasked with preparation of a Historic Resource Survey and NRHP Multiple Property Documentation Form for Post Rock Limestone Resources in Lincoln, Mitchell, Rush, and Russell Counties in Central Kansas.

Commissioned by the Kansas SHPO with the Kansas Historical Society (KHS), this project was funded by the Historic Preservation Fund (HPF) and was completed in accordance with HPF Survey Requirements. KHS required a highly accelerated time frame to meet HPF deadlines. The survey portion of the project involved five deliverables: (1) intensive level documentation



Figure 5. Post Rock Structure.
Source: Kansas Historical Society

and evaluation of 50 Post Rock properties on Kansas Historic Resource Inventory (KHRI) forms, (2) preparation of a survey report, (3) preparation of a MPDF with historic context, (4) Public Information Meeting, and (5) Publication of an article on Kansapedia the state's encyclopedia of history.

While 50 properties were required for survey within the contracted scope of work, our team surveyed 20 additional properties based on feedback received from stakeholders. These additional 20 properties were referenced in the survey report and Multiple Property Documentation Form (MPDF). Our team worked with stakeholders to develop a list of buildings and structures erected of Post Rock Limestone and to gain access to these properties. In July of 2021, Urbana uploaded all survey findings to the KHRI Database including property photos, narrative write-ups relating to property histories, architectural descriptions, general remarks, eligibility conclusions, and site plans with captions.

Urbana completed the Post Rock Resources Historic Survey Report in August of 2021 and submitted a Kansapedia article in December of 2021. Following these successful submissions, Urbana's contract was expanded to include preparation of NRHP nominations for three resources under the MPDF. With property owner permission, Urbana staff authored nominations for the Behrhorst Brothers Hardware Store Building in Sylvan Grove, the Gernon House in Russell, and the Lucas School Gymnasium Building in Lucas, Kansas. On August 20, 2022, the MPDF and NRHP nominations were approved for listing in the NRHP by the State of Kansas Historic Sites Board of Review.

LIST OF REFERENCES & EXAMPLE REPORT LINKS

Please see below for a list of five references for projects that were similar in size and scope to the current project. See the **Report Links** to be directed to city administered webpages where several example reports previously completed by Urbana are posted for public review.

Project Reference #1

Company Name	City of Cedar Falls Planning and Community Services Department
Address	220 Clay Street, Cedar Falls, Iowa 50613
Contact Name	Jaydevsinh Atodaria (JD), AICP, City Planner II
Phone / Email	(319) 268-5185, JDA@cedarfalls.com
Key Personnel	Wendy L. Tinsley Becker; John Hyche; Alexandria Baker
Report Link	https://www.cedarfalls.com/1901/Overman-Park-Historic-Survey

Project Reference #2

Company Name	City of Rancho Mirage Planning Division
Address	69-825 Highway 111, Rancho Mirage, CA 92270
Contact Name	Ben Torres, Planning Manager
Phone / Email	760-328-2266 Ext. 253, bent@RanchoMirageCA.gov
Key Personnel	Wendy L. Tinsley Becker; John Hyche, Alexandria Baker
Report Link	https://cms3.revize.com/revize/ranchomirageca/Draft%20Historic%20Resources%20Survey%20Update.pdf?t=202511121745370&t=202511121745370

Project Reference #3

Company Name	City of La Quinta Design and Development Department
Address	78-495 Calle Tampico, La Quinta, CA 92253
Contact Name	Cheri L. Flores, Planning Manager
Phone / Email	(760) 777-7067, clflores@laquinta.gov
Key Personnel	Wendy L. Tinsley Becker; Douglas E. Kupel; John Hyche, Alexandria Baker; Alexia Landa
Report Link	https://www.laquintaca.gov/business/design-and-development/planning-division/historic-preservation

Project Reference #4

Company Name	Kansas Historical Society (KSHS)
Address	6425 SW 6th Ave, Topeka, KS 66615-1099
Contact Name	Katrina Ringler, Preservation Office Supervisor
Phone / Email	(785) 272-8681 ext. 215, katrina.ringler@ks.gov
Key Personnel	Wendy L. Tinsley Becker; Douglas E. Kupel; Alexandria Baker

Project Reference #5

Company Name	ICF International under contract to City of San Diego
Address	525 B Street, Suite 1700, San Diego, CA 92101
Contact Name	Tim Yates, Historic Preservation Manager
Phone / Email	(858) 444-3940, timothy.yates@icf.com
Key Personnel	Wendy L. Tinsley Becker

II. Project Approach

SCOPE OF WORK

Located in western Dane County, Wisconsin, the Village of Mount Horeb is a small community within the larger Madison metropolitan area. Originally settled and occupied by the Native American Ho-Chunk nation, a treaty officially ceded the land to the United States that would become Mount Horeb in 1829. In 1861, George Wright was selected as the postmaster for a new regional office to be located on his farm. A Methodist Episcopal minister, Wright reviewed the Bible for a name to be associated with the new station and selected Mount Horeb, the location where Moses received the Ten Commandments, to be the name of this new community. During the last quarter of the 19th century, Norwegian immigrants expanded the Village rapidly and the number residents grew from 42 people in 1880 to a total population 864 in 1900. Today, the Village of Mount Horeb maintains a strong connection to its Norwegian heritage with troll statues and Nordic themes that decorate many businesses and homes. In recent years, steady population growth has caused gradual expansion and redevelopment of suburban residential properties across the Village with some homeowners and developers tearing down or expanding older homes by creating newer, larger designs in their places. Balancing the history of the Village with the changing demands of a growing community is a critical task that Village planners continue to tackle on a regular basis.

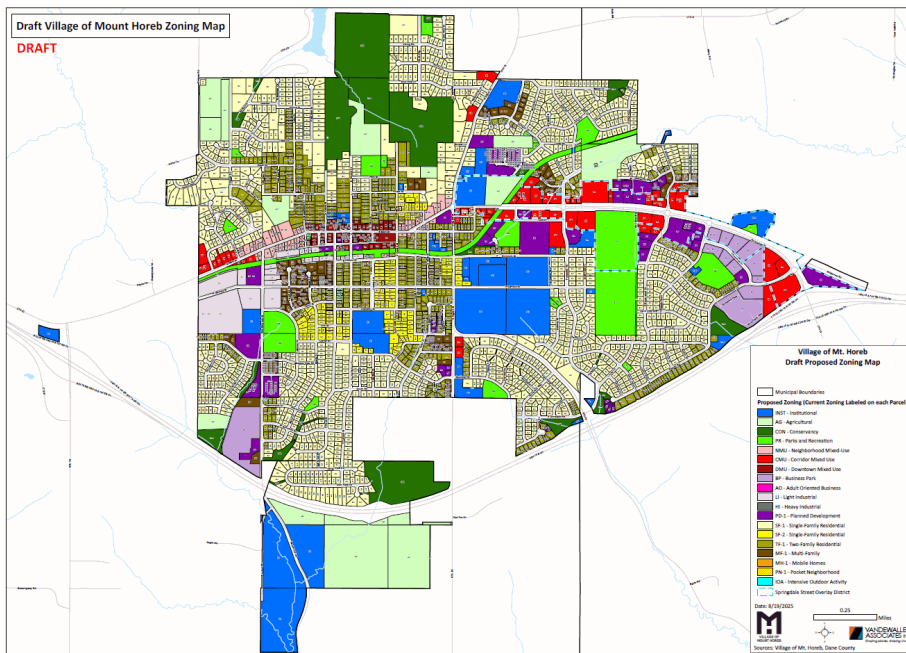


Figure 7. Village of Mount Horeb Draft Zoning Map.
Source: Village of Mount Horeb

Fuldner Heritage Fund, created through a generous donation by the Jeffris Family Foundation and administered by the Wisconsin Historical Society. Today the Village of Mount Horeb has 7 individual NRHP designated properties along with the Mount Horeb Main Street Historic District.

Apart from the downtown survey effort in 1997, the community appears to have never been comprehensively documented as part of a reconnaissance or intensive level historic property survey effort. The proposed reconnaissance and intensive survey will help establish a basis of identification and potential future designation of properties eligible for listing as local landmarks, State/NRHP historic properties, or potential historic districts. The survey report will help

The Village of Mount Horeb requires a comprehensive historic property survey to establish baseline documentation for all potentially NRHP eligible historic properties within the community. In 1997 the Village of Mount Horeb Historic Preservation Commission, contracted with Consultant Elizabeth L. Miller to conduct an intensive survey of the of the “commercially-zoned downtown” area which resulted in a 1997 Survey Report. Findings and recommendations from the 1997 report were the impetus for the the 2019 listing of the Mount Horeb Main Street Historic District on the NRHP. This successful nomination was prepared by Elizabeth L. Miller and made possible by the

form an understanding of the development history of Mount Horeb.

Our previous experience in similar survey efforts and the items listed by the Wisconsin Historical Society in the Scope of Work for project No. WI-25-10016 of the RFB has informed Urbana's methodological approach to complete this project. Urbana's overall goal is to solidify the Village's existing historic preservation planning program via a comprehensive village-wide survey effort. To accomplish the project goals, Urbana will undertake the following actions.

- ✓ **Following thorough general community research, Urbana will first conduct a village-wide reconnaissance survey to identify properties that may meet the NRHP criteria for eligibility and are at least 40 years old (as per the *Survey Manual* guidelines;**
- ✓ **Prepare a historic context statement for inclusion in the intensive historic property survey report, forming a framework for evaluating properties potentially eligible for listing the NRHP within Mount Horeb;**
- ✓ **Complete the intensive level documentation, with site-specific research, of all properties determined to be potentially eligible for listing in the local landmarks register, State Register, or the NRHP, including properties located within potentially eligible historic districts, and those properties within the survey report to provide comparative context for potentially eligible properties;**
- ✓ **Collect and enter all survey data into the WHPD in accordance with the requirements listed in the *Survey Manual*;**
- ✓ **Complete an Intensive Historic Property Survey Report that synthesizes and organizes field observations and research collected during the reconnaissance and intensive phases of the survey in compliance with the *Survey Manual*;**
- ✓ **And submit all report materials, WHPD data, and mapping data to the SHPO before February 26, 2027.**

Only properties with buildings, structures, or objects 40 years old or older will be photographed. If properties are deemed ineligible for potential designation at the national, state, and local levels of significance, they will not be further researched. Urbana expects the Village of Mount Horeb to provide appropriate year-built data to establish the exact number of properties for the survey effort. Only once a final count of all properties slated for documentation is established will Urbana staff complete the in-person field work. All photos will be obtained from the public right-of-way. The number of photographs and photograph techniques will not vary significantly for properties only recorded in the reconnaissance phase versus those later selected for intensive documentation.

The historic context statement produced as part of the survey report will include themes that pertain specifically to the development of Mount Horeb but may also be related to themes identified during any previous Dane County survey efforts or themes recorded during surveys of nearby communities in the larger Madison metropolitan area. Urbana will tailor these themes to Mount Horeb to maintain consistency across local surveys while creating a coherent local historical narrative. As with previous projects completed by Urbana, the historic context statement will include property type descriptions, significance thresholds, and integrity considerations to provide parameters for the future identification of significant properties in the Village.

III. Project Management Details

QUALITY CONTROL

To ensure the project requirements are achieved within the project budget and schedule, Urbana has established an anticipated project schedule (see below) with an expected completion date of December 2026. This submission timeframe slated well before the required final deadline of February 26, 2027 for submission to the Wisconsin SHPO. To ensure that the final product meets the requirements of both the Village of Mount Horeb and SHPO, Urbana anticipates that a draft report will be submitted to the Village by September 2026 with an expected review period of approximately four weeks following submission for Village staff to provide any feedback on the draft before an initial submission to the SHPO. Once feedback from Village staff is received, the updated draft report will be submitted to the SHPO in November 2026. Urbana will attend a Historic Preservation Commission Meeting in November 2026 after the initial submission to SHPO to present the draft results. Following submission to SHPO, Urbana anticipates a 30-day review period for SHPO staff to provide any further comments on the draft report. Once SHPO staff comments are received, Urbana will make any necessary additional changes before re-submitting the final report and attending the final Historic Preservation Commission Meeting in December 2026. The anticipated review schedule with time built-in for comments from Village and SHPO staff will ensure that a complete and comprehensive survey report product, which has been thoroughly reviewed, is received at the conclusion of the project.

VILLAGE STAFF COMMITMENTS

Urbana expects Village staff to serve as the point of contact for public inquires during the planning process, attend all public meetings, maintain a project website, and provide public outreach of activities through existing Village social media outlets, electronic, and community newsletters. Urbana expects that Village staff will also provide existing zoning GIS data and applicable property assessment data, such as year-built data, as necessary.

PROJECT SCHEDULE / TIMELINE

See Figure 8 for Urbana's proposed project schedule that indicates project milestones by tasks, includes the target deadlines of draft and final project deliverables, and the overall timeline for completion of the project within the required grant timeframe (before February 26, 2027). Meetings with Village staff, the Historic Preservation Commission, and the public are also outlined with anticipated dates.

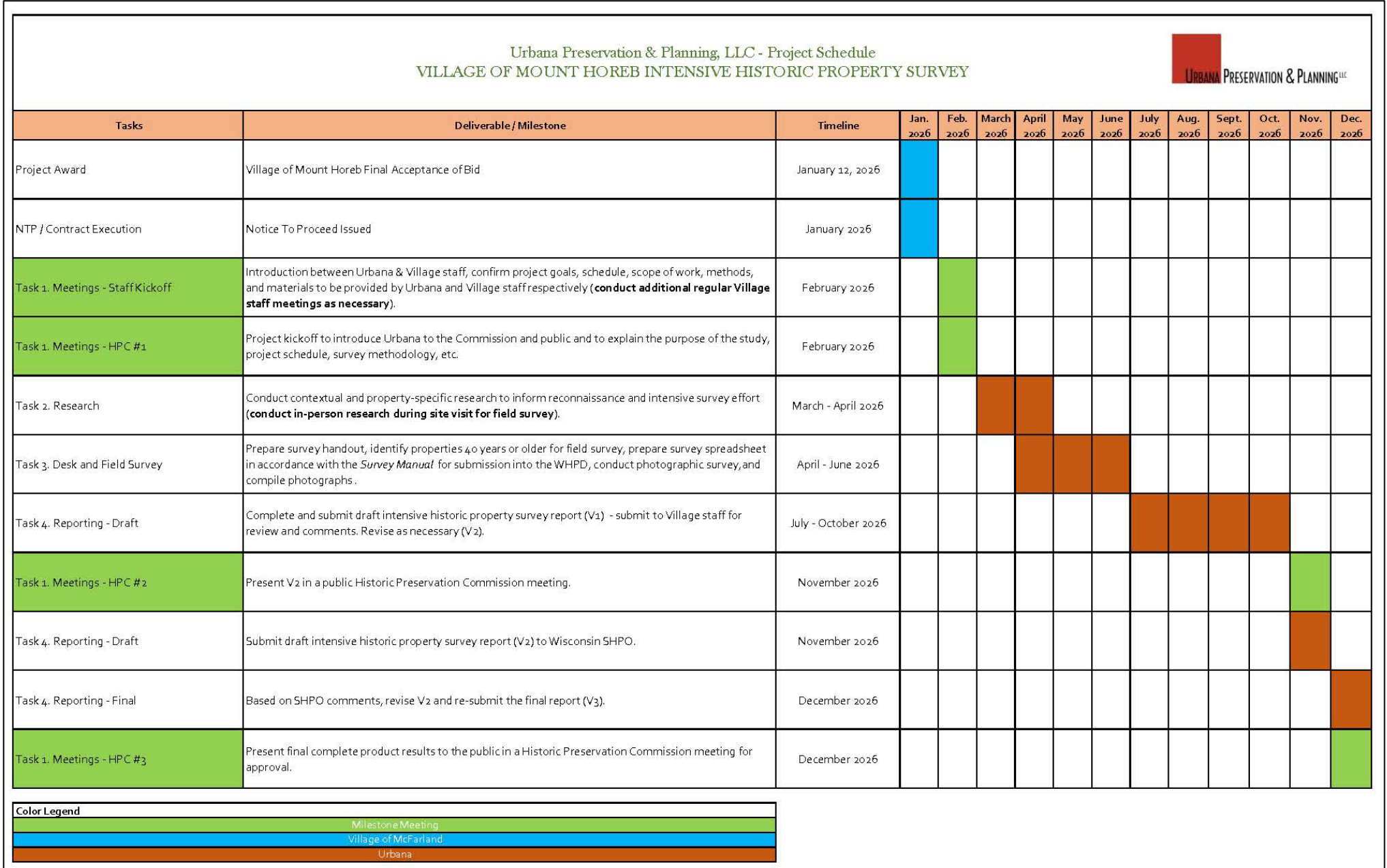


Figure 8. Project Schedule.

Task 1. Meeting and Outreach

Urbana will conduct two separate kickoff meetings following the contract award. The first will be with Village staff and the second will be with the Historic Preservation Commission after receiving the Notice To Proceed (NTP). Urbana will prepare a detailed project timeline, considering any issues discussed at the kickoff meeting. Urbana will continue to conduct meetings with Village staff as the project proceeds, as needed, and provide project updates to the Historic Preservation Commission once a draft is prepared and once the final report is completed.

- **Cumulative Proposed Hours:** 20 hours
- **Proposed Schedule:** Staff Kickoff Meeting (February 2026), Historic Preservation Commission Kickoff (February 2026), Staff Check-In Meetings (Periodic), Historic Preservation Commission Draft Report (November 2026), and Historic Preservation Commission Final Report (December 2026)
- **Associated Deliverables:** Initial project timeline, project updates to Village staff / Historic Preservation Commission commissioners, draft findings, final report, and three presentations to the Historic Preservation Commission and public
- **Data Requests Under This Task:** None identified

Task 2. Research

Urbana will thoroughly research the overall historic context of the Village of Mount Horeb, the development history of the community, as well as property specific research for individual properties within the survey area deemed appropriate for intensive survey. Research will be conducted using local resources, such as the Mount Horeb Historical Society and the Mount Horeb Public Library, as well as digital resources, such as Ancestry.com, Newspapers.com, Genealogy Bank, and the Library of Congress' archive of Sanborn Fire Insurance Maps.

- **Cumulative Proposed Hours:** 54 hours
- **Proposed Schedule:** March 2026 - April 2026
- **Associated Deliverables:** Historic context statement for Mount Horeb and property specific research data
- **Data Requests Under This Task:** Year-built data for all properties and historic-era building permits and subdivision tract maps for properties identified for intensive survey

Task 3. Desk and Field Survey

Urbana will conduct both a desk and in-person field survey to evaluate and classify all age-appropriate properties in the Village boundary. Prior to field survey, Urbana will prepare an initial desktop survey spreadsheet. The survey spreadsheet will form the basis for future Wisconsin Historic Preservation Database entries and intensive survey inventory forms. The Urbana survey team will photograph and document each individual historic-era (40 years or older) property during field survey. Prior to survey, Urbana will prepare a survey pamphlet to provide to residents in Village of Mount Horeb to distribute before or during the survey effort. The Urbana survey team will be prepared to interact with and answer any questions from residents while surveying the neighborhood. The team will then record all WHPD information for each property utilizing the photographs taken. Urbana will utilize newspaper research and compile any other information of note to identify and list historically significant residents or architects associated with specific properties associated with the intensive survey efforts.

- **Cumulative Proposed Hours:** 72 hours
- **Proposed Schedule:** April 2026 - June 2026
- **Associated Deliverables:** Survey spreadsheet and property photographs
- **Data Requests Under This Task:** All relevant ArcGIS data; copies of past survey data or reports

Task 4. Reporting

The survey report for the Mount Horeb Intensive Historic Property Survey will conform to the DHP *Survey Manual* guidelines for an Intensive Historic Structures Survey Report and will include the following sections:

1. Title Page
2. Acknowledgment
3. Abstract
4. Table of Contents
5. Introduction
6. Survey Methodology
7. Historical Overview
8. Thematic Research / Annotated Bibliography with
 - a. Designers, Engineers, and Builders;
 - b. Notable People;
 - c. And Underrepresented Communities
9. Survey Results
10. Recommendations/Future Survey and Research Needs
11. Threats to Resources
12. National Register Priorities
13. Community Strategies for Historic Preservation
14. Preservation Planning
15. Appendix

Under guidance from the Wisconsin SHPO, Urbana will prepare the intensive historic property survey report, utilizing the research conducted in Task 2 and the survey data collected in Task 3. This report will reflect the findings from the survey, including the number of historic properties identified, the types of architectural styles found in the Village, and the number of resources identified as potentially eligible for listing in the local landmark register or the NRHP. The report will detail the history of Mount Horeb and notable buildings within community. The report will include representative photographs of architectural styles and maps of the Village. Mount Horeb staff and the Historic Preservation Commission members will have the opportunity to review the draft report, and Urbana will be responsive in addressing any comments. Following review by Village staff, a subsequent draft report will then be provided to the SHPO for review, and Urbana will address any additional comments prior to finalizing the report.

- **Cumulative Proposed Hours:** 82 hours
- **Proposed Schedule:** July 2026 - December 2026 (final submission to SHPO before February 26, 2027)
- **Associated Deliverables:** Draft and final Intensive Historic Property Survey Report
- **Data Requests Under This Task:** Comments on the draft report during the draft review period

SUPPLEMENTAL INFORMATION

All mapping data prepared as part of this project will be provided to the SHPO and the Village of Mount Horeb for use and distribution to the public via the Village mapping applications on municipal webpages, or any other methods Village staff see fit.

IV. Fees

COST

Urbana’s proposed project budget for this Scope of Work calls for 228 hours of time over approximately 48 weeks, distributed amongst three professionally qualified team members for a total Lump Sum price of \$22,000.

Hourly rates for the project team are provided here in Table 1.

Table 1. Hourly Rates.

Name	Title	Rate
Wendy L. Tinsley Becker	Principal / project Manager	\$125
John Hyche	Senior Associate / Historian	\$100
Alexandrea Baker	Associate / Preservation Planner and GIS Manager	\$85

Urbana’s complete cost proposal is included as Figure 9 on the following page, and the proposed project schedule is included as Figure 8. Personnel hours are summarized per task. Overall cost / cost percentage per task, task timelines, and reimbursable expenses are also included.

OTHER PROFESSIONAL COMMITMENTS

The Urbana staff assigned to this project have no other professional commitments that would interfere with the completion of the Mount Horeb intensive historic property survey following the timeline proposed in the Project Management Details section above.

Urbana Preservation & Planning, LLC - Cost Proposal
 VILLAGE OF MOUNT HOREB INTENSIVE HISTORIC PROPERTY SURVEY



SUBMITTED TO

Village of Mount Horeb
 Attn: Nicholas Owen, Village Administrator
 Village of Mount Horeb Historic Preservation Commission
 138 E Main St, Mount Horeb, Wisconsin 53572
 ph: 608-437-6884, email: nic.owen@mounthorebwi.info

SUBMITTED BY

Urbana Preservation & Planning, LLC
 Wendy L. Tinsley Becker, RPH, AICP, Principal
 101 W. Goodwin Street, Suite 310, Prescott, AZ 86303
 wendy@urbanapreservation.com | (844) 872-2623

Urbana Task #	Proposed Tasks	Principal / Project Manager	Senior Associate / Historian	Associate / Preservation Planner & GIS	Cost Per Task	% of Total Cost	Anticipated Project Schedule*
Task 1	Meetings: - Staff Meetings (As Necessary) - Historic Preservation Commission Meetings (3)	9	6	5	\$2,150.00	10%	Staff Kickoff Meeting (February 2026) Historic Preservation Commission Kickoff (February 2026) Staff Check-In Meetings (Periodic) Historic Preservation Commission Draft Report (November 2026) Historic Preservation Commission Final Report (December 2026)
Task 2	Research: - Historical Context for the Village of Mount Horeb - Site-Specific Research (Intensive Phase) - In-Person Research of Local Resources	0	30	24	\$5,040.00	23%	March 2026 - April 2026
Task 3	Desk and Field Survey: - Desktop Identification (Properties Older than 40 years) - Survey Handout Pamphlet - In-Person Photographic Survey (Reconnaissance & Intensive Phase)	0	40	32	\$6,720.00	31%	April 2026 - June 2026
Task 4	Reporting: - Historic Context Statement (Intensive Survey Report Component) - Intensive Survey Report - WHPD Data - Mapping Data	10	48	24	\$8,090.00	37%	July 2026 - December 2026
Total Hours		19	124	85	\$22,000.00	100%	
Hourly Billing Rate		\$125.00	\$100.00	\$85.00			
Subtotal Per Team Member		\$2,375	\$12,400	\$7,225			
Project Subtotal					\$22,000		
Total Project Cost inclusive of all time, materials, and travel expenses					\$22,000.00		

Assumptions & Commitments

- All work shall be performed by Urbana's staff of 36 CFR Part 61. qualified professionals. All work will be done by in-house full time professionally qualified staff. Urbana's John Hyche and Alexandria Baker are based in Illinois.
- No travel costs proposed.

Figure 9. Proposed Fees and Timeline.

Appendix A. Resumes



Wendy L. Tinsley Becker, RPH, AICP, Principal / Manager
Architectural Historian + Urban / Preservation Planner
 wendy@urbanapreservation.com

Founding Principal, **Wendy L. Tinsley Becker, RPH, AICP**, brings an expert background in American history, architecture, and urban planning, with a particular emphasis on issues relating to historic preservation. Her experience includes extensive historical resources survey work, design review under *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, single-site historic property research and documentation, and practice in municipal regulatory planning and cultural resources compliance issues including code compliance, revision and review, CEQA, NEPA, and Section 106 of the National Historic Preservation Act. As a preservation-planning consultant she participates in the development and administration of local land use regulations, policies, programs and projects; prepares reports involving research and analysis of various planning issues; conducts site-specific project and design review; and facilitates project coordination between contractors, architects, developers, citizens and other stakeholders. Wendy meets the *Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History and Architectural History and the *draft standards* established for Historic Preservation and Land Use/Community Planning. She is included on the California Council for the Promotion of History's Register of Professional Historians and also maintains professional certification in the American Institute of Certified Planners (AICP).

Wendy is a co-author and editor of the AICP Certified Urban Designer Exam Study Guide (V1.0) released in March 2016. From 2013 forward she has provided professional training to AICP exam applicants as part of the American Planning Association California Chapter – San Diego Section annual exam training program.

Wendy has assisted municipalities, utility providers, and lead agencies in preservation planning program development and implementation efforts. She regularly consults for private and agency applicants on historical resource and historic property analysis for discretionary projects and undertakings pursuant to Section 106 of the National Historic Preservation Act and the California Environmental Quality Act, as well as Federal Rehabilitation Tax Credit proposals at National Register listed or eligible properties, which are subject to review by the State Office of Historic Preservation and the National Park Service. She was the author / facilitator and lead historic preservation consultant for the City of Chula Vista's award-winning Municipal Preservation Planning Program. She authored the Historic Preservation Element for the City of La Mesa's award winning 2011 / 2030 General Plan update process. She provides survey, architectural history, context development, programmatic agreement, and historic preservation planning consulting services for the Southern California Edison Company including preparation of a programmatic guide for the treatment of all historic-era properties in the company's 55,000 square mile service territory. She served as the lead Architectural Historian for the City and County of Honolulu High-Capacity Transit Corridor Project's Kako'o (Section 106 Programmatic Agreement Program manager) consultant team. Wendy's professional analysis and determinations are reviewed for compliance and concurrence by numerous municipalities, and state and federal agencies including the California State Office of Historic Preservation, the California Public Utilities Commission, the USDA Forest Service, the Bureau of Land Management, and the National Park Service.

Her current interests include facilitating approvals for brick-and-mortar construction and building rehabilitation projects, and working with community-based organizations that emphasize public participation while striving for the improvement of the built environment through good urban and architectural design and associated social programs.



EDUCATION

Master of City Planning,
 Preservation & Urban Design Emphasis
 San Diego State University
 —
 Bachelor of Arts – History
 San Diego State University

REGISTRATIONS

American Institute of Certified Planners
 (#022838)
 Register of Professional Historians
 (#612)

EXPERIENCE

2005-present: Founding Principal
 Urbana Preservation & Planning, LLC
 —
 2012-2021: Faculty Lecturer
 San Diego State University
 City Planning Graduate Program
 —
 2006-2017: Faculty Instructor
 University of California, San Diego
 Urban Planning & Development Program
 —
 2002-2005: Historian / Planner
 Architectural Resources Group
 —
 2001-2002: Historian / Planner
 Historic Research Services
 —
 2000-2001: Historian
 Office of Marie Burke Lia, Esq.
 —
 1996-1999: Asst. Coordinator +
 Researcher:
 SHPO/CHRIS
 South Coastal Information Center

PROJECT EXPERIENCE*

- 2025 *City of Rancho Mirage Historic Resource Survey and Context Statement | City of Rancho Mirage | Rancho Mirage, CA.*
- 2025 *City of Cedar Falls Historic Resource Survey and Context Statement | City of Cedar Falls | Cedar Falls, IA.*
- 2024 *Underground Railroad Resources in the U.S. - A National Historic Landmarks Theme Study; National Park Service.*
- 2024 *Pascua Yaqui Pueblo Historic Property Survey; Pima County, AZ.*
- 2024 *3210 Xenophon Street Historic Designation Package | Urbana Preservation & Planning, LLC | San Diego, CA.*
- 2023 *Three Way Intersection HAER Report; Greenlee County, AZ.*
- 2023 *Queen Creek Viaduct HAER Report; Gila County, AZ.*
- 2023 *Valley Metro Capitol Extension Cultural Resource Inventory and Evaluation; Phoenix, AZ.*
- 2023 *Roosevelt Irrigation District Centennial History; Buckeye, AZ.*
- 2023 *229 Avenida Del Mar Historic Resource Analysis Report; San Clemente, CA.*
- 2023 *222 W Mariposa Street Historic Resource Analysis Report; San Clemente, CA.*
- 2023 *Apache Trail/Old US Route 60 Historic Assessment Survey Report; Mesa, AZ.*
- 2023 *Archaeological and Historical Resource Survey Report Chollas Creek Restoration Project | Urbana Preservation & Planning, LLC | San Diego, CA.*
- 2023 *Archaeological and Historical Resource Management Report Famosa Slough Stormwater Project | Urbana Preservation & Planning, LLC | San Diego, CA.*
- 2023 *4052 and 4054 Centre Street Historic Designation Package | Urbana Preservation & Planning, LLC | San Diego, CA.*
- 2023 *1610 Santa Barbara Street Historic Designation Package | Urbana Preservation & Planning, LLC | San Diego, CA.*
- 2023 *Eldorado-Pisgah-Lugo Project Historic-Era Built Environment Survey Report, Clark County, Nevada | Urbana Preservation & Planning, LLC | Remsen, IA.*
- 2023 *Remsen Water Supply Infrastructure Improvement Project Phase I Historic Architectural Survey Report | Urbana Preservation & Planning, LLC | Remsen, IA.*
- 2023 *City of La Quinta Historic Resource Survey and Context Statement | Urbana Preservation & Planning, LLC | La Quinta, CA.*
- 2023 *3510 Dove Court Historical Resource Technical Report | Urbana Preservation & Planning, LLC | San Diego, CA.*
- 2022 *County of San Diego Historic Designation / Mills Act, U.S. Grant Jr. Ranch House, 8357 The Grant Place, Bonita, CA*
- 2022 *County of San Diego Historic Designation / Mills Act, 4501 Mayapan Drive, La Mesa, CA*
- 2022 *3575 Via Flores Drive Historic Designation & Mills Act Package | Urbana Preservation & Planning, LLC | San Diego, CA.*
- 2022 *University and 5th Avenue Historical Resource Technical Report | Urbana Preservation & Planning, LLC | San Diego, CA.*
- 2022 *Grand Forks Water Treatment Plant Historic American Engineering Record | Urbana Preservation & Planning, LLC | Grand Forks, ND.*
- 2022 *2275 Evergreen Street Historic Designation Package | Urbana Preservation & Planning, LLC | San Diego, CA.*
- 2022 *820 Fort Stockton Drive Historic American Building Survey | Urbana Preservation & Planning, LLC | San Diego, CA.*
- 2022 *820 Fort Stockton Drive Historical Resource Technical Report | Urbana Preservation & Planning, LLC | San Diego, CA.*
- 2022 *Cottonwood State Route 89A Historic Property Survey; Cottonwood, AZ.*
- 2022 *USACE Santa Fe Dam Evaluation; Los Angeles County, CA.*

BOARDS + COMMITTEES

- Chair / Immediate Past Chair:
 American Planning Association
 National Urban Design & Preservation
 Division, 04/2012-12/2016
 —
- Founder + Volunteer Executive
 Director / Ex –Officio Director: Built
 Environment Education Program
 (BEEP) San Diego, 2008-2015
 —
- Education Committee Member:
 California Preservation Foundation,
 04/2012-04/2014
 —
- Vice-Chair + Newsletter Editor: APA
 National Urban Design & Preservation
 Division, 01/2010-03/2012
 —
- Director & Education Chair: San Diego
 Architectural Foundation, 11/2008-
 2011
 —
- Appointed Public Member: City of San
 Diego Historical Resources Board
 Incentives Subcommittee, 08/2008-
 02/2010
 —
- Advisor/Member – UCSD Extension
 Advisory Group Urban Planning &
 Development Certificate Program,
 2007 forward
 —
- Founding President – Jack London
 District Association, 2005-2006

SELECT AWARDS

- 2016 - Award of Excellence for
 Preservation Advancement - City of San
 Diego Historical Resources Board
 (recognized for Urbana's preservation
 planning study for the San Diego State
 Normal School Campus & San Diego
 City Schools Historic District).
 —
- 2014 - American Planning Association
 (APA) San Diego Chapter – Planning
 Agency Award for preparation of La
 Mesa 2030 General Plan. *Historic
 Preservation Element prepared by
 WLTB / Urbana.

- 2022 *161 Marquita Historic Resource Analysis Report; San Clemente, CA.*
- 2022 *Glen Canyon Post-1955 Housing Survey and MPDF; Page, AZ.*
- 2022 *3120 Sterne Street Historic Resource Research Report; San Diego, CA.*
- 2022 *Post Rock Resources of Kansas National Register Nominations; Lincoln, Mitchell, Rush, and Russell Counties, KS.*
- 2021 *Mule Pass Tunnel Historic Evaluation and Inventory Form; Bisbee, AZ.*
- 2021 *City of Laguna Beach Preservation 101 Workshop – Staff Training, Laguna Beach, CA.*
- 2021 *Post Rock Resources of Kansas Survey and MPDF; Lincoln, Mitchell, Rush, and Russell Counties, KS.*
- 2021 *Historic Resource Research Report: 3800 University Ave; San Diego, CA.*
- 2021 *860 Muender Ave Historic Integrity Memo; Sunnyvale, CA.*
- 2021 *Lafayette Hotel Rehabilitation & Tax Credit Consulting; San Diego, CA.*
- 2021 *Old Tavern Rehabilitation & Tax Credit Consulting; Sacramento, CA.*
- 2021 *Historic Resource Research Report: 4070-72 Georgia Street; San Diego, CA.*
- 2021 *Transmission Line Rating & Remediation Project, Ivanpah Control Line, Archival Research Package, Southern California Edison, Southern California.*
- 2021 *528 E. Mission Road Historic Resource Analysis Report; San Marcos, CA.*
- 2021 *4055 Lytle Street – Getchell Ranch / The Stone House Historic American Building Record (HABS) Level II Documentation, Fontana, CA.*
- 2021 *Norco Egg Ranch Historic American Building Record (HABS) Level II Documentation, Norco, CA.*
- 2021 *East Gilman Channel Historic American Engineering Record (HAER) & Monument Consulting, Banning, CA.*
- 2021 *5265 N. 4th Street Historical Resource Summary; Irwindale, CA.*
- 2021 *Historic Resource Analysis Report: 3611 Hyacinth Drive Historic Designation Package, San Diego, CA.*
- 2021 *Historic Resource Analysis Report: 2675 Clove Street Historic Designation Package, San Diego, CA.*
- 2021 *Historic Resource Analysis Report: 8301 La Mesa Blvd Historic Assessment; La Mesa, CA.*
- 2021 *1033 Pandora Drive Historic Designation; La Mesa, CA.*
- 2021 *7345 Remley Place Mills Act Application and Rehabilitation Plan, San Diego, CA.*
- 2021 *3629 Front St Mills Act Application and Rehabilitation Plan, San Diego, CA.*
- 2021 *Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah-Control Transmission Corridor, Historic-Era Built Environment Survey Report.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 1135 Devonshire Drive, San Diego, CA.*
- 2020 *Historic Resource Research Report: Historic Designation Package, 3575 Via Flores, San Diego, CA.*
- 2020 *Historic Resource Analysis Report and CA DPR Forms, Archibald and Schaefer RV Park, City of Ontario, CA.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 2275 Evergreen Street, San Diego, CA.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 9434 Sierra Vista Drive, La Mesa, CA.*
- 2020 *Historic Resource Analysis Report: CEQA Evaluation and CA DPR Forms, Mira Loma Quartermaster Depot, Rutan & Tucker, LLP, Jurupa Valley, CA.*
- 2020 *Historical Resource Evaluation Memorandum & CA DPR Forms, Ontario RV Storage Mitigated Negative Declaration, Ontario, CA.*
- 2020 *Historic Resource Research Report: Historic Designation 1610 Santa Barbara Street, San Diego, CA.*
- 2020 *Red Fox Room Retroactive Review, JCG Development, San Diego, CA.*

RELATED EXPERIENCE

- Elected Member & Chair: County of San Diego Valle de Oro Community Planning Group, 2016-2022 —
- Director + Civic Improvement Chair, Grossmont-Mt. Helix Improvement Association, 2016-2018 —
- Mentor: San Diego State University Aztec Mentor Program, Spring 2016 Cohort —
- Co-Author / Editor: AICP Certified Urban Designer Exam Study Guide, Version 1.0 (released March 2016) —
- AICP Exam Course Speaker: California Chapter, San Diego Section, (annually) 02/2013-present —
- Retreat Facilitator: Beautiful Pacific Beach, Annual Board of Directors Retreat, (annually) 2016-present —
- Invited Panel Speaker: *Density and Design: The Future of Housing in San Diego*, American Planning Association San Diego Section, San Diego, 09/2017 —
- Invited Speaker: *Building Community and Character – Preservation is Place; 1st Annual Historic Preservation Conference Nebraska State Office of Historic Preservation, Omaha (NE),* 06/2013 —
- Panel Speaker: *Preservation Toolkit for Small Cities*, American Planning Association California Chapter Conference, 10/2012 —
- Invited Speaker: *Preliminary Findings – The Status of Preservation Planning Regulatory Programs in the San Diego Region - 2012*, Association of Environmental Professionals San Diego Chapter September Luncheon, 09/2012

- 2020 *Rancho Miramonte Section 106 Evaluation: Historic Property Survey Report, U.S. Army Corps of Engineers, Chino, CA.*
- 2020 *Historic Resource Technical Report: 2956 Roosevelt Street, Sterling Corporation, Carlsbad, CA.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 4350 Nabal Drive, La Mesa, CA.*
- 2020 *4630 Date Street Historic Landmark Nomination, La Mesa, CA.*
- 2020 *Avo Theater Rehabilitation Tax Credit Consulting, JCG Development, Vista, CA.*
- 2020 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 1025 Devonshire Drive, San Diego, CA.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, "The Muse" 1020 Prospect Street, La Jolla, CA.*
- 2020 *Historic District Nomination Package: Culverwell and Taggarts, City of San Diego, CA.*
- 2020 *Historic District Nomination Package, Arizona Street Tract, Park Villas Subdivision, City of San Diego, CA.*
- 2020 *Historical Resource Analysis Report, Moiola School, Fountain Valley, CA.*
- 2020 *Historical Resource Survey, Proposed Merrill Commerce Center Specific Plan, Ontario, CA.*
- 2020 *Historic Property Survey Report :Evan Hewes Highway and Bridge Evaluation, Imperial County, CA.*
- 2020 *Historical Resource Analysis Report: Historic Designation and Mills Act Application 552 Rushville Street, San Diego, CA.*
- 2019 *Historic Context and Preservation Element Historical Resource Analysis Report / Historic Property Survey Report for Southern California Edison Company Lindsay Substation and Bliss-Lindsay 66kV Sub-Transmission Line.*
- 2019 *To Kalon Vineyard / Robert Mondavi Winery Patent Litigation Expert Witness Consulting, Oakville, CA.*
- 2019 *Historical Resource Analysis Report, Vic Braden Tennis College, 23333 Ave La Caza, Coto De Caza, CA.*
- 2019 *Church of God in Christ Bulletin 580 Package.*
- 2019 *Historical Resource Analysis Report, 7407 Alvarado Road, La Mesa, CA.*
- 2019 *City of Laguna Beach Preservation Ordinance and Program Consulting.*
- 2019 *Historic Resource Research Report and Conditions Consulting, 8445 Avenida de las Ondas, La Jolla, CA.*
- 2019 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report.*
- 2019 *Southern California Edison Catalina Island Historic-Era Water System Management Program, Catalina Island, CA.*
- 2019 *Historical Resource Analysis Report / Historic Property Survey Report, Southern California Edison Catalina Island Wrigley Pipeline Project, Catalina Island, CA.*
- 2019 *Retroactive Historical Resource Research Report, 31st Street, San Diego, CA.*
- 2019 *Historical Resource Analysis Report / Historic Property Survey Report Southern California Edison Pedley Powerhouse Complex, Norco, California.*
- 2019 *Historical Resource Analysis Report / Historic Property Survey Report Southern California Edison Company Eastern Sierras Transmission System, Mono County and Inyo County, California.*
- 2019 *Historical Resource Research Report, 3629 Front Street, San Diego, CA.*

SELECT AWARDS (CONT.)

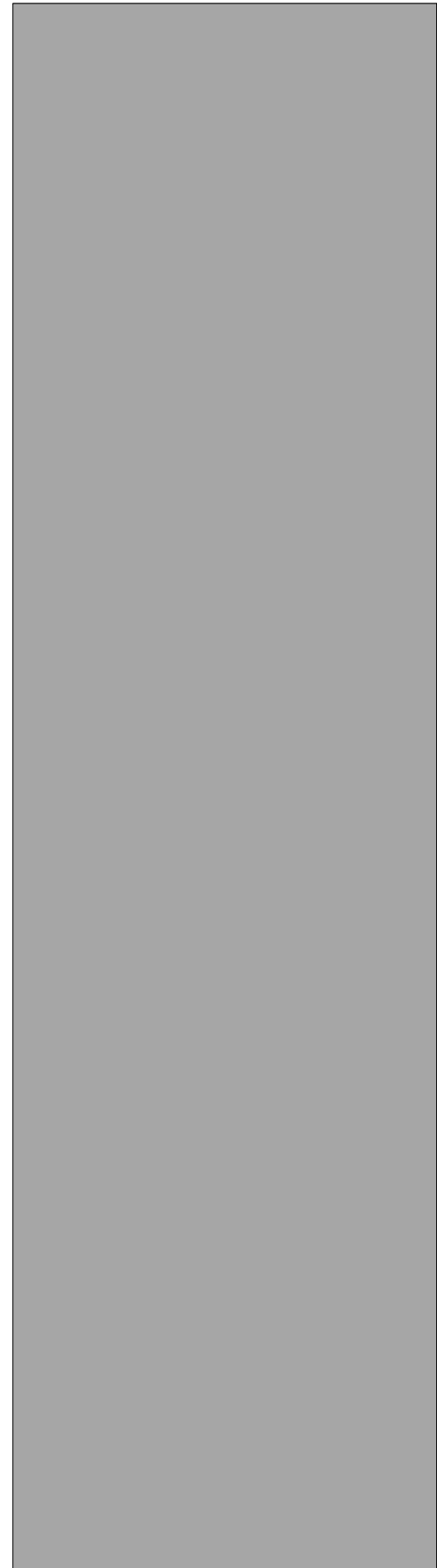
- 2013 – American Planning Association National Division Executive Committee Recipient – Division Achievement Award (*recognized for professional development webinars on historic preservation, urban design, and development topics developed on behalf of the APA Urban Design & Preservation Division*).
-
- 2012 - American Association of Environmental Professionals San Diego Chapter – *Outstanding Planning Document Award for preparation of the City of Chula Vista Historic Preservation Program & Ordinance. *Historic Preservation Ordinance& Program prepared by WLTB / Urbana.*
-
- 2012 - American Planning Association National Division Executive Committee Recipient – Education Excellence Award (*recognized for education efforts on behalf of the APA Urban Design & Preservation Division*).
-
- 2011 - American Planning Association National Division Executive Committee Recipient Branding Award (*recognized for visibility, outreach, and education efforts on behalf of the APA Urban Design & Preservation Division*).
-
- 2010 - Award of Excellence in Education - City of San Diego City Planning & Community Investment Department Historical Resources Board (*recognized for the Built Environment Education Program developed for the San Diego Architectural Foundation / BEEP San Diego*).
-
- 2009 - San Diego Public Library Foundation / Friends of the San Diego Public Library 2008-2009 Chapter Volunteer Award, University Heights Branch (*recognized for preservation planning work at the historic San Diego State Normal College campus*).

- 2019 *Programmatic Agreement Among the Bureau of Land Management – California, the USDA Forest Service, Pacific Southwest Region, California Utility Providers, and the California Office of Historic Preservation, Regarding the Identification, Evaluation, Management, and Exemption of Historic-Era Electrical Infrastructure Facilities in the State of California.*
- 2019 *City of San Diego Clairemont Community Plan Update, Historic Context and Preservation Element.*
- 2019 *Historic Site Report, 10446 Russell Road, La Mesa, CA.*
- 2019 *City of Coronado, As-Needed Historic Research Consulting, Coronado, CA.*
- 2019 *Historical Resource Research Report, 4250-52 Cleveland Ave, San Diego, CA.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Haiwee Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program ICKI Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Lugo-Pisgah Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *City of San Diego Park Boulevard Residential Historic District Historic Context Statement and Nomination Package.*
- 2018 *California Department of General Services, Metropolitan State Hospital Project Historical Resource Analysis Report.*
- 2018 *City of San Juan Capistrano, River Street Marketplace Historical Resource Analysis Report.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2017 *Historic Site Designation Package, Wexler House 1088 Sierra Vista Avenue, La Mesa, California.*
- 2017 *Nelson-Sloan Otay Rock Plant Property, Chula Vista, California 91910.*
- 2017 *Adams Avenue, Murrieta, California, Tract Map Historical, Cultural, and Paleontological Report.*
- 2017 *4 Greenwood Common (Berkeley Landmark No. 125) Mills Act Application Package, Berkeley, CA.*
- 2017 *Historical Resource Analysis Report, 1201 S. Grand Avenue, Los Angeles, California.*
- 2017 *Design Review Analysis and Historical Resource Research Report, 4884 Marlborough Avenue, San Diego, California.*
- 2017 *Historical Resource Analysis Report / Historic Property Survey Report, SCE MacNeil Substation, Burbank, California.*
- 2017 *Peer Review Statement, 400 S. Alameda Street, Los Angeles, California.*
- 2017 *4617-4619 and 4621-4625 Park Boulevard, San Diego, California, Historical Resource Technical Report.*
- 2017 *Historical Resource Research Report, 707 17th Street, San Diego, California.*
- 2017 *5064 Lotus Street, San Diego, California, Historical Resource Technical Report.*
- 2017 *Historical Resource Technical Report, 550 Sicard Street, San Diego, California.*
- 2017 *Historic Landmark Designation Package, 9415-9425 Eldorado Lane, La Mesa, California.*

RELATED EXPERIENCE (CONT.)

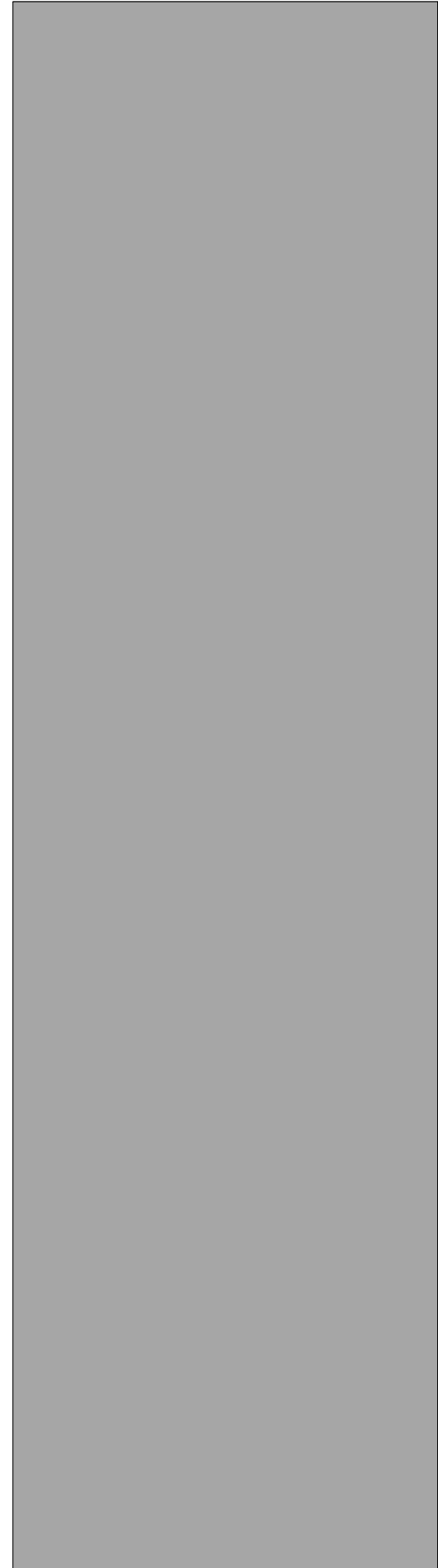
- Attendee: National Charrette Institute, *Introduction to Dynamic Planning* (Level 1 NCI Charrette Manager Certification Training), San Diego (CA) 10/2003
-
- Attendee: CA Preservation Foundation, *Incentives for Historic Preservation Projects*, Berkeley (CA) 09/2003
-
- Attendee: University of Southern CA, *Preservation Planning & Law*, Los Angeles (CA) 07/2003
-
- Attendee: League of CA Cities, *Smart Growth Zoning Codes*, Lodi (CA) 12/2002
-
- Invited Participant: *Second Natures, Redefining the Los Angeles Riverfront*, Los Angeles (CA) 01/2002 (2-Day Planning & Design Charrette hosted by MOCA & The Geffen)
-
- Selected Smart Growth Researcher: San Diego State University Foundation & City Planning Graduate Program, Dr. Roger Caves, 01/2001 – 08/2001 (Grant Topic: Planning for Sprawl in the U.S)
-
- Attendee: *Section 106 An Introductory Course*, National Preservation Institute, San Francisco (CA) 04/1999
- COURSES CREATED & TAUGHT**
- BUSA 40687 - Historic Preservation Planning (UCSD 2006-2012)
-
- BUSA 40515 - Fundamentals of City Planning (UCSD 2007)
-
- BUSA 40748 - Foundations of Urban Planning & The Built Environment (UCSD 2009-2012)
-
- BUSA 40749 - Functions & Processes of City Planning (UCSD 2011-2012)
-
- ART 40436 - American Architectural History I & II (UCSD 2008-2014)
-
- CP 670 - History of Urban Planning (SDSU 2012-2020)

- 2017 *6035 University Avenue, San Diego, California, Historical Resource Technical Report.*
- 2016 *Expert Witness Consulting, Bernati Ticino Trust v. City of San Diego*
- 2016 *4365-4369 Ohio Street, San Diego, California, Historical Resource Technical Report.*
- 2016 *4505 Park Boulevard, San Diego California, Historical Resource Technical Report.*
- 2016 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Edwin K. Hurlbert House, 2930 Chatsworth Boulevard, San Diego, CA.*
- 2016 *NHPA Section 106 Historic Property Analysis and Findings of Effect Statement for the Southern California Yeshiva High School, San Diego, CA.*
- 2016 *Peak Valley Solar Farm CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), San Bernardino County, CA.*
- September 2016 *City of Oceanside / Caltrans, Coast Highway (Hill Street) Bridge over the San Luis Rey River Replacement Project Historical Resources Evaluation Report, Oceanside, CA.*
- August 2016 *Historical Resource Technical Report – 715 Muirlands Vista Way, La Jolla, CA.*
- June 2016 *Class III Cultural Resources Inventory / NRHP Eligibility Determination, SCE Eldorado 500kV Transmission System, California, Arizona, Nevada.*
- June 2016 *Casa de las Flores Property Carriage House / Garage Building, Historical Resource Analysis Report, Chula Vista, CA.*
- May 2016 *Historic American Engineering Record (HAER) No. CA-167-O – Southern California Edison Company Big Creek Hydroelectric System Vincent 220kV Transmission Line, Kern, Fresno, and Los Angeles Counties.*
- May 2016 *San Diego Gas & Electric Company Eastern Division Property Eligibility Review Memo, El Cajon, CA.*
- March 2016 *Historical Resource Review - 1347-1349 Locust Street, Walnut Creek, CA.*
- March 2016 *City of La Mesa Collier Park NHPA Section 106 Review, La Mesa, CA.*
- March 2016 *Redwood Solar Farm 4 CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), Kern County, CA.*
- March 2016 *City of La Mesa Vista La Mesa Park NHPA Section 106 Review, La Mesa, CA.*
- February 2016 *City of Chula Vista Third Avenue Community Character + Business Improvement Guidelines.*
- February 2016 *City of San Diego HRB No. 461 | Anderson House, San Diego County Historic Site Designation and Mills Act Rehabilitation Consulting, 3841 Sweetwater Road, Bonita, CA.*
- January 2016 *Historic American Landscapes Survey (HALS) No. CA-122 – Collier Park, La Mesa, CA.*
- December 2015 *Historic American Engineering Record (HAER) No. CA-2138 – Southern California Edison Company Substations: Monumental Type, Santa Barbara, Kern, Fresno, and Los Angeles Counties.*
- December 2015 *Pacific Gas & Electric Company South of Palermo Project Historical Resource Analysis Report / Historic Property Survey Report.*
- November 2015 *Historic American Engineering Record (HAER) No. CA-167-N – Amendment to Southern California Edison Company Big Creek Hydroelectric System East & West Transmission Line.*
- November 2015 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Alexander Schreiber Spec House No. 1 / Payne House, 1429 Dale Street, San Diego, CA.*
- October 2015 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Florence Palmer Spec. House II of III, 350 Fern Glen, San Diego, CA.*
- May 2015 *Historic-era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating*

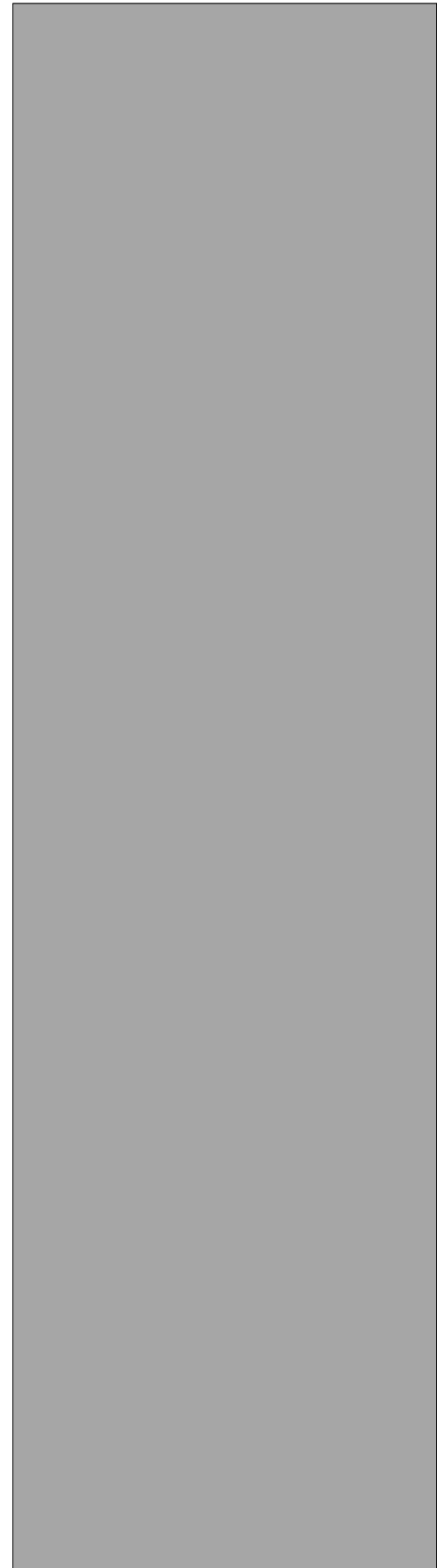


- Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the Southern California Edison Company's Service Territory.*
- March 2015 *Class III Cultural Resources Inventory for Southern California Edison's Coolwater-Lugo Transmission Project, San Bernardino County, California – Volume 1: Historic-Era Built Environment Survey Report.*
- 2014-2015 *Los Angeles Regional Intercommunications System NHPA Section 106 Assessment of 125 sites located throughout Los Angeles County.*
- 2014 *Historic Preservation and Urban Planning Expert Witness, Brandon Milan v. City of San Diego, State of California Superior Court Case No. 37-2013-00067039-CU-EI-CTL.*
- 2013-2014 *Historic Preservation and Urban Planning Expert Witness, Edward Valerio v. City of San Diego, U.S.D.C. Case No. 12C1200W (WMC)*
- November 2014 *Historic-Era Built Environment Survey Report, NRHP / CRHR Eligibility Evaluations, and Concurrence Consulting for proposed Coolwater Lugo Transmission Project (approx. 200 built environment sites over 13 segments in the vicinity of Apple Valley, Barstow, and Hesperia, California).*
- November 2014 *Herald Examiner Building, 1101-1139 S. Broadway, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.*
- November 2014 *Cecil Hotel Building, 640 Main Street, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.*
- November 2014 *Cecil Hotel Building, 640 Main Street, Los Angeles, CA, City of Los Angeles Historic Cultural Monument Application Package – Draft Submittal.*
- November 2014 *Historic-Era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the SCE Service Territory.*
- October 2014 *Commercial Exchange Building, 416 W. 8th Street, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Lighthipe and Laguna Bell Substations, Long Beach and Commerce, California.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Eagle Rock Substation, Los Angeles, California.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Colton Substation, Colton, California.*
- September 2014 *City and County of Honolulu Little Makalapa National Register of Historic Places Nomination Peer Review.*
- September 2014 *City and County of Honolulu Big Makalapa National Register of Historic Places Nomination Peer Review.*
- September 2014 *Sudberry Properties Strawberry Fields Historic Cultural Landscape Analysis Report, Chula Vista, CA.*
- July 2014 *Friday Morning Club Building, 938 S. Figueroa, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.*
- May 2014 *Commercial Club of Southern California Building / Case Hotel Part 2 Determination of Eligibility, Los Angeles, CA.*
- May 2014 *City and County of Fresno Tertiary Treatment and Disinfection Facility – Plant 2 NHPA Section 106 and CEQA Historical Resource Assessment.*
- April 2014 *City and County of Honolulu Aloha Stadium Station Project Treatment Plan Peer Review, Honolulu, CA.*
- April 2014 *Redwood Solar Farm Historic Property Survey / Historical Resource Report, Kern County, CA.*

- April 2014 4th@ Broadway EIR Mitigated Negative Declaration – Historical Resource Assessment Report, Los Angeles, CA
- March 2014 Commercial Club of Southern California Building / Case Hotel Part 1 Determination of Eligibility, Los Angeles, CA.
- February 2014 Commercial Club of Southern California Building / Case Hotel Historic Cultural Monument Application, Los Angeles, CA.
- January 2014 1560 S. Escondido Boulevard NHPA Section 106 Review and Concurrence Consulting.
- November 2013 Consulting for Two Historic House Relocations to the City of San Diego Development Services Department, Public Works Department, and City Attorney's Office.
- September 2013 Caltrans Section 106 Historic Property and CEQA Historical Resource Survey – Gilbert Street, Santa Ana, CA.
- October 2013 NHPA Section 106 Historic Property and CEQA Historical Resource Survey Report, Proposed Coolwater Lugo Transmission Project.
- June 2013 Historic Agricultural Landscapes of Visalia and Tulare County electronic book and exhibit – Tulare County Museum of Farm Labor and Agriculture, Visalia, CA
- January 2013 National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – Big Creek Hydroelectric System East & West Transmission Line, Fresno to Los Angeles, CA
- January 2013 Historical and Architectural Eligibility Evaluation of Delano Substation Complex.
- October 2012 Historical and Architectural Eligibility Evaluations of the Southern California Edison Company Historic-Era Casitas, Santa Barbara, Carpinteria, Santa Clara, and Goleta Substations
- October 2012 City and County of San Francisco, 2419-2435 Lombard Street Historical Resource Evaluation Report.
- 2011-2013 Historic Preservation Expert Witness, Academy of Our Lady of Peace v. City of San Diego, U.S.D.C. Case No. 09CV0962 WQH (MDD)
- In-process San Diego Municipal Anglers Building Historical Resource Designation Report, San Diego, CA
- July 2012 National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – SCE San Joaquin Cross Valley Loop Project, Visalia, CA
- June 2012 Historic Structure Report - Casa Peralta, 384 West Estudillo Avenue, San Leandro, CA
- June 2012 County of San Diego Historic Site Designation Report, John N. Mortenson's Hines Residence, Mt. Helix, CA
- April 2012 NHPA Section 106 Review, Lodi Municipal Stadium, Lodi, CA
- March 2012 Federal Rehabilitation Certification Application – Part 3 Request for Certification of Completed Work – Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA
- February 2012 National Register of Historic Places Nomination, Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA
- February 2012 Sequoia National Forest Electric Power Conveyance Systems NRHP Eligibility Evaluations, Tulare County, CA
- January 2012 NHPA Section 106 Review, La Mesa Youth Center, La Mesa, CA

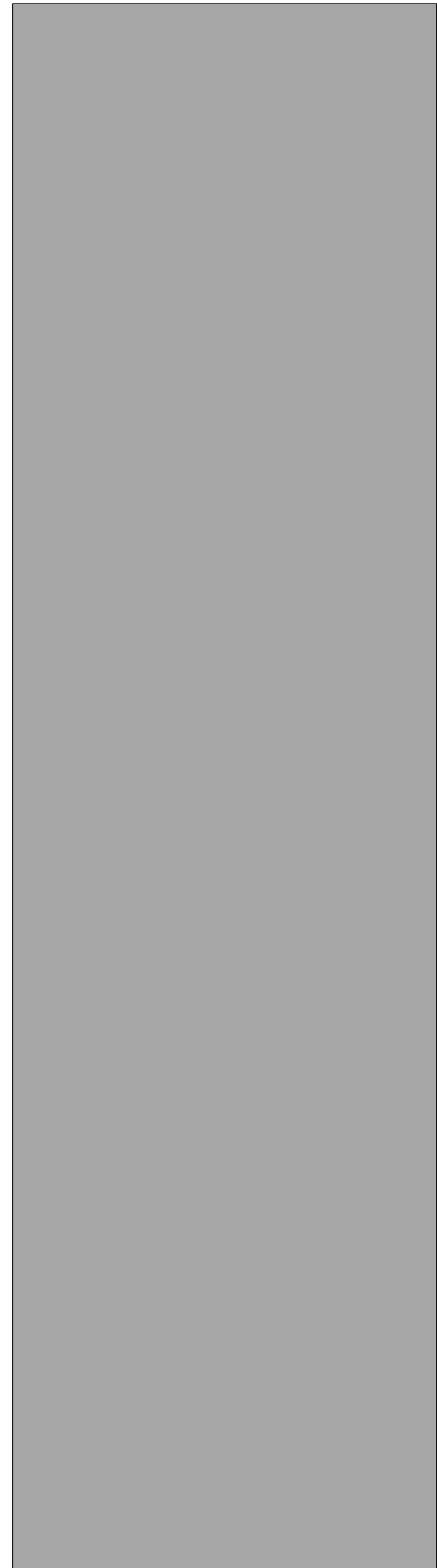


- December 2011 *City of La Mesa 2012 General Plan Update – 2030 Historic Preservation Element, La Mesa, CA*
- December 2011 *Crown City Medical Center EIR Historical Resource Initial Study, Pasadena, CA*
- November 2011 *NHPA Section 106 Review, 4470 Acacia Avenue, La Mesa, CA*
- September 2011 *Big Creek Hydroelectric System Historic District Vincent 220kV Transmission Line NRHP Eligibility Evaluation and Historic Property Treatment Plan.*
- July 2011 *Historic-Era Electric Power Conveyance Systems Programmatic Agreement (SCE, BLM, & CA, NV SHPO) (Context, Typology, Identification, Integrity Qualifications, & Treatment Processes)*
- June 2011 *Aesthetic impact Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
- April 2011 *Kern River – Los Angeles 60 / 66kV Transmission Line NRHP Eligibility Evaluation, Kern & L.A. Counties*
- December 2010 *Historic Structure Report - Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
- October 2010 *City of San Diego Redevelopment Agency, Historic Property / Historical Resource Analysis Report of the Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
- November 2010 *Historic Designation Report, Burt F. Raynes Residence, 299 Hilltop Drive, Chula Vista, CA*
- August 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Vincent No. 1 220kV Transmission Line NRHP/CRHR Review*
- July 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Rosamond Substation NRHP/CRHR Review, Montebello, California*
- July 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Mesa 220kV Transmission Line NRHP/CRHR Review*
- June 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Chino-Mesa 220kV Transmission Line NRHP/CRHR Review*
- June 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Chino Substation NRHP/CRHR Review, Chino, California*
- April 2010 *Historical Resource Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
- March 2010 *Imig Manor/ Lafayette Hotel Part 2 20% Federal Rehabilitation Tax Credit Application*
- January 2010 *CEQA Historical Resource Analysis Report, 2629 National Avenue, San Diego CA*
- December 2009 *City of Santa Ana Warner Avenue Transportation Study Historical Resource Survey, Santa Ana, CA*
- December 2009 *Proposed Heidi Square Redevelopment Project – Project Management, Preservation Planning & Subdivision Re-Design Consulting, San Lorenzo, CA*
- November 2009 *City of San Diego Redevelopment Agency, Historical Resource Review of 4102-4122 University Avenue, San Diego, CA*
- November 2009 *CEQA Historical Resource Analysis Report, 7195 Country Club Drive, La Jolla, CA*
- November 2009 *Imig Manor/ Lafayette Hotel Part 1 20% Federal Rehabilitation Tax Credit Application*
- August 2009 *CEQA Historical Resource Analysis Report, 5511 Calumet Avenue, La Jolla, CA*
- August 2009 *Preservation Planning Study, Site Development, & Rehabilitation Analysis of the Herman Hotel Carriage House, Chula Vista, CA*
- August 2009 *Historical Site Designation, Design Review, & Mills Act Property Tax Consulting for the Dennstedt Building Company's Calavo Gardens Queen Avenue Dwelling, Mt. Helix, CA*

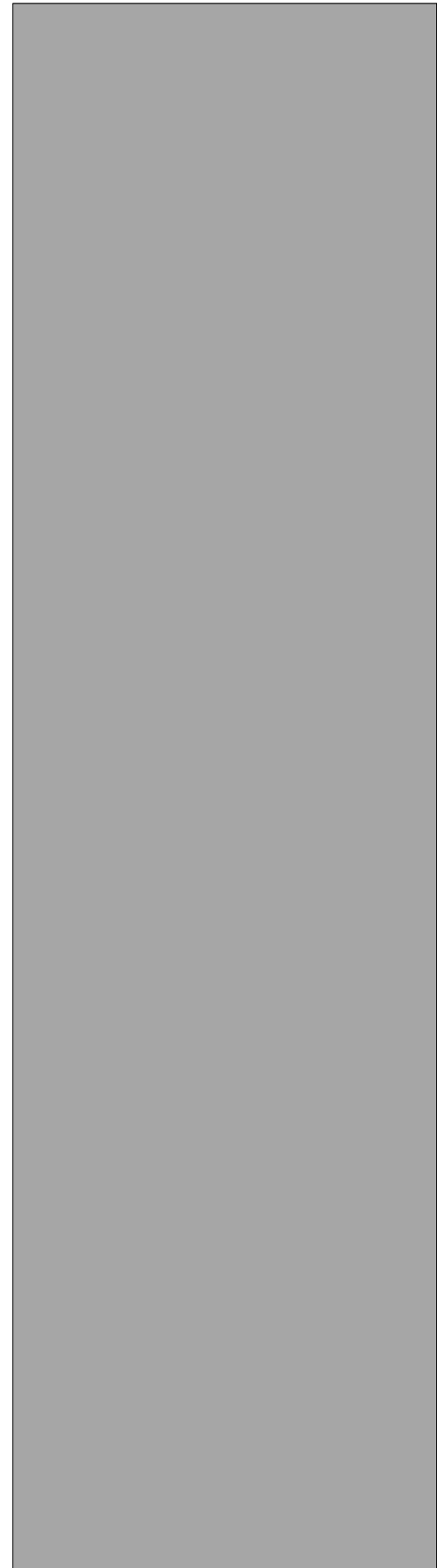


- August 2009 *CEQA and NHPA Section 106 Review of the Nike Missile Defense System - LA - 14/29 Commemorative Site, unincorporated Los Angeles, CA*
- July 2009 *Code Compliance & Resource Review, 2341 Irving Avenue, San Diego, CA*
- July 2009 *City of Santa Ana Bristol & 17th Transportation Study Historical Resource Survey, Santa Ana, CA*
- May 2009 *Fresno Unified School District Historical Resource Survey of the Proposed M-4 Site, Fresno, CA*
- May 2009 *Section 106 Review of Casa Blanca – 716 Santa Clara Avenue, Alameda, CA*
- April 2009 *Design Review Analysis for the 2110 Glenneyre Street Property, Laguna Beach, CA*
- April 2009 *Section 106 Review of the Fairfax Theatre, Oakland, CA*
- March 2009 *National Register of Historic Places Documentation & Eligibility Evaluation for the Middle Fork American River Hydroelectric Project, Placer County, California*
- February 2009 *Historical Resource Analysis Report & Design Review – 337 Hawthorne Road, Laguna Beach, CA*
- February 2009 *San Diego Normal School Campus Phase I Preservation Planning Study & Historical Resource Survey, San Diego, CA*
- January 2009 *Historical Resource Analysis Report, 634 2nd Avenue, Chula Vista, CA*
- October 2008 *Pier 29 National Historic Preservation Act Finding of Effects Statement, San Francisco, CA*
- 2007-2008 *Lead Consultant – City of Chula Vista Historic Preservation Program Development – City of Chula Vista Historic Preservation Program Binder (ordinance, historic inventory database, historical overview statement, incentives, project review process and related permit application and processing forms*
- August 2008 *Mayor John Gill Residence, Designation, Mills Act & Rehabilitation Consulting, San Leandro, CA*
- July 2008 *California Portland Cement Company P&H Excavators #3 & #4 Historic Context Statement & California Register Eligibility Review, Mojave, CA*
- July 2008 *Historic Context Statement – Bean Springs Site, Rosamond, CA*
- June 2008 *Cultural Resource Report & Regulatory Review, PL-SCE-Tehachapi-10H, Acton, CA*
- May 2008 *Historical Resource Documentation & Review, San Diego Aqueduct, San Diego, CA*
- April 2008 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Goldberg Residence, 4654 Iowa Street, San Diego, CA*
- April 2008 *Storefront Improvement / Façade Revitalization Historical Resource Analysis & Design Review Assistance, 3201 Adams Avenue, San Diego, CA*
- March 2008 *Lombardi Ranch CEQA Review, San Ardo, California*
- February 2008 *Del-Sur Saugus Mining Complex Historical Resource Review, Grass Valley, CA*
- February 2008 *Foothill Ranch Historical Resource Review, Palmdale, CA*
- January 2008 *Section 106 Review 1425-1475 South Main Street, Walnut Creek, CA*
- January 2008 *Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4670 Del Monte Ave., San Diego, CA*
- November 2007 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Olmstead Building Company's Calavo Gardens Project #531, Mt. Helix, CA*
- October 2007 *Southern CA Edison Company's Del Sur-Saugus Transmission Line Historical Resource Review, Lancaster - Palmdale, CA*
- October 2007 *Southern CA Edison Company's Antelope Substation Historical Resource Review, Lancaster, CA*
- September 2007 *Historical Resource Review & Data Responses for the Proposed SDG&E Orange Grove Energy Project in Pala, CA*

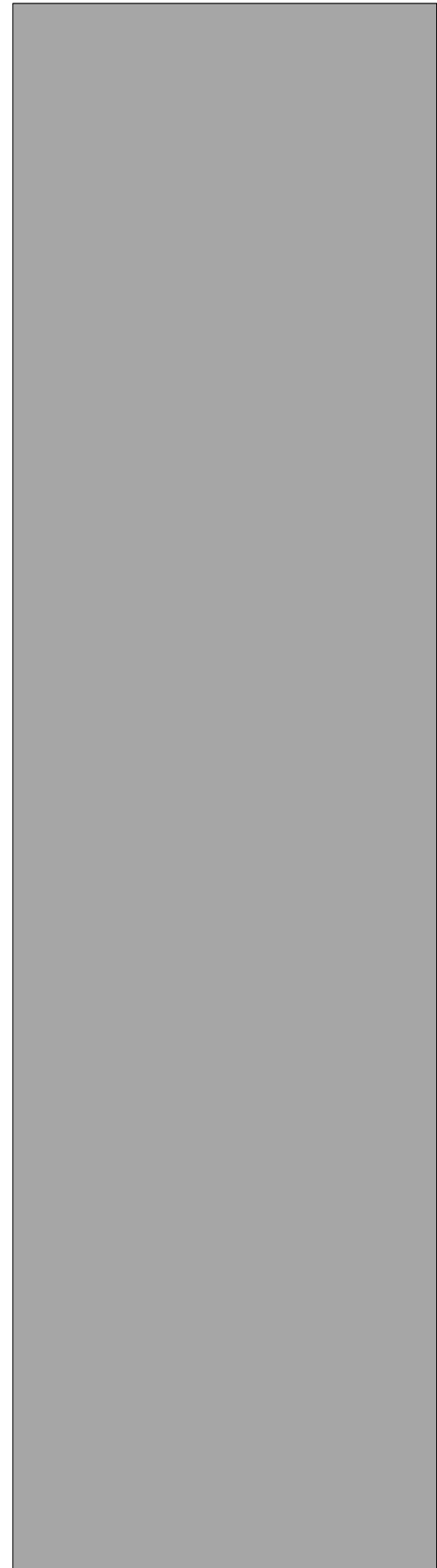
- September 2007 *SCE Kaiser Pass Cabin Historic Property Assessment, Fresno Co., CA*
- August 2007 *USDA Forest Service Meeks Creeks Bridge Assessment, Lake Tahoe, CA*
- July 2007 *Historical Resource Analysis Report, 433 W. Meadow Drive, Palo Alto, CA*
- May 2007 *Historic Preservation Assessment & New Project Planning and Design Consulting – 3994 Jackdaw Street, San Diego (CA)*
- February 2007 *419 Park Way Historical Resource Analysis Report, Chula Vista, CA*
- January 2007 *Upper Triangle Areas Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 50 Properties over 15 City Blocks), Fresno, CA*
- December 2006 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Charles Wakefield Cadman Residence, Mt. Helix, CA.*
- November 2006 *Historical Resource Analysis of the 4303 Narragansett Avenue Property, San Diego, CA*
- September 2006 *Section 106 Review of the 1333 Balboa Street Property, San Francisco, CA*
- September 2006 *Section 106 Review of the Historic Delta-Mendota Canal, Los Banos, CA*
- August 2006 *Historical Evaluation Report – 2959 East Avenue, Hayward, CA*
- June 2006 *Historical Resource Analysis Report: 418-450 10th Avenue Properties, San Diego, CA*
- May 2006 *Section 106 Review of the Coconut Grove Building – Santa Cruz Beach Boardwalk, Santa Cruz, CA*
- May 2006 *Historical Resource Evaluation Report for the 70 15th Street Warehouse, San Diego, CA*
- April 2006 *Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4528 Saratoga Avenue, San Diego, CA*
- March 2006 *City of Fresno Arts-Culture District Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 90-100 Properties over 18 City Blocks), Fresno, CA*
- March 2006 *South Mossdale Historic-Era House Evaluation, Lathrop, CA*
- February 2006 *Westwind Barn Historic Preservation Study, Los Altos Hills, CA*
- January 2006 *Section 106 Review of the 2654 Mission Street Property, San Francisco, CA*
- January 2006 *Section 106 Review of the 325 Mowry Avenue Property, Fremont, CA 94536*
- January 2006 *Section 106 Review of Ardenwood 34551 Ardenwood Boulevard, Fremont, CA 94555*
- December 2005 *Section 106 Review of the 1230 N Street Property, Sacramento, CA 95814*
- December 2005 *Section 106 Review of the Sacramento City College Water Tower, Sacramento, CA*
- November 2005 *Section 106 Review of Fair Oaks Watts, 525 La Sierra Drive, Sacramento, CA*
- November 2005 *Napa Valley College Bus Shelter West Historical Resource Analysis Report, Napa, CA*
- October 2005 *Section 106 Review of the 1025 3rd Street Property, Sacramento, CA 95818*
- September 2005 *City of Davis, Historic Anderson Bank Building Research, Documentation & Design Review Analysis, 203 G Street, Davis, CA*
- September 2005 *Historical Resource Analysis Report, 1212 & 1214 Second Street, San Rafael, CA*



- August 2005 *Historical Resource Analysis Report – Somky Property/Thompson’s Soscol Ranch, Napa, CA 94558*
- July 2005 *Walnut Creek Women’s Club Environmental Impact Report, 1224 Lincoln Avenue, Walnut Creek, CA*
- June 2005 *Tam Property Lot Split Historic Preservation Consulting, Castro Valley, CA*
- May 2005 *Historical Resource Analysis Report, 7329-7331 Eads Avenue, San Diego, CA*
- March 2005 *Ehlers Estate Historical Resource Analysis, 3222 Ehlers Lane, St. Helena, CA*
- March 2005 *University of CA at Santa Cruz Preservation Consulting (Campus Wide Cultural Resources Inventory, Historic Context Statement – Campus Planning History)*
- February 2005 *Hall Winery Historical Resource Analysis, St. Helena, CA*
- January 2005 *Historical Resource Evaluation, 700 28th Avenue, San Mateo, CA*
- January 2005 *Historical Resource Evaluation, 312 & 318 Highland Avenue, San Mateo, CA*
- December 2004 *San Mateo Motel Historical Resource Report – Park Bayshore Townhomes – Environmental Impact Report (Revised February 2005)*
- November 2004 *Historical Evaluation of the San Mateo Motel, 801 South Bayshore Boulevard, San Mateo, CA*
- October 2004 *Stonegate Homes Subdivision Plan, and Single-and-Multi-Family Dwellings Design Review, San Mateo, CA*
- September 2004 *University of CA at Santa Cruz, Getty Campus Heritage Grant Application*
- September 2004 *City of Riverside Downtown Fire Station No.1 Cultural Resources Analysis, Riverside, CA*
- August 2004 *Residential Remodel Design Review – Glazenwood Historic District Contributor, 929 Laurel Avenue, San Mateo, CA*
- August 2004 *Odd Fellows Hall, Historic Structure Report, 113 South B Street, San Mateo, CA (with Conservator Seth Bergstein)*
- July 2004 *Design Review Analysis – Schneider’s Building, 208 East Third Street, San Mateo, CA 94401*
- July 2004 *Embarcadero Cove Development Project Initial Study – Preliminary Historical Resource Analysis, Oakland, CA 94606*
- July 2004 *Historical Resource Evaluation Report – 4830 Cape May Avenue, San Diego, CA 92107 (Revised January 2005)*
- June 2004 *City of Monterey Alvarado Street Mixed-Use Project - APE Survey, Monterey, CA*
- June 2004 *City and County of San Francisco Historical Resource Evaluation Report – 450 Frederick Street, San Francisco, CA 94117*
- June 2004 *Design Review Analysis – 117 Clark Drive, San Mateo, CA 94402*
- May 2004 *Historical Evaluation of the 426 Clark Drive Residence, San Mateo, CA 94402*
- April 2004 *City and County of San Francisco Historical Resource Evaluation Report – 1272 42nd Avenue, San Francisco, CA 94122*
- April 2004 *City of Fresno Broadway Row Historical Resource Survey, Fresno, CA*
- March 2004 *Historical Evaluation of the 117 Clark Drive Residence, San Mateo, CA 94402*
- March 2004 *Historical Evaluation of The Fresno Republican/McMahan’s Building, 2030 Tulare Street, Fresno, CA 93721*
- February 2004 *Crocker Bank Building Preservation Planning Considerations Memorandum*
- January 2004 *Historical Evaluation of the 501 Walnut Street Residence, San Carlos, CA 94070*
- January 2004 *Historical Evaluation of the 20 Madison Avenue and 29 Hobart Avenue Properties, San Mateo, CA 94402*
- January 2004 *Historical Evaluation of The Residence Located At 571 Valley Street, San Francisco, CA*
- January 2004 *Historical Evaluation of the 3925 20th Street Residence, San Francisco, CA 94131*
- November 2003 *Historical Evaluation of Commercial Building Located at 1022 El Camino Real, San Carlos, CA*



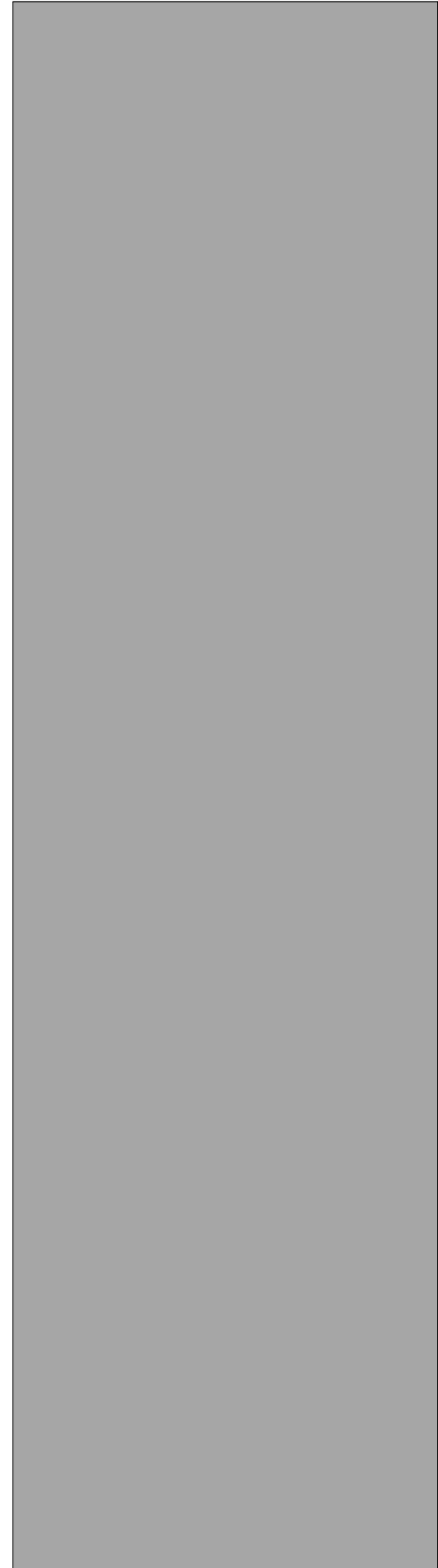
- November 2003 *Peer Review Statement for the K & T Foods Building, 451 University Avenue, Palo Alto, CA*
- November 2003 *Historical Evaluation of the Greer-O'Brine Property, 51 Encina Avenue, Palo Alto, CA,*
- November 2003 *Embarcadero Hotel Environmental Impact Report, Historical Resources Analysis and Design Review Statement*
- October 2003 *City of San Leandro Historical Resources Survey, Historic Context Statement, Historic Preservation Ordinance, and Draft Historic Preservation Benefits/Incentive Program*
- August 2003 *Palm Theater Environmental Impact Report, Historical Resources Analysis*
- July 2003 *Historical Evaluation of The First Christian Church Building, 2701 Flores Street, San Mateo, CA 94403*
- June 2003 *Alameda Naval Air Station Reuse Project Historic Preservation Regulatory and Policy Memorandum (Prepared for Alameda Point Community Partners-Master Developer for NAS Alameda)*
- May 2003 *Historical Evaluation of The Residence Located At 606 Dorchester Road, San Mateo, CA*
- March 2003 *Ames Aeronautical Laboratory 40' x 80' Wind Tunnel National Register Nomination (Prepared for NASA Ames Research Center)*
- March 2003 *Ames Aeronautical Laboratory 6' x 6' Supersonic Wind Tunnel National Register Nomination (Prepared for NASA Ames Research Center)*
- March 2003 *Ames Aeronautical Laboratory Administration Building National Register Nomination (Prepared for NASA Ames Research Center)*
- March 2003 *Historical Evaluation of The Residence Located At 1015 South Grant Street, San Mateo, CA*
- February 2003 *8th & Market, 10 United Nations Plaza, Cell Site Impact Review, San Francisco, CA*
- February 2003 *Existing Conditions and Subdivision Design Alternatives for The Proposed Hayman Homes Tract No. 7267, Proctor Road, Castro Valley, CA*
- February 2003 *Historical Evaluation of The Residence Located At 336 West Poplar Avenue, San Mateo, CA*
- January 2003 *Historical Evaluation of The Residence Located At 744 Occidental Avenue, San Mateo, CA*
- January 2003 *Historical Evaluation of the 131 and 141 West Third Avenue Apartment Buildings, San Mateo, CA*
- December 2002 *CA State Capitol Building, Historical Resource Review, Sacramento, CA*
- November 2002 *Wireless Antenna Site Review, Medical Arts Building, 2000 Van Ness Avenue, San Francisco, CA*
- October 2002 *Historical Evaluation of The LeDucq Winery Estate, 3222 Ehlers Lane, St. Helena, CA 94574 (Revised June 2003)*
- October 2002 *Historical Assessment of The St. Patrick's Parish Community Building Located At 3585 30th Street, San Diego, CA, 92104*
- September 2002 *Historical Assessment of The Building Located At 4257 Third Street, San Diego, CA,*
- April 2002 *Historical Assessment of The Building Located At 3567 Ray Street, San Diego, CA,*
- October 2001 *Historical Assessment of The Gustafson's Furniture Building Located At 2930 El Cajon Boulevard, San Diego, CA, 92104*
- September 2001 *Historical Review of Lots A, B, K & L, Block 93, Horton's Addition Lockling, San Diego, CA*
- August 2011 *El Cortez Hotel Part 3 - Request for Certification of Completed Work*





- August 2001 *Core Inventory of All Sites Appearing to Be More Than 45 Years of Age Not Previously Documented* (Prepared For Centre City Development Corporation)
- August 2001 *Urbana Project Abstract Bibliography* (Prepared for Dr. Roger Caves, San Diego State University and San Diego State University Foundation)
- July 2001 *Historical Assessment of The Kirkland Apartments Building Located At 2309 Fifth Avenue, San Diego, CA, 92103*
- July 2001 *Historical Assessment of The Building Located At 4230 Maryland Street, San Diego, CA, 92103* (With Kathleen A. Crawford)
- June 2001 *Historical Assessment of the 2525-2529, 2537-2547, 2561 First Avenue Residences, San Diego, CA 92103*
- May 2001 *Update of The November 1988 Historic Site Inventory of Centre City East for Centre City Development Corporation* (with Scott Moomjian)
- April 2001 *East Village Inventory of All Sites Appearing to Be More Than 45 Years of Age Not Previously Documented* (Prepared for Centre City Development Corporation)
- April 2001 *Update of The May 1989 Historic Site Inventory of Bayside for Centre City Development Corporation*
- January 2001 *Historic Survey Report of The Former Teledyne-Ryan Aeronautical Complex 2701 North Harbor Drive San Diego, CA 92101*(with Scott Moomjian)
- January 2001 *Historical Assessment of The Fletcher-Salmons Building 602-624 Broadway, San Diego, CA 92101*
- December 2000 *Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site, Alternative 1 Site, and Alternative 2 Site* November 2000
Cultural Resource Report for The Edison/Hamilton/Parks Area Elementary School Preferred Site and Alternative Sites
- November 2000 *Cultural Resource Report for The Adams/Franklin Area Elementary School Preferred Site and Alternative Site*
- October 2000 *The National Register of Historic Places Travel Itinerary; Old Town San Diego*
- August 2000 *Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site and Alternative Sites*
- July 2000 *Cultural Resource Report, 52nd Street Area Elementary School Preferred & Alternative Sites, San Diego, CA*
- July 2000 *Historical Assessment of the 3658 Warner Street Residence, San Diego, CA 92106*
- July 2000 *Historical Assessment of the 367 Catalina Boulevard Residence, San Diego, CA 92106*
- July 2000 *Historical Assessment of the 906 West Lewis Street Residence, San Diego, CA 92103*
- May 2000 *Historical Assessment of the 501-503, 507 and 509 14th Street Residences, San Diego, CA*
- May 2000 *The San Diego Flume Company System Redwood Pipeline, San Diego County, CA*
- March 2000 *Historical Assessment of The Society for Crippled Children's Hydrotherapy Gymnasium Located at 851 South 35th Street, San Diego, CA 92113*

*Visit www.urbanapreservation.com for project profiles and additional information.



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Senior Associate / Architectural Historian & Archaeologist
john@urbanapreservation.com

John Hyche holds a Bachelor of Arts in History, with a minor in Anthropology, from the University of California at Santa Cruz, and a Master of Applied Anthropology with a certificate in Historic Preservation from the University of Maryland, College Park. He is a member of the Register of Professional Archaeologists (RPA) and meets The Secretary of the Interior's Historic Preservation Professional Qualifications Standards in the discipline of History and Historical Archaeology. He brings nine years of experience in cultural resources management and archaeology and has supervised and participated in archaeological survey and cultural resource projects in California, Arizona, Nevada, Wyoming, Maryland, Virginia, and Washington, D.C. He is a former National Park Service (NPS) Certified Local Government (CLG) Assistant in the State, Tribal, Local, Plans & Grants Division, NPS Cultural Resource Technician, and an Archaeologist with the District Archaeologist at the D.C. Historic Preservation Office (DCHPO). In this capacity, John has completed both archaeological and built environment surveys with their associated cultural resource inventory reports, authored testing and treatment plans, and supervised testing activities. His technical competence and regulatory compliance expertise is matched by his practical skills in data management, with proficiency in Microsoft Office applications, Adobe Creative Suite, HTML, AutoCAD, ArcGIS, and the ESRI GIS Trimble.

As an architectural historian, John has supervised and participated of architectural survey projects and completed their associated technical reports. He has facilitated local, state, and National Register of Historic Places (NRHP) nominations for historic properties and completed Mills Act packages for listed buildings/structures in California. He has facilitated the completion Federal historic preservation tax credit rehabilitation projects and submitted Historic American Building Survey (HABS) and Historic American Engineering Record (HAER) reports to the NPS. As a NPS Cultural Resource Technician, he evaluated the results of preservation maintenance and repair work at historic properties, and coordinated with researchers, subject matter experts, and resource managers to facilitate cooperative resources management strategies. John has authored NRHP nominations and determinations of eligibility for unevaluated properties. He has also worked on reports regarding proposed rehabilitation measures for listed properties in compliance with the National Historic Preservation Act (NHPA), the National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and applicable local regulations.

As an archaeologist John has completed NHPA Section 106 & Section 110 cultural resource inventory reports. He has also produced testing plans and participated in/supervised Phase I, II, and III survey efforts. For surveys, he has experience employing a variety of methods including, but not limited to, construction monitoring; pedestrian reconnaissance survey; geophysical survey (metal detecting and magnetometry); soil coring; Shovel Test Pit (STP) excavation; and formal test unit excavation. He has experience completing and submitting archaeological state site forms for a variety of difference types of resources across the country. As an archaeological collections manager, John has experience processing and housing large artifact collections and conducting regular environmental conditions control activities. He has reviewed and authored NEPA Environmental Assessments (EAs), EA Findings of No Significant Impact (FONSI)s, And Environments Impact Statements (EIS)s Reports and completed Archaeological Resources Protection Act (ARPA) violation investigations. With the NPS, he developed an archaeological survey application within the ArcGIS Collector tool called *CRSurveyor* to quickly and concisely record archaeological sites with their associated features.



EDUCATION

Master of Applied Anthropology,
University of Maryland College Park

—
Graduate Certificate –
Historic Preservation,
University of Maryland College Park

—
Bachelor of Arts - History
Minor - Anthropology,
University of California Santa Cruz

PROFESSIONAL EXPERIENCE

Senior Associate / Architectural
Historian & Archaeologist:
Urbana Preservation & Planning, LLC
(San Diego, CA)
2021 – present

—
Certified Local Government Assistant:
State, Tribal, Local,
Plans & Grants Division
National Park Service
(Washington, DC)
2020-2021

—
Cultural Resource Technician:
Grand Teton National Park
National Park Service
(Grand Teton National Park, WY)
2019

—
Archaeology Assistant:
D.C. Historic Preservation Office
(Washington, DC)
2018-2019

—
Archeology Collections Assistant:
Cooperative Ecosystems Study Unit
National Park Service

ARCHITECTURAL HISTORY PROJECT EXPERIENCE

- 2024-2025 *City of Rancho Mirage Historic Resource Survey and Context Statement* | City of Rancho Mirage | Rancho Mirage, CA.
- 2024-2025 *City of Cedar Falls Historic Resource Survey and Context Statement* | City of Cedar Falls | Cedar Falls, IA.
- 2021-2024 *Old Tavern Rehabilitation Tax Credit Consulting* | Hattie’s House | Sacramento, California
- 2021-2024 *Lafayette Hotel Rehabilitation Tax Credit Consulting* | Consortium Holdings, LLC | San Diego, California
- 2024 *3210 Xenophon Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2023 *4052 and 4054 Centre Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2023 *1610 Santa Barbara Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2023 *Remsen Water Supply Infrastructure Improvement Project Phase I Historic Architectural Survey Report* | City of Remsen | Remsen, IA.
- 2022-2023 *City of La Quinta Historic Resource Survey and Context Statement* | City of La Quinta | La Quinta, CA.
- 2022-2023 *3575 Via Flores Drive Historic Designation & Mills Act Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022-2023 *3510 Dove Court Historical Resource Technical Report* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022-2023 *University and 5th Avenue Historical Resource Technical Report* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022 *Grand Forks Water Treatment Plant Historic American Engineering Record* | City of Grand Forks | Grand Forks, ND.
- 2022 *2275 Evergreen Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022 *820 Fort Stockton Drive Historic American Building Survey* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022 *820 Fort Stockton Drive Historical Resource Technical Report* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022 *3611 Hyacinth Drive Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022 *3675 8th Ave Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022 *4648 Marlborough Drive Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022 *2390, 2442, and 2444 North American Way Historical Resource Analysis and CA DPR Forms* | EPD Solutions | Orange, CA.
- 2021 *12118 Bloomfield Ave Historical Resource Analysis and CA DPR Forms* | EPD Solutions | Santa Fe Springs, CA.
- 2020-2021 *Historic Preservation Fund Grants Manual – Certified Local Governments* | National Park Service | Washington, DC.

PROFESSIONAL EXPERIENCE, CONT'D

- Historical Archaeology Graduate Intern:
University of Maryland, College Park
(College Park, MD)
2017
—
- Archaeological Field Technician:
Shotgun House
Public Archaeology Project,
D.C. Historic Preservation Office
(Capitol Hill, DC)
2016-2017
—
- Archaeological Field School:
Charlestowne Landing
State Historic Park
(Charleston, SC)
2016
—
- Geophysical Archaeological Field
School Technician:
Saint Louis University
(Lough Key,
County Roscommon, Ireland)
2015

ARTICLES

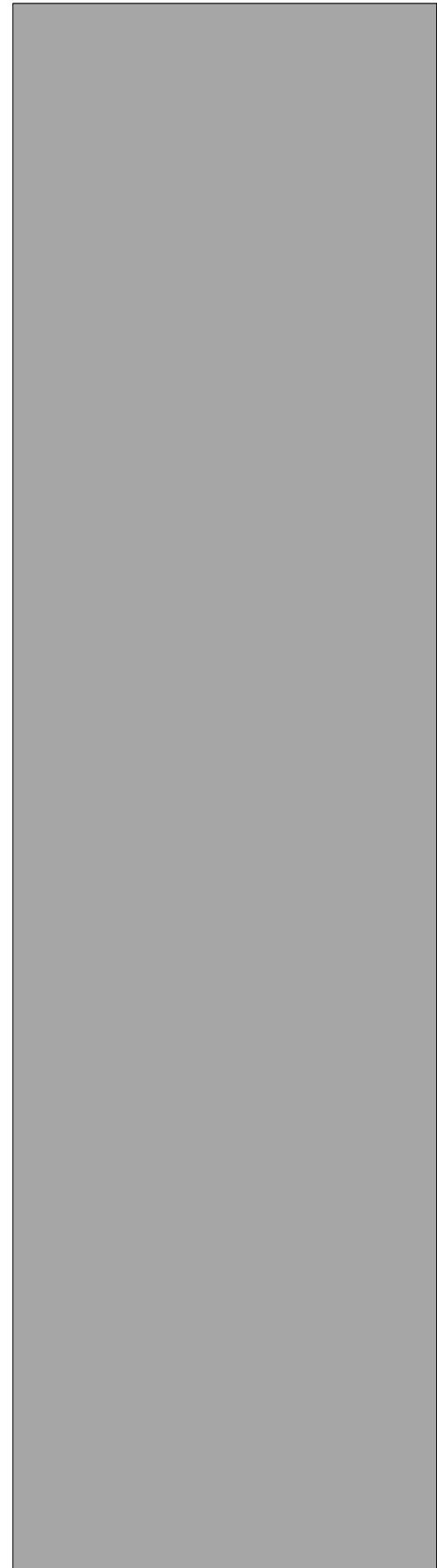
- "Beyond the Fence: Reaching Out to the Capitol Hill Community through Urban Archaeology" *Practicing Anthropology* 39(3): pp. 14-15, 2017

MEMBERSHIPS

- Register of Professional Archaeologists
(2021-Present)
—
- Society for American Archaeology
(2017-2020)
—
- Society for Historical Archaeology
(2017-2020)

ARCHAEOLOGICAL PROJECT EXPERIENCE

- 2023 – Present *Archaeological and Historical Resource Management Report Famosa Slough Stormwater Project (Phase I & II) | City of San Diego, CA | San Diego, CA*
- 2023 – Present *Archaeological and Historical Resource Survey Report Chollas Creek Restoration Project (Phase I & II) | City of San Diego | San Diego, CA*
- 2022 – Present *California Wildfire Mitigation Program Archaeological and Historic Architecture Subject Matter Expert Analysis and Reporting | County of San Diego and California Office of Emergency Services | San Diego, CA*
- 2021 – Present *TLRR Eldorado-Pisgah-Lugo Project Historic-Era Built Environment and Multi-Discipline Resources Survey Report | Southern California Edison and the Bureau of Land Management | Clark County, Nevada*
- 2020-2021 *ArcGIS Collector CRSurveyor Archeology Survey Application | National Park Service | Washington, DC.*
- 2019 *Grand Teton National Park Telecommunications Improvement Project Cultural Resource Inventory | National Park Service | Grand Teton National Park, Wyoming.*
- 2019 *Paintbrush Divide & Hurricane Pass Cultural Resource Inventory | National Park Service | Grand Teton National Park, Wyoming.*
- 2019 *Deadman's Bar Landing Cultural Resource Inventory | National Park Service | Grand Teton National Park, Wyoming.*
- 2019 *Jackson Island Cultural Resource Inventory | National Park Service | Grand Teton National Park, Wyoming.*
- 2019 *Congressional Cemetery Phase I Archaeological Survey | D.C. Historic Preservation Office | Washington, DC.*
- 2019 *Congressional Cemetery Phase I Archaeological Testing Plan | D.C. Historic Preservation Office | Washington, DC.*
- 2016-2018 *Capitol Hill "Shotgun House" Phase I, II, and III Archaeological Survey | D.C. Historic Preservation Office | Washington, DC.*
- 2018 *Arlington House Cultural Resource Inventory | National Park Service | Arlington, Virginia.*
- 2018 *Prince William Forest Park Cultural Resource Inventory | National Park Service | Prince William Forest Park, Virginia.*
- 2018 *Frederick Douglass National Historic Site Cultural Resource Inventory | National Park Service | Washington, DC.*
- 2018 *Catoctin National Park Cultural Resource Inventory | National Park Service | Catoctin National Park, MD.*
- 2018 *Antietam National Battlefield Cultural Resource Inventory | National Park Service | Antietam National Battlefield, MD.*
- 2017 *Manassas National Battlefield Cultural Resource Inventory | National Park Service | Manassas National Battlefield, VA.*
- 2017 *Rock Creek Park ARPA Investigation Report | National Park Service | Rock Creek Park, DC.*

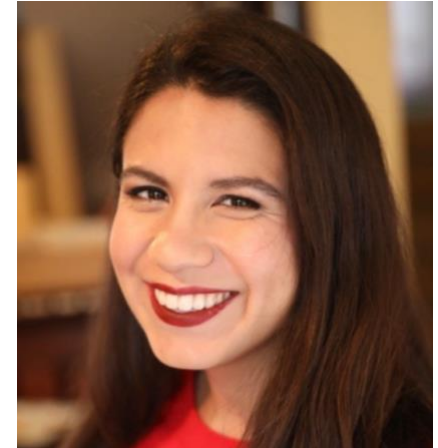


**Alexandrea Baker, MCP, Associate
Preservation Planner + GIS Manager
alex@urbanapreservation.com**

Alexandrea Baker holds a Bachelor of Arts in Geography, with a minor in Community and Regional Planning, from the University of Nebraska and a Master of City Planning degree from San Diego State University. She meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the discipline of History and Architectural History. At Urbana, Alex surveys historic-era built environment sites, conducts property specific and contextual research, identifies cultural landscapes consistent with NRHP Bulletin No. 36, authors technical reports, prepares GIS maps and manages all aspects of our GIS program. Recent project experience includes the City of La Quinta historical resource survey; the Post Rock Resources MPDF and NRHP nominations, Historic Designation and Mills Act Applications for private property owners throughout Southern California, on-call historic research services for multiple jurisdictions, and all historic sites database and GIS management for SCE projects. As the GIS Manager on the Urbana team, she has prepared map packages for thousands of sites for projects throughout the West. Her cartography work products are regularly used for in-depth analyses and strategic decision making by client and agency partners. In addition to her preservation planning experience, Alex is adept ArcGIS StoryMaps.

PROJECT EXPERIENCE

2024	<i>Determination of Historic Significance Report for 767 B Avenue Coronado, California.</i>
2024	<i>Tucson Bus Rapid Transit Project Historic Property Survey Tucson, Arizona.</i>
2024	<i>Edison and Walker Specific Plan – Historical Resource Survey Ontario, California.</i>
2024	<i>GIS Mapping for Historical and Archaeological Resource Management Report Chollas Creek & Euclid-54th Project San Diego, California.</i>
2024	<i>GIS Mapping for Historical and Archaeological Resource Management Report Famosa Slough Alley Slope Restoration Project San Diego, California.</i>
2024	<i>Historical Resource Analysis Report for Harvest Landing Retail Center & Business Park Project Perris, California.</i>
2023	<i>Determination of Historic Significance Report for 811 Tolita Avenue Coronado, California.</i>
2023	<i>Determination of Historic Significance Report for 841 H Avenue Coronado, California.</i>
2023	<i>Determination of Historic Significance Report for 325 9th Street Coronado, California.</i>
2023	<i>Determination of Historic Significance Report for 437 J Avenue Coronado, California.</i>
2023	<i>Historical Resource Analysis Report for 33521 Zeiders Road Menifee, California</i>
2023	<i>Historical Resources Analysis Report Proposed El Camino Specific Plan Project San Juan Capistrano, California.</i>
2023	<i>Historical Resource Analysis Report for 5900 Cherry Avenue Long Beach, California.</i>
2023	<i>Historical Resource Analysis Report for 800 Meadow Pass Road Walnut, California.</i>
2023	<i>University Hills Historical Resource Analysis Report San Bernardino, California.</i>



EDUCATION

Master of City Planning
San Diego State University

—
Bachelor of Arts– Geography,
University of Nebraska-Lincoln

PROFESSIONAL EXPERIENCE

Associate Preservation Planner + GIS
Manager: Urbana Preservation &
Planning, LLC (San Diego, CA) 2022
– present

Staff Urban / Preservation Planner +
GIS Technician: Urbana Preservation
& Planning, LLC (San Diego, CA)
2018 – 2022

—
Planning Intern: Alta Planning
(San Diego, CA), 2019

—
Planning Intern: City of Richmond
(Richmond, CA), 2019

—
Planning Intern: Maxable
(San Diego, CA), 2018-2019

—
Para Educator: Mid Valley Special
Education Cooperative (St. Charles,
IL), 2017-2018

—
Teacher Assistant: Lincoln Family
Services (Lincoln, NE), 2016-2017

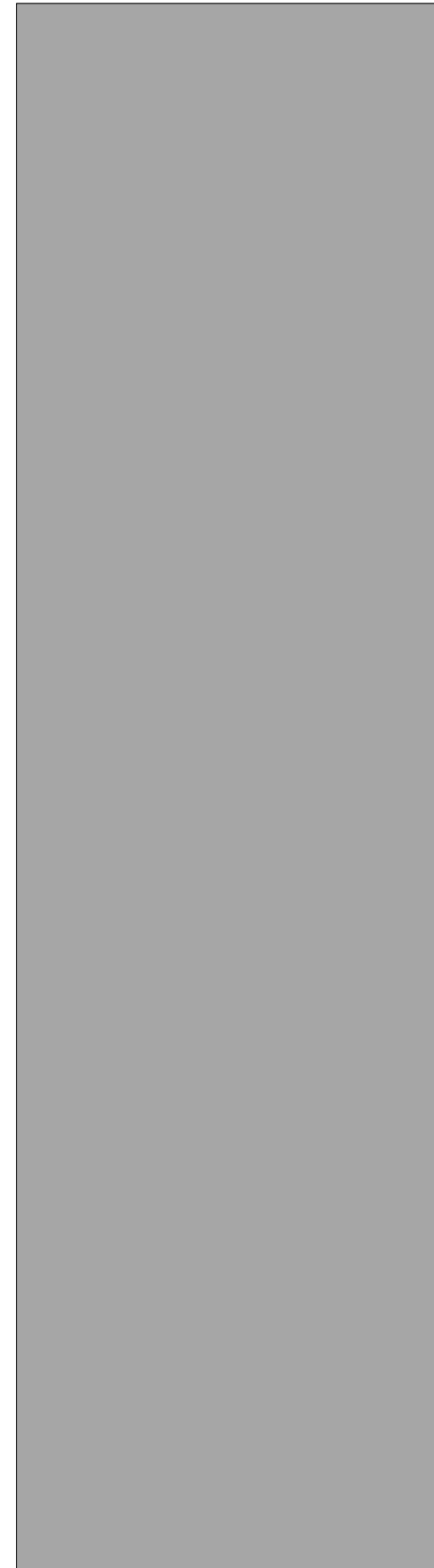
MEMBERSHIPS

American Planning Association

RELATED CERTIFICATIONS

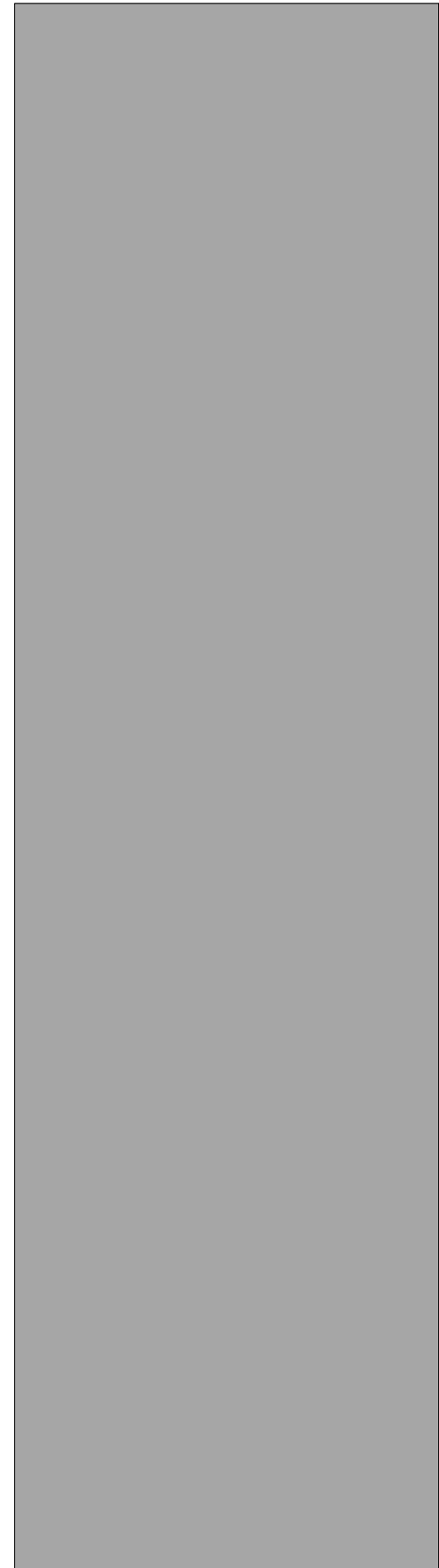
SAP Environment, Health, and
Safety for Operational Sustainability
(2021 Edition)

- 2023 *Historical Resource Research Report for 2954 Chatsworth Boulevard | San Diego, California* 2023 *Historical Resource Research Report for 637 Arenas Street | La Jolla, California.*
- 2022 *Determination of Historic Significance Report for 741-745 Orange Avenue | Coronado, California.*
- 2022 *Determination of Historic Significance Report for 737 Orange Avenue | Coronado, California.*
- 2022 *Determination of Historic Significance Report for 440 Pomona Avenue | Coronado, California.*
- 2022 *Determination of Historic Significance Report for 210 E Avenue | Coronado, California.*
- 2022 *City of La Quinta Historic Resource Survey and Context Statement | La Quinta, California.*
- 2022 *Determination of Historic Significance Report for 440 Pomona Avenue | Coronado, California.*
- 2022 *Determination of Historic Significance Report for 210 E Avenue | Coronado, California.*
- 2022 *3112 Curtis Street Mills Act Application | San Diego, California.*
- 2022 *The Muse Mills Act Application | La Jolla, California.*
- 2022 *Post Rock Resources of Kansas National Register Nominations.*
- 2021 *Olson Townhomes Historic Architectural Evaluation | Huntington Beach, CA.*
- 2019-2021 *GIS Mapping of Historic-Era Built Environment Cultural Resources within the SCE Service Territory | Mono, Tulare, Inyo, Kern, Ventura, Los Angeles, San Bernardino, Riverside, and Orange Counties, California.*
- 2021 *Post Rock Resources of Kansas Survey and Multiple Property Documentation Form; Lincoln, Mitchell, Rush, and Russell Counties, KS.*
- 2021 *GIS Mapping for the To Kalon Vineyard Patent Litigation Project | Hunton Andrews Kurth, LLP; Napa Valley, California.*
- 2021 *Determination of Historic Significance Report for 135 I Avenue | Coronado, California.*
- 2021 *Determination of Historic Significance Report for 777 B Avenue | Coronado, California.*
- 2021 *Determination of Historic Significance Report for 1425 7th Street | Coronado, California.*
- 2021 *Historical Resource Designation and Mills Act Application for 2275 Evergreen Street | San Diego, California.*
- 2019-2021 *Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah - Control Transmission Corridor, Historic-Era Built Environment Survey Report | Inyo, Kern, and San Bernardino, Counties, California. and Clark County, Nevada.*
- 2019-2021 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report | Kern and Los Angeles Counties, California.*
- 2020-2021 *Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Pisgah-Lugo Transmission Corridor, Historic-Era Built Environment Survey Report | San Bernardino County, California.*
- 2020-2021 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report | Inyo and Mono Counties, California*
- 2020 *Historic Property Survey Report, Rancho Miramonte Project | Chino, California.*
- 2020 *Historic Site Designation Report for 4350 Nabal Drive | La Mesa, California.*





- 2020 *Historic Resource Research Report for 4630 Date Avenue | La Mesa, California.*
- 2020 *Historic Resource Research Report for 2956 Roosevelt Street | Carlsbad, California.*
- 2020 *Historic Resource Research Report for 5930 Division Street | San Diego, California.*
- 2020 *Middle Ranch Pipeline Historic Resource Analysis Report | Santa Catalina Island, California.*
- 2019 *California's Mojave Desert Region Cultural Landscape Survey, Eligibility, Documentation and Mapping Project | Mojave Desert, California.*
- 2018 *Owens Valley, California Historic Cultural Landscape Survey, Eligibility Documentation and Mapping Project | Owens Valley, California.*
- 2018 *Kern County Region Historic Agricultural Landscape Survey, Eligibility, Documentation, and Mapping Project | Kern County, California.*





AGENDA ITEM REPORT

MEETING DATE

December 22, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.c

Review of Certificate of Appropriateness Application

BACKGROUND

Attached to the packet are the draft 2 of the revised Certificate of Appropriateness (COA) application reviewed at the last committee meeting, as well as the current COA form.

RECOMMENDATION

ATTACHMENTS

1. HPC COA Draft 2
2. Current COA



HERITAGE
COMMUNITY
OPPORTUNITY

VILLAGE OF MOUNT HOREB

E. Main Street
Mount Horeb, WI 53572
Phone: (608) 437-6884 Fax: (608) 437-3190
Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

Village of Mount Horeb Historic Preservation Commission APPLICATION for CERTIFICATE OF APPROPRIATENESS

For guidance related to application submittal and review, see pages 3 and 4. Be advised that all information contained in this application is considered public record and is available for public review.

PROJECT TYPE (check all that apply)

- New Construction / Addition
- Restoration, Remodeling or Repair
- Relocation or Demolition
- Other (explain) _____

Name of Applicant _____

Mailing Address _____

City, State and Zip Code _____

Daytime Phone _____

Is applicant the property owner? YES NO

If NO, what is the relationship of Applicant to Owner _____

Property Address _____

Historic District (if applicable) _____

Project Contractor (if applicable) _____

OFFICE USE ONLY			
<i>Received by</i>		<i>Date received</i>	
<i>Fee paid?</i>		<i>Check #</i>	
<i>HPC review date</i>			
<i>Approved or denied?</i>			
<i>Any related conditions?</i>			

Description of Proposed Work. Describe your project thoroughly. Include details about height and dimensions, materials used, paint colors selected and setbacks from the street and property. Describe exterior architectural features affected, such as windows, roofs, porches, cornices or masonry. Briefly describe the feature or materials and give the approximate date of original construction, if known. Describe in detail how the project will impact the existing feature(s). If more space is needed, continue on a separate page.

NOTE: The issuance of a Certificate of Appropriateness does not release the applicant/owner from obtaining the required permits and approvals.

SIGNATURES

Applicant *(leave blank if not applicable)*

Date

Owner

Dat



**Village of Mount Horeb Historic Preservation Commission
APPLICATION for CERTIFICATE OF APPROPRIATENESS**

In accordance with Village of Mount Horeb Zoning Ordinance Sec. 17.02.22 (4) (b) (1): No owner or person in charge of a historic structure, historic site or structure within an historic district shall reconstruct, alter or demolish all or any part of the exterior of such property or construct any improvement upon such designated property or properties or cause or permit any such works to be performed upon such property or demolish such property until a Certificate of Appropriateness has been granted by the Commission. Also, unless such a Certificate has been granted by the Commission, the Building Inspector shall not issue a permit for any such work.

APPLICATION SUBMISSION REQUIREMENTS

- Complete all sections of the Certificate of Appropriateness (COA) application.
- Compile documentation as required within the Submittal Checklist below.

All Projects	
All applications	Clear photographs of all potentially affected facades/aspects of historic structure/site as they currently exist, with photo date included in file name or written on back of photo
When introducing materials which do not replicate the original	Description and manufacture specification information/sheet, and photographs/samples of material
When introducing new architectural details or architectural details which do not replicate or duplicate the original	Photographs of existing details, drawings or photographs of new details, and material samples when possible
Project Type	Required Documentation
Addition	Building elevations, floor plan(s), site plan
Exterior Alterations	Building elevations (existing and proposed)
Demolitions/Partial Demolitions	Site Plan showing the area to be razed

- Submit signed and dated application form and any attachments to the Village Building Department **at least 30 days prior to a regularly scheduled Historic Preservation Commission meeting** in person; by postal delivery to: *Village of Mount Horeb, ATTN Building Department, 138 E Main St, Mt Horeb, WI 53572*; or by email to *mhcourtclerk@mounthorebwi.info*. Digital files should be in PDF or JPG format and should not exceed 20MB. Call 608-437-7748 ext. 2107 to confirm receipt of electronic submittal.
- Submit nonrefundable administrative fee of \$100.00. Checks payable to *Village of Mount Horeb*.

REVIEW AND APPEAL PROCESS

In accordance with Village of Mount Horeb Zoning Ordinance Sec. 17.02.22 (4) (b) and (c):

- Ordinary maintenance and repairs may be undertaken without a certificate of appropriateness, provided that the work involves repairs to existing features of an historic structure or site or the replacement of elements of a structure with pieces identical in appearance, and provided that the work does not change the exterior appearance of the structure or site and does not require the issuance of a building permit.
- Upon filing of any application for a Certificate of Appropriateness, the Commission shall approve the application unless:
 - in the case of a designated historic structure of historic site, the proposed work would detrimentally change, destroy or adversely affect any exterior feature of the improvement or site upon which said work is to be done
 - in the case of the construction of a new improvement upon an historic site, or within an historic district, the exterior of such improvement would adversely affect or not harmonize with the external appearance or other neighboring improvements on such site or within the district
 - in the case of any property located in an historic district, the proposed construction, reconstruction, exterior alteration or demolition does not conform to the purpose and intent of this section and to the objectives and design criteria of the historic preservation plan for said district
 - the building or structure is of such architectural or historical significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the Village or state
 - in the case of a request for the demolition of a deteriorated building or structure, any economic hardship or difficulty claimed by the owner is self-created or is the result of any failure to maintain the property in good repair
- If the Commission determines that the application for a certificate of appropriateness and the proposed changes are consistent with the character and features of the property or district, it shall issue the certificate of appropriateness. **The Commission shall make a decision within 45 days of the filing of the application.**
- **This issuance of a certificate of appropriateness shall not relieve the applicant from obtaining other permits and approvals required by the Village.** A building permit or other municipal permit shall be invalid if it is obtained without the presentation of the certificate of appropriateness required for the proposed work.
- Should the Commission fail to issue a Certificate of Appropriateness due to the failure of the proposal to conform to the guidelines, the applicant may appeal such decision to the Village Board within 30 days.
- If the Commission fails to issue a Certificate of Appropriateness, the Commission is available and willing to work with the applicant to amend the original application and produce a work plan that qualifies for a Certificate of Appropriateness.
- **Projects not completed within one year of approval must apply for renewal.**

<p align="center">CERTIFICATE OF APPROPRIATENESS</p> <p align="center">APPLICATION & INSTRUCTIONS <i>(no fee)</i></p>

Parcel ID Number# _____

Address of Property: _____

Property Owner:

Name: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Daytime telephone number: (____) _____

Email: _____

Applicant (if different from owner): _____

Street Address: _____

City: _____ State: _____ Zip: _____

Daytime telephone number: (____) _____

Email: _____

Description of Project

A. Describe proposed work, materials to be used, and impact on existing feature:

B. List any attachments (photos, sketches, floor plans, etc.):

Signature of applicant: _____ Date: _____

Return to: Zoning Administrator, 138 E. Main Street, Mount Horeb WI 53572

PLAN COMMISSION REVIEW

Date of Review _____ Application: Approved: _____ Denied: _____

Specific conditions of approval: _____

Instructions:

To receive approval for renovations in the Central Business District (CB) and designated or historic structure sites and districts, it is necessary for the applicant to complete the enclosed application form and return it with a copy of the plans, drawings, specifications, and if necessary, supplemental materials. This application is to be filed with the Zoning Administrator at least seven (7) days before the meeting of the Plan Commission at which the application is to be reviewed. In general, documentation submitted with the application is non-returnable, with the exception of historic photographs, etchings, lithographs, original blueprints and drawings, or other special materials. Any alterations to designated historic structures or structures within a designated site shall comply fully with Chapter 17.17 of the Mount Horeb Municipal Code. Any alterations to structures within the CB Zoning District shall comply with Chapter 17.43 of the Mount Horeb Municipal Code.

1. NAME AND MAILING ADDRESS OF OWNER

Provide the name, address, and telephone number of the owner. If there are multiple owners of real interest, include all parties using a separate sheet of paper if necessary. Provide the name, address, and telephone number of the applicant if different from the owner.

2. ATTACHMENTS

Provide a copy of the plans, renderings, drawings, and written specifications of the alteration. To supplement your application, you may also wish to submit photographs, slides, material samples, site plans, sketches, historical documentation, or anything else that will illustrate to the Commission and staff the effect of the proposed change.

3. DESCRIPTION OF PROJECT

Complete a separate item for each type of exterior architectural feature affected, such as windows, roofs, porches, cornices, or masonry. Briefly describe the feature or materials and give the approximate date that it was constructed if known. Describe in detail the proposed work and how it will impact the existing feature. Use as many items as necessary to cover all aspects of the project. If more space is needed, continue on a separate page. Reference work items to accompanying drawings or photographs.

4. SIGNATURE OF APPLICANT

All applications must be signed and dated.

If you have any questions or need assistance in completing this form, please contact the Village Administrator at (608) 437-9409.