

Item # 9  
Date: 10/27/25

	Historical		Asbestos/Lead		
Name:	FHU	Eocene	Eocene	Environet	Hawkeye
Henry	12	16	15	15	15
Sandy	16	19	15	14	19
Emily	18	20	16	19	14
Jordan	18	17	12	14	11
Balinda	19	19	19	16	10
Total:	83	91	77	78	69

Total is out of 100, highest score wins the bid.

**Awardees to be approved October 27th.**

*Historical:* Eocene

*Asbestos/Lead:* Environet



August 27, 2025

Kerin Wright  
Nevada City Clerk  
kwright@cityofnevadaiaowa.org

**RE:** Professional Services to Perform Reconnaissance-Level Architectural Survey of 6 Buildings (8 Facades) for Community Development Block Grant (CDBG)  
City of Nevada, Iowa

Dear Ms. Wright:

Pursuant to your request, Eocene Environmental Group, Inc. (Eocene) is pleased to provide a proposal to conduct a reconnaissance-level architectural survey of six historic properties (eight facades) within downtown Nevada, Iowa. The buildings are included in a larger project receiving funding through a Community Development Block Grant (CDBG) and administered through the Iowa Economic Development Authority (IEDA). In compliance with Section 106 of the National Historic Preservation Act (NHPA) and Tier II IEDA submittals, the City of Nevada (City) is requesting proposals from Secretary of Interior (SOI) qualified architectural historians and historians to conduct a reconnaissance-level historic resources survey of the six buildings. The buildings are previously surveyed and are contributing resources to the Nevada Downtown Historic District, which is designated on the National Register of Historic Places (NRHP). Eocene's staff of qualified architectural historians has considerable experience with completing reconnaissance-level historic architectural surveys throughout Iowa. We are excited for the opportunity to work with the City on this effort.

Eocene understands that an individual Iowa Site Inventory Form (ISIF) will be prepared for each building and that each ISIF must include current photographs of all visible elevations and streetscapes. Because each building is previously documented, the ISIFs will provide an up-to-date assessment of the building, documenting notable exterior alterations since previously recorded. In accordance with the Iowa State Historic Preservation Office's (SHPO) draft guidelines for architectural surveys, Eocene shall make recommendations for further study (i.e. intensive-level survey) for each building. The results of the survey shall be presented in a Final survey summary report.

Eocene is recognized for our well-researched, well-analyzed, and high-quality deliverables. Our understanding and experience make us uniquely qualified for this Project. We have a large staff of SOI-qualified professionals, and we are well positioned to complete all scopes of work within 30 days of contract execution.

We appreciate the opportunity to present this proposal for your review and look forward to working with you on this project. We are available to begin work on this project immediately following formal contract. Please contact Jaime Destefano directly if you have any questions about this information at [jdestefano@eocene.com](mailto:jdestefano@eocene.com).

Sincerely,

A handwritten signature in blue ink that reads "Mary S. Alfson".

Mary S. Alfson  
Director of Cultural Resources  
Eocene Environmental Group, Inc.

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## Firm Experience

Eocene Environmental Group, Inc. (Eocene) is an environmental and cultural resource services company that brings expertise across a variety of disciplines with more than 80 years of combined experience, namely in cultural resources, utility and forestry management, environmental planning and compliance, geospatial data collection technology, and sustainability risk management and consulting. Eocene's Environmental Division employs multidisciplinary staff, including architectural historians, historians, archaeologists, GIS specialists, planners, and biologists.

Eocene personnel have achieved an outstanding record of project success and a reputation for excellence by completing projects efficiently without sacrificing quality, as evidenced by our impressive record of repeat clients and agency approval. These accomplishments reflect our understanding of state and federal requirements, the integrity of our environmental studies, and the competence of our project management team. Our team prides itself on consistently providing the highest quality of environmental services that meet or exceed regulatory requirements.

Eocene maintains a staff of full-time architectural historians, historians, and archaeologists who meet the SOI's professional standards, as codified in 36CFR61. Eocene is committed to ensuring the highest quality work, ensuring that the staff assigned to this project meet the requisite SOI professional standard (Architectural History) required for the work.

Our staff excel at managing multiple deadlines and clients simultaneously by maintaining clear internal processes for the tracking and completion of all projects. Our team has successfully designated more than 100 historic resources to the NRHP and frequently conducts reconnaissance- and intensive-level surveys of historic properties nationwide, including Iowa. We frequently conduct similar projects for municipalities throughout the country.

## Our Team

Eocene's team brings vast expertise in all areas of historic preservation. Our team's passion for documenting and preserving the historic, built environment plays an important role in our commitment to the projects we work on and the clients we serve. Our team is particularly adept at conducting architectural surveys, NRHP evaluations and nominations, assessment of effects, historic context development, and preparation of design guidelines, among other preservation-related initiatives throughout the United States. Together, Eocene's architectural history team has documented a wide spectrum of individual historic resources and historic districts representing significant periods and themes throughout American history. We have conducted both reconnaissance- and intensive-level architectural surveys throughout Iowa for various lead federal agencies, local municipalities, and private entities.

Eocene's team of architectural historians frequently prepare ISIFs for individual buildings, historic districts, farmsteads, bridges, linear resources, and other historic property types throughout Iowa. We have numerous active on-call contracts with municipalities throughout the state, receiving federal funding for projects that require Section 106 review. This year alone, Eocene's architectural historians have conducted multiple large-scale reconnaissance surveys for road improvement projects throughout the state, each requiring the preparation of ISIFs for individual resources, including preliminary evaluations for NRHP eligibility. As such, we bring extensive experience in efficiently and accurately completing the scope of work to meet the IEDA's CDBG Section 106 Tier II form requirements.

The team to be assigned to this project is well-versed in Iowa SHPO survey guidelines and requirements and has an abundance of experience evaluating properties for the NRHP.



## KEY PERSONNEL

Senior Architectural Historian **Jaime Destefano** will serve as project manager for all phases of this project. She will ensure that the project milestones are completed within the expected timeframe and will serve as the single point of contact for the City. Ms. Destefano will oversee all staff working on the project. She will serve as the Eocene representative for all required meetings with the City, the City's CDBG Administrator (Mid-Iowa Planning Alliance), and the City's Architect (Curtis Architecture).

Ms. Destefano comes with nearly 20 years of experience conducting a wide range of preservation projects across the country. She has authored more than 50 NRHP nominations. Having served in the past as the NRHP reviewer for the Tennessee Historical Commission (TN SHPO), Jaime is well-versed in the standards and guidelines of the NRHP for a successful nomination. Throughout her career, Jaime has successfully managed a wide spectrum of architectural history projects for both the public and private sectors. In Iowa, she has conducted multiple historic bridge assessments, reconnaissance- and intensive-level architectural surveys, and NRHP nominations. Most recently, she has managed large-scale reconnaissance-level surveys in Iowa, including surveys in Davenport, Bettendorf and Burlington. She has conducted both reconnaissance-level and intensive-level surveys in Waterloo, Keokuk, Marshalltown, and Cedar Rapids, among other Iowa cities. Ms. Destefano's resume includes descriptions and locations of recent Iowa surveys conducted.

**Kristyn Ward** is an experienced Historian who has researched and contextualized various architectural survey projects throughout the Midwest. She has recently developed her knowledge of historic transportation bridges of both highways and rail in Iowa, preparing ISIFs for each. She assists in the reconnaissance-level surveys in Iowa for multiple lead federal agencies, including the Department of Transportation, Department of Housing and Urban Development, and the Environmental Protection Agency. Ms. Ward will assist with the compilation of the ISIFs for this Project, under the supervision of the project manager. Ms. Ward will further assist with historical research and the compilation of a brief historic context for the reconnaissance-level architectural survey.

Resumes of key personnel for the project are included in **Appendix A** and provide detailed descriptions of recent projects. Reports and NRHP nominations prepared by key personnel while working with Eocene are available upon request.

Support staff, if necessary, will include Kate Cline and Sara McLaughlin. Both are SOI professional architectural historians with extensive experience nationwide.

# Proposed Approach

## PROVEN APPROACH AND METHODOLOGY

Eocene's project approach is tailored to meet the expectations of the City, IEDA, and the survey requirements of SHPO. Our proven approach is based on years of experience conducting similar projects across the country and Iowa. The following is a detailed outlined scope of work for the Project. All phases will be conducted by our team of SOI architectural historians.

Eocene understands that the Project will require the preparation of comprehensive ISIFs of six participating buildings within the *Nevada Downtown Historic District*, which is designated on the NRHP. The buildings are all recognized as contributing resources to the district and were previously recorded and assigned Iowa SHPO identification numbers:

- 1) 1028 6<sup>th</sup> Street, Boyd & Child Building (built 1881)
  - "Key" Resource to NRHP district
  - IA SHPO 85-01842
- 2) 1032 6<sup>th</sup> Street
  - previously surveyed as part of 1038 6<sup>th</sup> Street but is a separate building with a shared modern storefront
- 3) 1038 6<sup>th</sup> Street (and 526/532 K Avenue), Alderman Building-Palace Theater (built 1913)
  - Contributing to NRHP district
  - IA SHPO 85-03209
- 4) 1104 6<sup>th</sup> Street, Briggs Block (built 1888)
  - "Key" Resource to NRHP district
  - IA SHPO 85-01845
- 5) 1110 6<sup>th</sup> Street – J. Ray Block (built 1884)
  - Contributing to NRHP district
  - IA SHPO 85-01841
- 6) 1122 6<sup>th</sup> Street – M.L. Borgen Furniture Factory (built 1881)
  - Contributing to NRHP district
  - IA SHPO 85-01848

## Project Initiation and Desktop Review

Upon receipt of an executed contract, Eocene will arrange a virtual meeting with the City to discuss expectations and timelines.

Eocene will prepare the necessary maps and figures for fieldwork and inclusion in the ISIFs and final survey report. The project manager will review all previous survey records for the properties if available from the Iowa SHPO. The NRHP nomination for the *Nevada Downtown Historic District* will also be reviewed, focusing particularly on the six buildings included in the present survey and distinguishing architectural features noted

in the 2003 nomination.<sup>1</sup> The Project Manager will compile explicit instructions for the surveyor to conduct fieldwork and to sufficiently photograph the buildings, stylistic elements, and the streetscapes.

Historic photographs, maps and figures will be reviewed during this phase.

### **Site Visit**

Eocene will conduct a site visit of the six buildings (eight facades) within 1 week of contract signing. All fieldwork will be conducted from the public right-of-way and will include photographing all visible elevations of the buildings and streetscapes. If alleyways are accessible, Eocene will photograph the rear of the buildings. Notable design features, stylistic enhancements, as well as alterations will be thoroughly documented during the site visit.

All photographs will be reviewed by the project manager to ensure the highest quality of photographic documentation is compiled. Current photographs will be reviewed against previous survey and NRHP records, as well as available historic photographs to note the evolution of the buildings and their historic storefronts over time.

### **Preparation of an Iowa Site Inventory Forms**

Eocene will prepare an ISIF for each of the six buildings (eight facades) in accordance with the *Iowa Site Inventory Forms Instructions* manual and the Iowa SHPO draft guidelines for reconnaissance-level surveys. The form prepared for the Alderman Building/Palace Theater at 1038 6th Street (IA SHPO ID 85-03209) will include a detailed description and assessment of all storefronts, including two fronting K Avenue with addresses of 526 and 532. Each form will include a brief site plan description, architectural description, integrity statement with alterations noted, and a statement of significance. All buildings are contributing resources to the NRHP-listed historic district. The ISIFs shall serve as an update to previous surveys, providing current data for each building. In the event that a building has undergone extensive remodeling since the 2003 NRHP designation, Eocene may recommend that its contributing status be updated to noncontributing in any future district amendment.

Supplementing the ISIF and included on continuation sheets will be current photographs, a site plan with photograph locations, property record card, and any relevant maps. For purposes of this Section 106 review and the proposed Façade Revitalization, Eocene will include all available historic photographs of the respective building within continuation sheets of the ISIF. The historic images are beneficial in planning efforts towards designing remodeled storefronts or returning a storefront to a historic appearance.

### **Draft Survey Report**

Eocene shall prepare a survey summary report to include methodology, project overview, a general historical background, property descriptions, and recommendations for further study or updated contributing status.

The Draft survey report will be reviewed first by the project manager for quality, accuracy, and comprehensiveness. A peer review will be conducted to ensure the highest quality deliverables. The Draft survey report will be submitted to the City, along with the ISIFs, in electronic format for review. Within 1 week of receipt of comments (if any), Eocene will prepare the Final survey material for the City. It is presumed that the City will coordinate directly with the SHPO for submittal of the survey material.

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<sup>1</sup> Marlys A. Svendsen, "Nevada Downtown Historic District National Register of Historic Places Nomination Form," National Park Service, 2003.



**FINAL DELIVERABLES**

Final deliverables will be submitted to the City via OneDrive or online sharing platform. Deliverables will include the following:

- PDF of the Final survey report with appendices
- PDF of the Iowa SHPO Inventory Form for each of the 6 buildings

**Timeline**

Eocene has the professional staff and in-house capacity to complete all scopes of work within 30 days of contract execution. With an office in Johnston, Iowa, we have local staff available to conduct fieldwork within 1 week of contract signing, under the direct supervision of the project manager. In addition to our team assigned to the Project, we have additional support staff meeting the SOI professional standards for architectural history available to assist, if necessary. The following is an anticipated timeline for project milestones.

Project Scope	Scheduling
Project initiation and site visit	Within 1 week of contract
Completion of six ISIFs	Within 2 weeks of contract
Submittal of Draft survey report and ISIFs	Within 3 weeks of contract
Final survey material	Within 3 business days of receipt of comments, if any

**Cost**

Eocene will complete all scopes of work for a lump sum fee of \$5,000.00. No other fees will apply unless asked to provide additional services not outlined in our scope of work.

Any additional work, if requested, will be completed under a supplemental agreement.

## **Appendix A: Resumes of Key Personnel**

## SKILL SETS / EXPERTISE

- Section 106 review and assessment of effects
- Project management, staff management
- Resolution of adverse effect consultation
- Archival research
- National Register of Historic Places (NRHP) nominations
- Multiple Property Documentation Form (MPDF)
- Historic resource surveys
- Cemetery surveys
- Historic American Buildings Survey (HABS) documentation
- Rehabilitation tax credit application preparation (parts 1 and 2)

Ms. Destefano is a Senior Architectural Historian with 17 years of experience in cultural resource management for both the private and public sectors. She exceeds the qualifications for Architectural Historian under the standards set forth by the U.S. Secretary of the Interior. Throughout her career, Ms. Destefano has forged collaborative relationships with certified local governments (CLGs), historical societies, State Historic Preservation Offices (SHPOs), and the National Park Service (NPS), among other entities striving to document and preserve the historic built environment. Ms. Destefano has coordinated and authored numerous historical investigations, contexts, NRHP nominations, and cultural reports. She has completed all phases of architectural surveys, HABS documentation, cemetery surveys, rehabilitation tax credit applications, and design standards. Ms. Destefano possesses an extensive understanding of Section 106 regulations and state and federal review standards. She is well-versed in American architectural history, having documented a full spectrum of aboveground resources nationwide ranging in date from the 18<sup>th</sup> century to the present. Recently, she has completed several projects focusing on underrepresented communities, particularly African American resources, neighborhoods, and commercial districts. Of particular interest to Ms. Destefano is post-World War II-era commercial, religious, and residential architecture.

Ms. Destefano also possesses extensive experience coordinating with consulting parties to resolve adverse effects resulting from federal undertakings, playing an important role in the drafting and execution of Memoranda of Agreement (MOAs). She employs her great appreciation for the preservation and conservation of cultural resources across the country while concurrently advocating for the goals of clients.

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## EDUCATION

M.S., Historic Preservation, Clemson University

B.A., Anthropology (Historic Archaeology Concentration), College of Charleston

## CERTIFICATIONS

Meets Professional Qualification Standards for Architectural History and / or History, as defined by the U.S. Department of the Interior, NPS in 48FR44716 and 36CFR61

Traditional Cultural Places, National Preservation Institute (NPI)

Section 4(f) Compliance for Historic Properties, NPI

Section 106: Review for Experienced Practitioners, NPI

National Environmental Policy Act Cumulative Effects Analysis and Documentation, Georgia Department of Transportation  
Identification and Evaluation of Mid-20<sup>th</sup> Century Architecture, NPI



## SELECT PROJECT EXPERIENCE

### **City of Marshalltown – HUD Lead Hazard Reduction – Architectural Survey - Iowa - multi-year**

Responsible for the survey and NRHP evaluation of historic resources receiving funds for proposed lead removal. Prepares ISIF and continuation sheets for submittal to the City and SHPO.

### **Endeavor Civil Engineering – I Avenue Historic Bridge Assessment – Project Coordinator – Iowa – 2025**

Managed all scopes of work and staff for the completion of historic bridge assessment of 5 truss railroad bridges in Waterloo, Iowa.

### **City of Waterloo – EPA Brownfield Multipurpose Grant – Crystal Ice and Fuel Co. (Reconnaissance Survey) – Iowa 2025**

Managed all scopes of work for a reconnaissance-level survey of the former Crystal Ice and Fuel Company Building in Waterloo, Iowa. Completed an ISIF for the facility and presented findings in a final survey summary report for the City. Eocene determined that the facility was not eligible for the NRHP and no further study is necessary.

### **City of Waterloo – EPA Brownfield Multipurpose Grant – Altstadt and Langlas Baking Company (Reconnaissance Survey) – Iowa 2025**

Managed all scopes of work for a reconnaissance-level survey of the former baking company facility in Waterloo, Iowa. Completed an ISIF for the facility and presented findings in a final survey summary report for the City. Eocene determined that the facility was not eligible for the NRHP and no further study is necessary.

### **City of Waterloo – Historic Bridge Assessment (5 Bridges) – Project Coordinator – Iowa – 2025**

Managed all scopes of work and staff for the completion of historic bridge assessment of 5 truss railroad bridges in Waterloo, Iowa.

### **Neel-Schaffer, Inc. – Jackson Heart Museum Trail Reconnaissance Survey – Project Coordinator – Mississippi –2025**

Managed all scopes of work, staff, and budget for the completion of a comprehensive reconnaissance-level survey along an approximate 3-mile project area for a proposed extension of a Museum Trail through downtown Jackson, Hinds County, Mississippi. The survey identified upwards of 50 individual historic properties and multiple historic districts within the 100-foot APE of the proposed project. Eocene identified 12 significant historic properties that may be adversely affected and provided recommendations for vibration monitoring.

### **Stafford County, Kansas – Downtown Stafford Intensive-Level Survey – Project Coordinator – Kansas – 2024–2025**

Managed all scopes of work, staff, and budget for the completion of an intensive-level survey of downtown Stafford, Kansas. The survey was conducted in accordance with the Kansas State Historical Society (SHPO) survey standards. This project was partially funded through a federal CLG grant.

### **City of Davenport – 4<sup>th</sup> Avenue Road Corridor Improvement Project – Project Coordinator – Iowa – 2024**

Managed all scopes of work, staff, and budget for the aboveground Section 106 coordination of a proposed road improvement in downtown Davenport, Iowa. The project identified more than 100 individual historic properties and multiple historic districts within a 100-foot Area of Potential Effect (APE) of the project. The review consisted of a reconnaissance-level survey to identify historic properties and make recommendations for further study (i.e., intensive survey). Two historic districts were recommended potentially eligible for the NRHP with vibration monitoring to be conducted to ensure no effects to historic properties would result from construction activity.

### **City of Bettendorf – Central Avenue Road Corridor Improvements – Project Coordinator – Iowa – 2024**

Managed all scopes of work, staff, and budget for the aboveground Section 106 coordination of a proposed road improvement in historic Bettendorf, Iowa. The project identified more than 100 individual historic properties and multiple historic districts within a 100-foot APE of the project. The review consisted of a reconnaissance-level survey to identify historic properties and make recommendations for further study (i.e., intensive survey). Two historic districts were recommended potentially eligible for the NRHP with vibration monitoring to be conducted to ensure no effects to historic properties would result from construction activity.

### **City of Waterloo – EPA Brownfield Cleanup Grant - Rath Packing Plant (Survey and NRHP Evaluation) – Iowa-2024-2025**

Completed a ISIF, NRHP Evaluation and survey report for the Rath Packing Plant in Waterloo, Black Hawk County. A brownfield cleanup of surviving plant buildings triggered Section 106 to determine whether the buildings are eligible for the NRHP either individually or as part of an extant historic district. Two of the properties were determined eligible and the proposed cleanup would have an adverse effect.



#### **Neel-Schaffer – 8th Street Road Corridor Improvements – Project Coordinator – Mississippi – 2024**

Managed all scopes of work, staff, and budget for the aboveground Section 106 coordination for a proposed road improvement project in Meridian, Mississippi. Neel-Schaffer proposed a 1.25-mile corridor improvement extending from downtown Meridian. The review consisted of a reconnaissance-level architectural survey, preliminary NRHP evaluations, and assessment of potential effects for historic properties within a 100-foot APE. The project identified 65 historic properties, including multiple historic districts. Five properties were recommended potentially eligible for the NRHP with no adverse effect likely to result from the proposed undertaking.

#### **City of Burlington – Washington Street Road Improvements – Project Coordinator – Iowa – 2024**

Managed and conducted all scopes of work for proposed road improvements along Washington Street in downtown Burlington, Iowa. The project area was historically sensitive, located entirely within a NRHP historic district. The reconnaissance-level historic architectural survey involved identification of individually significant buildings exhibiting indications of structural sensitivity. Vibration monitoring was recommended to ensure construction activity would not physically compromise structural integrity.

#### **Bolton & Menk – Downtown Perry Road Improvements – Project Coordinator – Iowa – 2024**

Managed and conducted all scopes of work for proposed road and right-of-way improvements within downtown Perry, Iowa. The project area was historically sensitive, located entirely within a NRHP historic district. The reconnaissance-level historic architectural survey involved identification of individually significant buildings exhibiting indications of structural sensitivity. Vibration monitoring was recommended to ensure construction activity would not physically compromise structural integrity.

#### **City of Keokuk – Brownfields Cleanup - Intensive-Level Historic Architectural Survey – Elkem Carbide Plant – Iowa – 2024**

Managed and conducted all scopes of work for proposed brownfields cleanup at the former Elkem-Carbide Plant in Keokuk, Iowa. Every surviving resource within the facility was documented on an Iowa ISIF. An evaluation of the plant for eligibility as a potential historic district was also conducted. The findings were presented in final survey report for the City.

#### **Civil Science / Utah Department of Transportation (UDOT) - R06-013 SR-126; Turn Lanes at 700 South – Project Manager – Utah – 2024**

UDOT Project # F-0126(50) 14, PIN 20803. Managed and authored a reconnaissance-level historic architecture survey in Marriott-Slaterville, Weber County, Utah, for UDOT. Recorded 11 historic structures along a 0.4-mile project corridor. Four were determined eligible for the NRHP.

#### **City of Cedar Rapids – Buchanan School NRHP Evaluation – Project Coordinator – Iowa – 2024**

Project manager and author of an intensive-level survey and NRHP evaluation of Buchanan Elementary School, built in 1921 in a historic suburb of Cedar Rapids. The history of the property and NRHP evaluation was included on an Iowa ISIF and presented in a final survey report.

#### **City of Decatur – Austinville Neighborhood Intensive-Level Survey – Project Coordinator – Alabama – 2024**

NPS grant-funded project. Coordinated historic resources survey of all properties within what were the historic town limits of Austinville prior to its annexation into Decatur in 1956 (approximately 400 properties). Author of the final survey report presenting historic context, survey findings, and recommendations for NRHP and future preservation efforts.

#### **Wapello County – Historic Bridge Assessment – Project Coordinator – Iowa – 2024**

Conducted historical assessments for eight bridges proposed for replacement in Wapello County. Assessment determined potential NRHP eligibility and provided recommendations for further study (intensive-level survey). Individual survey inventory forms and a summary report were prepared.

#### **Dubuque County – Farm to Market System Road Improvement Project – Project Coordinator – Iowa – 2024**

Conducted a reconnaissance-level historic architectural survey for a proposed road improvement project.

#### **Bolton & Menk – Sioux City and Sergeant Bluff Road Improvement Project, Reconnaissance-Level Survey – Senior Architectural Historian / Project Coordinator – Iowa – 2023–2024**

Conducted a reconnaissance-level historic architectural survey for a proposed road improvement project.

#### **City of Euahlee – Euahlee Historic Resources Survey – Principal Architectural Historian – Georgia – 2023–2024**

Provided historic architecture context for a historic resources survey of all properties within the city limits as erected prior to 1983. The objective of the survey was to update existing records and produce an inclusive inventory of historic resources and priorities for preservation. NPS grant-funded project.



### **City of Douglas – Gaskin Avenue Historic District Survey Update – Principal Architectural Historian – Georgia – 2023–2024**

Conducted an intensive-level historic resources survey update for the NRHP-listed Gaskin Avenue Historic District. Approximately 450 historic resources entered or updated in Georgia's Natural, Archaeological, and Historic Resources GIS (NAHRGIS) database. Objectives of this NPS grant-funded project included generating a current inventory of resources and recommendations for updated contributing status, boundary increase / decrease, and extension of Period of Significance.

### **Jackson State University (JSU) – Washington Addition Survey and Civil Rights NRHP Nomination – Principal Architectural Historian / Project Coordinator – Mississippi – 2022–2024**

Coordinated a large-scale survey of the JSU campus, Lynch Street corridor, and surrounding African American community known as Washington Addition. Approximately 1,000 individual resources were surveyed. The historic context developed for this project includes themes such as ethnic heritage, education, community planning and development, commerce, and religion. The area is significant at the national level for being a hub of the Civil Rights Movement.

### **Housing Services of Cedar Rapids – Iowa Krebs Farmstead Intensive-Level Survey and NRHP Evaluation – Senior Architectural Historian / Project Coordinator – Iowa – 2023**

Coordinated and conducted all scopes of work for an intensive-level survey and NRHP evaluation of the Krebs Farmstead in Linn County, Iowa. Project included in-depth historical research, AutoCAD drafting of site plans, photographic documentation, survey report, and Iowa Site Inventory Forms for the district and all individual resources.

### **Bolton & Menk – Windsor Heights Road Improvement Project, Reconnaissance-Level Survey – Senior Architectural Historian / Project Coordinator – Iowa – 2023**

Project coordinator for a reconnaissance-level historic architectural survey for a proposed road improvement project.

### **City of Decatur – Albany-New Decatur Historic Resources Survey – Principal Architectural Historian – Alabama – 2022**

Coordinated and conducted all scopes of work for an intensive-level historic resources survey of the NRHP-listed commercial historic district and the immediately surrounding area. The objective of the survey was to update existing records and reassess contributing status and make recommendations for potential boundary increase or decrease. NPS grant-funded project.

### **City of Greenwood – Gritney Historic Resources Survey and Cemetery Survey Phase II – Principal Architectural Historian – Mississippi – 2021–2022**

Coordinated and conducted all scopes of work for an intensive-level historic resources survey of a late-19th- to mid-20th-century African American neighborhood in Greenwood, Mississippi. The survey included the preparation of archival-quality inventory forms for all surveyed resources (approximately 600), the preparation of a survey report detailing findings, and an evaluation of NRHP eligibility. NPS grant-funded project.

### **City of New Albany – Southside Neighborhood Survey – Principal Architectural Historian – Mississippi – 2021–2022**

Coordinated and conducted all scopes of work for an intensive-level historic resources survey of a late-19th- to mid-20th-century predominantly middle-class neighborhood in New Albany, Mississippi. The survey included approximately 400 properties containing a variety of residential house types and styles including many mid-20th-century examples. NPS grant-funded project.

### **City of Gallatin – Intensive-Level Historic Resources Survey – Principal Architectural Historian – Tennessee – 2021**

Coordinated and conducted all scopes of work for an intensive-level historic resources survey of approximately 200 resources within the city limits. The buildings were selected during a windshield survey conducted at the start of the project. Surveyed properties ranged in date from circa 1900 through 1975. NPS grant-funded project.

### **City of Greeneville – Downtown Greeneville Historic District Survey – Principal Architectural Historian – Tennessee – 2020**

Coordinated and conducted all scopes of work for an intensive-level historic resources survey the downtown Greeneville historic district, which ranges in date from the late 1700s through the 1970s. The district was listed on the NRHP in 1974. Among the objectives of the survey was to expand upon the historic context to include the mid-20th-century development and architectural styles of the district. NPS grant-funded project.

### **City of Hattiesburg – Areldge-Dabbs Neighborhood Survey – Principal Architectural Historian – Mississippi – 2019–2020**

Coordinated and conducted all scopes of work for an intensive-level historic resources survey of a late-19th- to mid-20th-century African American neighborhood in Hattiesburg, Mississippi. The survey included approximately 400 properties



containing a variety of residential house types and styles indicative of a predominantly low-income community. NPS grant-funded project.

#### **Wake County, North Carolina – Wake County Survey Update Phase V – Principal Architectural Historian – North Carolina – 2019**

Provided historic architectural context for a large-scale historic resources survey and update of the eastern section of Wake County. The study area was predominantly rural in nature. The survey included updating previously documented resources in the SHPO database, the entry of approximately 35 newly surveyed properties into the SHPO database, the preparation of a survey report detailing findings, and an evaluation of NRHP eligibility. NPS grant-funded project.

#### **City of Greenwood – Gritney Historic Resources Survey – Principal Architectural Historian – Mississippi – 2018–2019**

Coordinated and conducted all scopes of work for an intensive-level historic resources survey of a late-19th- to mid-20th-century African American neighborhood in Greenwood, Mississippi. The survey included the preparation of archival-quality inventory forms for all surveyed resources (approximately 780), the preparation of a survey report detailing findings, and an evaluation of NRHP eligibility. NPS grant-funded project.

#### **City of Tennessee Town – Tennessee Town Historic Resources Survey – Principal Architectural Historian – Kansas – 2018–2019**

Coordinated and conducted all scopes of work for an intensive-level historic resources survey of a late-19th- to mid-20th-century in-town residential neighborhood historically associated with the settlement of African American Exodusters. The survey included the data entry into the Kansas Historic Resources Inventory (KHRI) for all surveyed resources (approximately 140), the preparation of a survey report detailing findings, and an evaluation of NRHP eligibility. NPS grant-funded project.

#### **Mississippi Emergency Management Agency – Hill-Burton Statewide Historic Context and Survey – Principal Architectural Historian – Mississippi – 2018–2019**

Coordinated and conducted all scopes of work for an intensive-level historic resources survey of a late-19th- to mid-20th-century in-town residential neighborhood historically associated with the settlement of African American Exodusters. The survey included the data entry into the KHRI for all surveyed resources (approximately 140), the preparation of a survey report detailing findings, and an evaluation of NRHP eligibility. NPS grant-funded project.

#### **City of Kingsport – Downtown Kingsport Historic Resources Survey – Principal Architectural Historian – Tennessee – 2017–2018**

Coordinated and conducted all scopes of work for an intensive-level historic resources survey of a late-19th- to mid-20th-century downtown district of Kingsport. The survey included the completion of survey forms for all surveyed resources (approximately 200), the preparation of a survey report detailing findings, and an evaluation of NRHP eligibility.

#### **North Carolina Department of Transportation (NCDOT) – Sylva, North Carolina Highway 107 (NC107), National Register Evaluations and Historic Context – Principal Architectural Historian – North Carolina – 2018**

Provided historic architectural context and authored an intensive-level survey and formal National Register Eligibility Evaluation report for six historic resources within the APE of a proposed NCDOT project in Jackson County. The report included the development of a historic context, architectural description and integrity assessment, recommendations for NRHP eligibility, and high-quality photographic documentation.

#### **NCDOT – Historic Resources Survey – Principal Architectural Historian – North Carolina – 2017**

Provided historic architectural context and authored a reconnaissance-level survey of approximately 90 resources along NC107 and within the APE of a proposed NCDOT project in Jackson County. Report included architectural descriptions and NRHP eligibility evaluations for all historic resources as well as the preparation of shapefiles and a PowerPoint presentation to present findings to NCDOT.

#### **NCDOT – Granite Falls Mill Village, National Register Evaluation and Historic Context – Principal Architectural Historian – North Carolina – 2017**

Developed historic architectural context and authored an intensive-level survey and formal National Register Eligibility Evaluation report for the Granite Falls Mill Village. The report included the development of a historic context, architectural description and integrity assessment, recommendations for NRHP eligibility, and high-quality photographic documentation.

#### **NCDOT – Stockton House, Historic Resource Report and National Register Evaluation – Principal Architectural Historian – North Carolina – 2017**

Developed historic architectural context and authored an intensive-level survey and formal National Register Eligibility Evaluation report for the Stockton House in Macon County, North Carolina, on behalf of NCDOT. The report included the development of a historic context, architectural description and integrity assessment, recommendations for NRHP eligibility, and high-quality photographic documentation.



### **NCDOT – Hot Springs, National Register Evaluation for Six Properties – Principal Architectural Historian – North Carolina – 2016**

Coordinated and conducted all scopes of work for an intensive-level survey and formal National Register Eligibility Evaluation report for six early-20th-century residences in Hot Springs. The report included the development of a historic context, architectural descriptions and integrity assessments, recommendations for NRHP eligibility, and high-quality photographic documentation.

### **NCDOT – Mt. Sinai Church, National Register Eligibility Determination – Principal Architectural Historian – North Carolina – 2016**

Provided historic architectural context and authored an intensive-level survey and formal National Register Eligibility Evaluation report for the Mt. Sinai Church in Franklin, North Carolina, on behalf of NCDOT. The report included the development of a historic context, architectural description and integrity assessment, recommendations for NRHP eligibility, and high-quality photographic documentation.

### **NCDOT – Dysart-Martin House, National Register Eligibility Determination – Principal Architectural Historian – North Carolina – 2016**

Provided historic architectural context and authored an intensive-level survey and formal National Register Eligibility Evaluation report for the Dysart-Martin House, a mid-19th-century brick I-House, in Marion, North Carolina, on behalf of NCDOT. The report included the development of a historic context, architectural description and integrity assessment, recommendations for NRHP eligibility, and high-quality photographic documentation.

### **NCDOT – Interstate 40 (I-40) Historic Resources Survey – Principal Architectural Historian – North Carolina – 2016**

Provided historic architectural context and authored an intensive-level survey and historic resource assessment of approximately 45 resources along I-40 and within the APE of a proposed NCDOT project in Buncombe County. Report included architectural descriptions and NRHP eligibility evaluations for all historic resources, as well as the preparation of shapefiles and a PowerPoint presentation to present findings to NCDOT.

### **City of Talladega – Talladega Historic Resources Survey – Principal Architectural Historian – Alabama – 2016**

Coordinated and conducted all scopes of work for an intensive-level historic resources survey of the Courthouse Square and Silk-Stocking Historic Districts, both of which are listed on the NRHP. The project included the reevaluation of contributing versus non-contributing status of historic resources, as well as recommendations for updating the Period of Significance and expanding boundaries. NRHP nomination updates were prepared based on the survey. NPS grant-funded project.

### **City of Albany – Albany Phase II, Historic Resources Survey – Principal Architectural Historian – Georgia – 2015–2016**

Provided historic architectural context for a large-scale historic resources survey of a late-19th- to mid-20th-century African American neighborhood in Albany, Georgia. The survey included the preparation of archival-quality inventory forms for all surveyed resources (approximately 780), the preparation of a survey report detailing findings, and an evaluation of NRHP eligibility. NPS grant-funded project.

### **City of Carrollton – Carrollton Historic Resources Survey – Principal Architectural Historian – Georgia – 2015–2016**

NPS grant-funded project. Coordinated and conducted all scopes of work for an intensive-level historic resources survey of a mid-19th- to early-20th-century residential neighborhood and the downtown commercial district in Carrollton, Carroll County, Georgia. Both survey areas are located within existing National Register historic districts. The project included recommendations for Design Guidelines for the South Carrollton In-Town Residential District. The survey included entering data into GNAHRGIS for all surveyed resources (total of 350), preparation of a survey report detailing findings, and recommendations of NRHP eligibility, among other project objectives. NPS grant-funded project.

### **City of Albany – Rawson Circle / Park Historic Resources Survey and Historic District Expansion Report – Principal Architectural Historian – Georgia – 2015**

Coordinated and conducted all scopes of work for an intensive-level historic resources survey of an early- to mid-20th-century residential neighborhood in Albany, Dougherty County, Georgia. The survey included entering data into NAHRGIS for all surveyed resources (total of 841), preparation of survey report detailing findings, and evaluation of NRHP eligibility. Also included a separate report assessing the potential expansion of a locally designated historic district. NPS grant-funded project.

### **City of McComb – Historic Resource Survey of the States Area Neighborhood – Principal Architectural Historian – Mississippi – 2015**

Coordinated and conducted all scopes of work for an intensive-level historic resources survey of a late-19th- to mid-20th-century residential neighborhood in McComb, Mississippi. The survey included the preparation of archival-quality inventory



forms for all surveyed resources (approximately 250), preparation of a survey report detailing findings, and an evaluation of NRHP eligibility. NPS grant-funded project.

### **City of Aberdeen – South Central Aberdeen Historic District Re-Survey – Principal Architectural Historian – Mississippi – 2015**

Coordinated and conducted all scopes of work for an intensive-level historic resources survey of a mid-19th- to mid-20th-century residential area in Aberdeen, Mississippi. The survey was a reevaluation of an existing NRHP listing from 1988. The project included the preparation of archival quality inventory forms for all surveyed resources (approximately 250), preparation of a survey report detailing findings, and a reevaluation of contributing / non-contributing status. NPS grant-funded project.

## **COMPLETED NRHP NOMINATIONS**

Jackson State University Campus District, Mississippi (in process)

Hill-Burton Funded Health Care Facilities in Mississippi MPDF (awaiting SHPO review)

Waverly Municipal Powerhouse and Dam Boundary Increase and Additional Documentation, Waverly, Iowa (awaiting State Review Board)

African American Resources in Topeka, Kansas, MPDF (Listed January 2025)

Second Missionary Baptist Church, Topeka, Kansas (Listed January 2025)

Mt. Auburn Cemetery, Topeka, Kansas (Listed January 2025)

Lynch Street Civil Rights Corridor, Jackson, Mississippi (Listed January 2025)

Klinsky Farm, Cedar Rapids, Iowa (Listed January 2025)

Baptist Ville Historic District, Aberdeen, Mississippi (Listed October 2023)

Dr. Jacob L. Reddix House, Jackson, Mississippi (Listed December 2023)

Stamps Super Burgers, Jackson, Mississippi (Listed December 2023)

Gritney Neighborhood Historic District, Greenwood, Mississippi (Listed 2023)

Great Bend Central Business District, Great Bend, Kansas (Listed 2022)

South Columbus Historic District (Boundary Increase / Decrease & Additional Information), Columbus, Mississippi (Listed 2021)

Tupelo North Downtown Neighborhood, Tupelo, Mississippi (Listed 2021)

Laurel Central Historic District (Boundary Increase & Additional Information), Laurel, Mississippi (Listed 2021)

Mid-Century Modern Non-Residential Architecture in Topeka, Kansas (Listed August 2020)

HTK Architects Office Building, Topeka, Kansas (Listed 2020)

Park Plaza Apartments, Topeka, Kansas (Listed 2020)

Southside Neighborhood Historic District, Laurel, Mississippi (Listed 2020)

Hincheyville Neighborhood National Register Boundary Increase, Franklin, Tennessee (Listed 2020)

Downtown Greenwood Historic District, Greenwood, Leflore County, Mississippi (Listed 2020)

Mooreville Historic District (Boundary Increase), Mooreville, North Carolina (Listed 2020)

Reid Memorial Presbyterian Church, Mooreville, Iredell County, North Carolina (Listed 2020)

Isle of Wight County Courthouse Complex, Isle of Wight, Virginia (Listed July 2019)

Nike Park, Missile Launch Site, Smithfield, Virginia (Listed 2019)

Dixville / Habersham Historic District, Brunswick, Georgia (Listed 2016)

Kenner Manor Neighborhood Historic District, Nashville, Tennessee (Listed 2016)

Bluefields Subdivisions Historic District, Nashville, Tennessee (Listed 2016)

Inglewood Place Historic District, Nashville, Tennessee (Listed March 2016)

Jackson Park Historic District, Nashville, Tennessee (Listed March 2016)

Lincoln National Bank, Lincoln, West Virginia (Listed 2015)

South Drummond Street Neighborhood Historic District, Vicksburg, Mississippi (Listed July 2015)

Milan Masonic Lodge, Milan, Ripley County, Indiana (Listed January 2013)

Krahwinkel Farmhouse, Owensboro, Daviess County, Kentucky (Listed July 2013)

Bodenham Mill, Pulaski, Tennessee (Listed April 2013)

Moye-Green House, Portland, Sumner County, Tennessee (Listed April 2013)

American Legion Bohannon Post #4, Livingston, Overton County, Tennessee (Listed August 2012)

Mollie and Neel Glenn House, Springfield, Robertson County, Tennessee (Listed August 2012)



## SKILL SETS / EXPERTISE

- Architectural history
- History
- National Register of Historic Places (NRHP) evaluation
- Section 106 compliance
- Archival research and digitization

Ms. Ward is a historian with 2 years of experience conducting primary research and writing formal reports. She is well-versed in compliance inventories and NRHP evaluation. Ms. Ward conducts National Historic Preservation Act compliance inventories, evaluations, and other services with historical sites and structures in multiple states. Her work includes Section 106 compliance, mitigation, and analyses. Her prior work included conducting and assisting with research, and digitizing archival resources to assist in providing digital access to archival materials.

## EDUCATION

M.A., History, University of South Dakota

B.S., History, Black Hills State University

## SELECT PROJECT EXPERIENCE

### **South Dakota Army National Guard (SDNG) – Updates to the History of the SDNG since 1994 – Historian – South Dakota – 2024–Present**

Conducting historical research on the South Dakota Army and Air National Guard and Individual Armories since 1994. Using Chicago-style citations in report format.

### **SDNG – Section 106 Project Review Form – Historian – South Dakota – 2025**

Completed and submitted a Section 106 Project Review Form on behalf of the SDNG to the South Dakota State Historic Preservation Office (SHPO) for proposed modifications to a National Register of Historic Places–eligible building on Camp Rapid, Rapid City, South Dakota.

### **SDNG – Section 106 Project Review Form – Historian – South Dakota – 2025**

Completed and submitted a Section 106 Project Review Form on behalf of the SDNG to the South Dakota State Historic Preservation Office (SHPO) for proposed modifications to a National Register of Historic Places–Listed building at the Fort Meade Historic District

### **City of Waterloo – Historic Bridge Assessments – Historian – Iowa – 2025**

Conducted a historic bridge assessment for five (5) bridges along Sergeant Road Trail near Waterloo, Black Hawk County, Iowa. Documented the current integrity of the five bridges and their apparent historical significance, and to determine whether the bridges are potentially eligible for the NRHP and requires further study, or intensive-level survey.

### **Endeavor Civil Engineering – Historic Bridge Assessment – Historian – Iowa – 2025**

Conducted a historic bridge assessment for a bridge along I Avenue near Tama, Tama County, Iowa. Documented the current integrity of the bridge and its apparent architectural and engineering significance, and to determine whether the bridge is potentially eligible for the NRHP and requires further study, or intensive-level survey.

### **SDNG – Wagner Readiness Center Mitigation – Historian – South Dakota – 2024**

Compiled and submitted photographs of Wagner Readiness Center and accompanying photograph log per the requirements of the NRHP photograph standards. Conducted research in various archives throughout South Dakota to document the construction of or updates to the Wagner Readiness Center

### **Bowman Wind, LLC – Bowman Wind Energy Project, Architectural History Mitigation – Historian – North Dakota – 2023**

Conducted an oral history interview with the landowner of a farmstead featuring NRHP-eligible barns. Conducted photo documentation of the NRHP-eligible barns and other historic buildings at the farmstead. Also completed photo

documentation of the interior and exterior of the Adelaide rural school, conducted local historic research on the school and interviewed a former teacher and two former students who attended the school prior to closure.

#### **Coneflower Energy, LLC – Coneflower Solar Energy Project, Architectural History Survey – Historian – Minnesota – 2023**

Conducted a reconnaissance level survey of historic resources within the Area of Potential Effect surrounding the proposed solar array. Properties included individual farmsteads and a town. Photographed resources, performed structure recording and evaluation for NRHP and submitted structure forms to the Minnesota State Historic Preservation Office. Also author the final report.

#### **Discovery Wind, LLC – Discovery Wind Energy Project, Architectural History Survey – Historian – North Dakota – 2023–Present**

Photographed farmsteads within the Area of Potential Effect of the project. Analyzed resources and performed structure recording and evaluation for the NRHP including completing architectural resource forms and submitting to the North Dakota SHPO. Working with North Dakota SHPO to finalize report.

#### **City of Davenport – Reconnaissance-Level Historic Architectural Survey – Historian – Iowa – 2024**

Conducted research to provide historic context to the project area for the final report for the above-ground Section 106 coordination of a proposed road improvement in downtown Davenport, Iowa. The project identified more than 100 individual historic properties and multiple historic districts within a 100-foot APE of the Project. The review consisted of a reconnaissance-level survey to identify historic properties and make recommendations for further study (i.e. intensive survey). Two historic districts were recommended potentially eligible for the NRHP and that vibration monitoring be conducted to ensure no effects to historic properties would result from construction activity.

#### **City of Bettendorf – Reconnaissance-Level Historic Architectural Survey – Historian – Iowa – 2024**

Conducted research to provide historic context to the project area for the final report for the above-ground Section 106 coordination of a proposed road improvement in historic Bettendorf, Iowa. The project identified more than 100 individual historic properties and multiple historic districts within a 100-foot APE of the Project. The review consisted of a reconnaissance-level survey to identify historic properties and make recommendations for further study (i.e. intensive survey). Two historic districts were recommended potentially eligible for the NRHP and that vibration monitoring be conducted to ensure no effects to historic properties would result from construction activity.

#### **City of Hot Springs – Assessment of Effects – Historian – South Dakota – 2024**

Conducted field survey and photo documentation of historic properties within the Area of Potential Effects of the proposed project location.

#### **Winner Municipal Airport – Historic Architecture and Cultural Resources Survey– Historian – South Dakota – 2024**

Conducted photo documentation of structures and completed structure recording and evaluation of the 14 architectural features identified. Submitted architectural forms to South Dakota SHPO. Assisted with the cultural resources survey and coauthored report.

#### **Redfield Municipal Airport – Historic Architecture and Tribal Cultural Survey– Historian – South Dakota – 2024**

Conducted photo documentation of structures and completed structure recording and evaluation of the 34 architectural features identified. Submitted architectural forms to South Dakota SHPO. Assisted with the Tribal cultural survey. Authored historic architecture report.

#### **City of Wall – West 4<sup>th</sup> Avenue Road Improvements Project – Historian – South Dakota – 2023**

Determined which resources were within the Area of Potential Effect for the project. Completed photo documentation of identified resources. Completed structure recording and evaluation of 24 buildings for the NRHP and submitted them to the South Dakota SHPO. Authored report.

#### **SDNG – Architecture Inventory and Evaluations for Armories and Shops – Historian – South Dakota – 2023**

Completed photo documentation, conducted structure recordings and evaluation for the NRHP and submitted them to the South Dakota SHPO for resources in Chamberlain, Madison, Milbank, and Wagner. Authored reports.