

January 1988

Manor House: Chinsegut Educational Conference Center, Brooksville, Florida

State of Florida

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MANOR HOUSE –
CHINSEGUT EDUCATIONAL
CONFERENCE CENTER

BROOKSVILLE, FLORIDA

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Application for
Historic Preservation Grant-in-Aid

Submit to:
Bureau of Historic Preservation
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street, Room 408
Department of State
Tallahassee, Florida 32399-0250

PART I: APPLICATION SUMMARY - ALL PROJECTS

1. Project Title: Chinsegut Hill Rehabilitation Project
2. Location or address of project area:
- Manor House, Chinsegut Educational
Conference Center
Route 2, Box 216
Brooksville, FL 33512
County: Hernando
Attach Map
3. Type of project:
- Survey and Registration
 X Acquisition and Development
 Preservation Planning
 Preservation Education
 Certified Local Government
4. Applicant name & address:
- USF Foundation
University of South Florida
4202 Fowler Ave., LIB 618
Tampa, FL 33620
5. Type of applicant:
- X Governmental unit or agency
 Non-profit organization
 For-profit organization
 Private individual
6. Application is for X State grant or Federal grant
Note: For-profit organizations and private individuals are
not eligible for State general revenue grant funds. - - - - -
7. Has applicant received previous grant assistance?
Yes No X . If yes, please specify year, amount and nature of
project.

8. In the space below, provide a brief synopsis of the project, describing specifically the work to be accomplished with the funds requested.

See Attachment "A"

9. Grant funds	Confirmed matching	Total project
requested: <u>\$422,222.00</u>	funds: <u>\$137,500.00</u>	cost: <u>\$559,722.00</u>

10. Designated Project Contact:

Name: Raymond C. King
Title: Associate Vice President for Student Affairs
Daytime telephone no.: (813) 974-2761
Business address: 4202 Fowler Ave. , RAR 229
Tampa, FL 33620

Attach Copy of Letter of Designation.

Attached

1. Indicate type of survey planned NOT APPLICABLE
2. Describe proposed project activities by listing all major work items and indicating who will perform each of these items:
3. Define survey area:
4. Is the area threatened? If so, how?

Is the threat _____ imminent or _____ potential?
5. Estimate the size (in acres) of the area to be surveyed _____
6. Estimate the number of sites anticipated _____
7. Estimate the number of National Register nominations anticipated:
Individual _____
District _____ (contributing properties _____)
Other _____ (individual properties _____)

PART II-B: PROJECT DESCRIPTION - ACQUISITION AND DEVELOPMENT PROJECTS ONLY

1. Original use of structure and date of construction: Residence CIRCA. 1849 With significant additions in the period from 1910 to 1920 (e.g., the
2. Present use: Conference Center historical period).
3. Proposed use: Conference Center
4. Statement of significance (see instructions).

See Attachment "B"

5. Is the property on the National Register? No: See Attachment "C"
in a National Register District? No
in a Local District? No

6. Is the property threatened? If so, how?

See below *

7. Description and Present physical condition (see instructions).
See attachment "D"

8. List and describe all major work items included in the proposed project (see instructions).
See attachment "E"

- * The structure is threatened by potential fire and general deterioration due to a lack of consistent, cyclical maintenance. To be more deserving of preventive care it needs to be brought up to code standards and made more desirable as a conference center so that more use will be made of the facility. As it is, it demonstrates the gradual deterioration of a building that is not used on a daily basis.

9. Status of Project Planning:

- ☐ not yet initiated
- ☒ initiated See Attachment "F"
- ☐ schematics complete
- ☐ design development documents complete
- ☐ construction documents complete

10. Name and address of project consultant (architect, engineer, contractor, etc.):

See Attachment "G"

Enclose planning or architectural documents completed to date (1 set).
See Attachment "H"

11. Has a contract for architectural services been executed? If so, indicate the scope of services to be provided under this contract?
- No

12. Describe the means by which the historic structure(s) affected by this project will be maintained subsequent to restoration/rehabilitation (see instructions).

See Attachment "I"

PART II-C: PROJECT DESCRIPTION - PLANNING AND EDUCATION PROJECTS ONLY NOT APPLICABLE

1. Describe proposed project activities by listing all major work items and indicating who will perform each of these items:

2. Local Government Comprehensive Planning Only

- a. Is there presently a historic preservation element in the local government comprehensive plan?
- b. Is historic preservation presently addressed in other elements of the comprehensive plan? If so, which ones?

- c. How will the proposed planning effort be integrated into the existing comprehensive plan?

- d. Is there a local historic preservation ordinance? What is its scope?

- c. What types of historical resources will be addressed in the comprehensive plan elements?

Buildings _____
Archaeological sites _____
Other _____
Commercial _____
Industrial _____
Residential _____

f. When is it anticipated that the local government will adopt:

Historic preservation ordinance _____

Comprehensive plan elements or amendments _____

g. What agency or agencies will enforce the historic preservation aspects of the comprehensive plan elements?

h. What agency or agencies will enforce a historic preservation ordinance?

i. Will the historic preservation element or historic preservation aspects of other elements provide goals, objectives, and policies for the following issues?

Identification of historic resources _____
 Evaluation of historic resources _____
 Legal incentives (for example, zoning) for protection of historic resources _____
 Economic incentives for protection of historic resources _____
 Public participation _____
 Public education _____

3. Other Preservation Planning Only

a. What historic resources will this project help to preserve?

b. When will this plan be implemented and by whom?

c. Will this plan be coordinated with any other existing or proposed private or public plans?

4. Education Projects Only

a. Who is the intended audience and approximately how many people will be directly affected by this project?

b. How will educational materials be distributed or how will the audience be reached?

c. If printed materials are proposed, what plans are there for reprinting and continued availability?

PART III: PROJECT BUDGET AND TIMETABLE - ALL PROJECTS

1. Cost Estimates. List all major work items and the estimated cost of each. If the project is phased, only include costs for the phase to be assisted by the funds requested.

See Attachment "J"

Total cost of project for which funds are requested: \$559,722.00

2. Matching Funds. List the sources and amounts of confirmed matching funds. (For items involving personnel, indicate the number of hours to be spent on project activities and their per-hour value). These funds must not be expended before execution of a Grant Award Agreement. Prior donated services or expenditures are not acceptable as match for grant funds.

USF Foundation		<u>\$137,500</u>
	TOTAL	\$137,500

Total confirmed match: \$137,500
 This amount should equal or exceed
 grant amount requested.

3. Tentative timetable. Indicate all major project activities and the anticipated time required to complete each stage of the project on the graph below (see instructions).

See Attachment "K"

Project Timetable (in months)

Project Activity	1	2	3	4	5	6	7	8	9	10	11	12
A.												
B.												
C.												
D.												
E.												
F.												
G.												
H.												

Please indicate any critical dates and explain why they are critical.

None

PART IV: PROJECT BENEFITS - ALL PROJECTS

1. How will the project meet specific historic preservation needs or purposes? What specific benefit justifies the expenditure of public grant assistance funds for this project? Insure that the description of project benefits addresses the "criteria Related to Public Benefit" listed in Chapter 1A-35.08(4)(c), Florida Administrative Code ("Historic Preservation Grants-In-Aid"). These rules are included herein as Appendix A.

See Attachment "L"

2. If the project involves the collection of historical, archaeological, architectural artifacts or the preparing of notes, drawings, plans, photographs, or other materials, please describe how and where such specimens and materials will be stored and curated.

None anticipated at this time.

PART V: ADDITIONAL INFORMATION - ALL PROJECTS

1. State House District number and name of State Representative for the project location.

District # 47
Charles Smith

2. State Senate District number and name of State Senator for the project location.

District # 4
West County - Senator Karen Thurman
District # 12
East County - Senator Curtis Peterson
3. Congressional District number and name of U.S. Congressman for the project location.

District #6
Buddy MacKay

4. Federal Employer's Identification Number of applicant's organization.

1-59-6001874-F5

5. For State of Florida agencies, supply SAMAS number to which grant payments would be transferred.

3310 038 PO

6. Population of city or county where project activity will take place.

Brooksville - 7,500
Hernando County - 80,000

7. Name of city, if any, over 50,000 population located within a 25 mile radius of project site.

None

PART VI: ATTACHMENTS AND CERTIFICATION - ALL PROJECTS

1. The following supporting documents are attached:

- X Copy of letter designating project supervisor
- X Map showing location and boundaries of project area (For all types of projects involving a specific site or area which cannot be identified by a street address)
- X Photographs of existing conditions of project site(s) or area (one set of originals and 13 photocopies of originals)
- X Documentation of confirmed matching funds
- N/A Plans and specifications, if completed (development projects only)(one set only)

2. I certify that the information contained in this application is true and correct to the best of my knowledge, and that I am the duly authorized representative of the applicant.

Signature Joseph F. Buxton

Title Vice President, Development & Alumni Affairs
University of South Florida

Date 9/15/88

ATTACHMENT – A

ATTACHMENT "A"

SYNOPSIS OF PROJECT:

The proposed project will include all activities necessary to bring the structure up to a standard of historical 'correctness' and to enable it to continue to function as a venue for meetings and conferences sponsored by the University of South Florida. The overall scope of work for which current funds are being requested includes the following:

- A. Additional research on the part of Archaeologists and Architectural Historians to more fully define the significant aspects of the structure (and surroundings) and to ascertain fully the exact architectural composition which will establish the 'goal' of the restoration program. Much of this work has been done (and is documented in the other attachments to this application); however additional work remains to be accomplished.
- B. Preparation of architectural designs to precede the preparation of working drawings and specifications for the projects. This will be based on the finding of research activities identified in item 'A' (above).
- C. Preparation of Contract Documents, consisting of working drawings and specifications. This work will be based on the design work described in item 'B.'
- D. Selection of General Contractor and issuance of building permits. The Contract Documents will be used as the basis for competitive bids for the submission requirements to obtain building permits.
- E. Construction, as defined in the Contract Documents, necessary to accomplish the two purposes mentioned previously:
 - 1. Renovate and restore the structure to a state commensurate with its period of historical significance.
 - 2. Bring the structure up to a functional standard that will enable it to continue to function as a conference center for USF activities. Largely this work will consist of a series of improvements to meet fire and public safety and accessibility standards as mandated by current local and national building codes.

A detailed description of anticipated construction work is included in Attachment "E": Description of Major Work Items, and Attachment "I": Project Cost Estimates.

ATTACHMENT – B

ATTACHMENT "B"

STATEMENT OF SIGNIFICANCE:

Chinsegut Hill Manor House is historically, architecturally and culturally significant. It has been associated with three families whose members have been influential in state history; the original owner Colonel Pearson, whose daughter Lydia Florida married Governor Fleming; Colonel Ederington; and Colonel and Mrs. Raymond Robbins whose interest in improving agricultural practice in Florida led them to give their property, including the house, to the nation as the site of an agricultural experimental station. This use continues today.

Architecturally the main house on this property is important because it reflects the attitudes and lifestyle of two individuals, Raymond and Margaret Robins, who first used it as a winter retreat and later as their permanent residence. During this time it became important to the cultural life of Brooksville, its nearest town; Tampa, the nearest city; and the State of Florida.

The Robins had many influential friends. Whenever any of these visited Chinsegut, Mrs. Robins hosted large gatherings so that many others could meet the guests and in the process be exposed to new ideas and opinions. Mrs. Robins was herself active in many organizations from founding the local YWCA to holding office on international committees as the representative of the USA.

While the house does not exhibit any strong characteristics of design, style, or workmanship, it is unique in that it is an excellent example of vernacular frame reflecting contemporary styles of decoration that have been simplified in their application to Chinsegut Manor. It also reflects a life style that evolved from a working farm house to a winter vacation home to a permanent home. Its many additions, enlargements and alterations provide documentation of the adaptations made to improvements in living standards including those reflected in plumbing advances, and electrical lighting. It is also apparent that the Robins accepted the vernacular standards of workmanship available to them locally instead of bringing expert craftsmen and designers to Brooksville. This is a reflection of their personal philosophies of helping the laboring classes help themselves to improved standards of living.

ATTACHMENT – C

NOMINATION PROPOSAL - FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

BEFORE ATTEMPTING TO COMPLETE THE FOLLOWING PROPOSAL, PLEASE READ THE INSTRUCTIONS IN THE "PROCEDURES FOR COMPLETING THE FLORIDA NOMINATION PROPOSAL." Complete all of the sections below. Put N/A if the information is not applicable or UK if not known.

(1) NAME OF SITE OR PROPERTY PROPOSED FOR LISTING;

HISTORIC NAME; the name by which the property was known originally or during the period of its historic significance (often the name of the person who originally developed the property:

Chinsegut Hill Sanctuary

OTHER NAMES; common names by which it has been or is currently known.

Airy Hill and Snow Hill (formerly) and Chinsegut Hill Manor House (now)

(2) LOCATION; if in a rural area, indicate state or county road number and distance from nearest highway junction, town, or prominent landmark.

street and number off U.S. Highway 41, North of Brooksville

city, town, vicinity Brooksville,

county, Hernando County state Florida

Legislative District: House 47 Senate 4 Congressional District 6

(3) CLASSIFICATION: What is the type of property being nominated:

building X structure object site

(4) OWNER OF PROPERTY; Name and address. University of South Florida

Telephone Number:

4202 Fowler Ave.,

813-974-3423 (Dr. J. Busta)

Tampa, Florida 33620

(5) USE OF PROPERTY; historic use: Residence

present use: Conference Center

Is the property presently occupied? Yes X No .

(6) ACCESSIBILITY; is the exterior visible from public rights of way?

Yes No X.

Is the interior accessible to public visitation? Regularly

By owner permission X Not accessible .

(7) CONDITION OF PROPERTY; excellent _____ good X fair _____ poor _____
ruins _____ unexposed (archaeology) _____

Has the property been moved? yes _____ no X date _____

Note: if yes to altered/moved, describe alterations and circumstances under Item 13.

(8) PERIOD OF SIGNIFICANCE: during what period(s) did property achieve historic significance. (cite specific dates where possible) 1910 - 1932

See Attachment "C", Nomination Proposal (8)

(9) AREA(S) OF SIGNIFICANCE; in which of the following general categories was the property significant:

archaeology _____ architecture/engineering X agriculture X arts _____
commerce _____ industry _____ military _____ politics/government X
science/invention X social/religious X other _____

(10) BOUNDARY DESCRIPTION; describe boundary line encompassing all man-made and natural resources to be included in N.R. listing (legal description or survey as recorded on property rolls in county courthouse)

Township 21S, Range 19E, Section 36

Local description(as recorded on property rolls in County Courthouse:
extensive

(11) FEATURE TYPES: list all man-made features encompassed by the boundaries by number and type, including prehistoric features where known: aboriginal mounds or middens, building, outbuildings, landscaping, etc. Indicate with an asterisk (*) those that contribute to the historic character of the property.

Manor House and kitchen wing with its surrounding landscape
Farm outbuildings* -- these are out of sight from the Manor
USDA buildings -- these are also out of sight, but they are on the deeded agricultural station and some were built by the WPA and the CCC during the 1930's.

(12) DESCRIPTION OF ORIGINAL OR HISTORIC APPEARANCE: describe the historic appearance of the property and its setting during the period of historic significance, in the following order:

- (a) Original Setting: describe the surrounding area, neighborhood, rural or urban environment as it existed during the period of historic significance.
- (b) Exterior appearance of the major contributing resource(s). describe the design/style, materials, construction methods. Start with the "front" and work around the resource.
- (c) Interior Appearance: start with the lowest level and work up. Describe each level from front to rear.
- (d) Other contributing resources: describe as above.

Write Historic Description Below (Use a continuation sheet if necessary):

See Attachment "C", Nomination Proposal (12) a thru d.

(13) ALTERATIONS AND PRESENT APPEARANCE: describe alterations to property in chronological order. Indicate the date, type, and reason for each of the following:

- (a) Alterations to the major resource
- (b) Alterations to other contributing resources
- (c) Site alterations: demolition of any resources or construction of non-contributing resources, landscape changes, etc.
- (d) Setting alterations: describe changes in the surrounding area or neighborhood:

Write Description of Alterations Below (Use continuation sheet if necessary)

See Attachment "C", Nomination Proposal, (13) a and b.

(14) STATEMENT OF SIGNIFICANCE: describe the historic significance of the property:

- (a) What events and circumstances led to the original development of the property? Why was it developed at that particular time and place?
- (b) Who was involved in the original development? Who was the owner? architect? builder? What other significant work or activities were these persons noted for? Are other important persons associated with the property? How?
- (c) Be sure to give basic biographical information, if possible, on the above persons, including such details as: date and place of birth, and death, educational and professional background, and important events surrounding their lives.
- (d) How was the property used during its period of significance? What important events or developments occurred there? How do they fit into the overall historical development of the community?
- (e) How and by whom was the property used after its period of significance?

Write Significance Statement below (use continuation sheet if necessary).

See Attachment "C", Nomination Proposal, (14) a. thru c.

(16) ATTACH THE FOLLOWING ITEMS;

- (a) A locator map showing the location of the property and major nearby landmarks.
- (b) A site plan indicating the boundaries of the property to be nominated and the location of all contributing and non-contributing resources on the site (this plan must be to a scale of 200' or less to 1". It should show the proper shape and the physical relationship of all resources to one another).
- (c) Sketch plans of the contributing resources: include floor plans or plans of the major interior divisions for each level of buildings and structures. Label each room or division according to function (living room, kitchen, veranda) NOTE; on all maps and plans be sure to put arrow indicating the direction of north.
- (d) Photographs: black & white 8" x 10", two copies of each shot, showing:
 - 1. An overall view of the property (taken at a distance to show all or as many of the resources as possible).
 - 2. Each elevation (front, sides, rear) of each contributing resource.
 - 3. Major interior spaces (in houses usually hallways, living room, bedrooms—kitchens, bathrooms, and utility spaces are normally omitted unless they contain unusual contributing features).
 - 4. Close-up shots of significant or unusual decorative or structural details on the exterior or interior of the property
 - 5. One exterior view of each non-contributing resource or major structure within the boundaries of the property to be nominated to the National Register. The photograph should show as much of the resource as possible (usually the front and one side).
- (e) Footnotes and a bibliography of sources used in the preparation of the description and significance statements. As a guide to writing footnotes and bibliography use:
- (f) Xerox, photostat, or transcript copies of the most important documents and sources used in preparing your statements. Transcripts (copied from the original document) should be typewritten. However, we will accept hand-written copy if there is no alternative.
- (g) A letter signed by the owner of the property indicating his or her awareness and approval of the proposal to nominate the property to the National Register of Historic Places.

(17) PROPOSAL PREPARED BY (include title and name of agency or organization if appropriate):

Name Deirdre J. Hardy, AIA Title Associate Professor

Agency University of South Florida

Address 4202 Fowler Avenue

Tampa, Fl 33620

Telephone Number 813-974-4031

Date proposal prepared September 15, 1988

Signature of preparer *Deirdre J. Hardy*

ATTACHMENT "C"

NOMINATION PROPOSAL:

- (8) Chinsegut Hill Manor House has experienced several significant periods of historic importance. The first was as the childhood home of Lydia Florida, youngest daughter of Colonel Pearson the original settler of the land. Lydia married Governor Fleming, who was one of Florida's Governors during the latter part of the nineteenth century. The second came during the years between 1904 and 1932. These 28 years constituted the period after Chinsegut was purchased by Colonel Raymond Robins. It was used by him and wife Margaret Drier Robins as a winter home until 1924, then it became their permanent home until they died. In 1932 however, the childless couple having no heirs whom they believed would carry on the agricultural experiments they had begun, deeded the property and house to the US Government. It subsequently became an agricultural research station. This use continues to the present day for the property. The main house however, was lived in by Colonel and Mrs. Robins until their respective deaths; Mrs. Robins died in February 1945 and Colonel Robins in 1954. Since 1958 the house has been used by USF as a Conference Center.

- (12) a. Located in Hernando County, near Brooksville, is a two-story frame vernacular house named by its owners Colonel and Mrs. Raymond Robins, Chinsegut Hill Sanctuary. The first house on the property was built in 1852. Between 1905 and 1924 this house was incorporated into and extensive additions made until the Colonial Revival plantation house we see today evolved. It occupies the crest of the second highest hill of the Florida peninsula. Thus it offers spectacular views in all directions framed by the stately oaks which border the surrounding lawns. The house is approached by a tree-bordered concrete roadway which curves up the hill, and is revealed to view through the allée of trees until it stands alone and impressive on the grassy knoll.

The site is rural and no other structures compete for the visitors' attention. The farm outbuildings are out of sight of the main house, as also are the frame cabins which support the use of the house today as a Conference Center. Some of the farm and U.S. Department of Agriculture buildings were constructed by the WPA and CCC during the 1930's and have integrity in and of themselves.

The house faces southeast responding to its physical environment by orienting the shortest elevation to the west thus minimizing heat gain from the sun's summer path. The deep verandas which surround the house shelter the clapboard wall surfaces from both sun and rain and allow the through passage of air via the tall windows and screened doors on even the stormiest of days.

The house was originally crowned by a widow's walk and belvedere. The views offered from the roof deck must have been stunning and help explain why Mrs. Robins' letters consistently refer to the beauty of her home's natural environment.

The house and its attached kitchen wing comprise an irregular massing. The main house is a rectangular two-story frame structure completely encircled by wide verandas supported by circular wood columns. A gable roof covers this section oriented on an S.W. - N.E. axis. Originally there was a 15'x 17' deck on top of a dormer-like protrusion on the southern side. This was surrounded by a balustrade with slender spindles that matched the balcony and formed the widow's walk. A 28' wide dormer on the north encloses attic bedrooms on the northern side of this half story. Three-sided bay windows open from each gable end to the attic. The western bay window encloses the western chimney. The verandas are 14' wide on the north and south and 12' on

the sides. The south veranda is recessed with exposed structural bracing from the column capitals back to the wall surface. The east and west and northern verandas were additions. This explains the triangulated ends of the spindle-work frieze. The decoration between the eight unevenly spaced Tuscan columns of the second floor veranda is the most fanciful element of the house and stylistically recalls Chinoiserie. The second floor columns are of a smaller diameter than the first floor but the slender verticality of the columns and balustrade spindles balances the horizontal lines of the roof and first floor fascia.

Fenestration is regular on the five bay south elevation although the house is not symmetrical about the hallway axis. The double hung sash windows with 4 over 4 lites windows extend to the ceiling height and are paired. Both the windows and columns are spaced unevenly on each side of the double entry doors. This irregularity of spacing is not readily apparent because the kitchen wing on the east and the porte cochère on the west create a visually dominant asymmetry.

The porte cochère extends from the western elevation and distracts the observer's attention from the most unique feature of this elevation--that of the attic level bay window which encloses the western chimney.

The eastern facade is the most dissimilar. On both levels the verandas have been glass enclosed and the space thus contained opened to the house proper by partial removal of the original exterior walls. The attic has a bay window similar to the western facade but this one does not include a chimney. The chimney for the main fireplace on the interior of the house penetrates the roof on the northern side of the gable ridge.

The roofing material is now composition shingles although the 1937 re-roofing which included the widow's walk enclosed deck was surfaced with asbestos shingles.

The north elevation is similar to the south but has a single entry door to the central hallway on both floors. The attic dormer has three double hung wood sash windows and is centrally located in the roof. A bathroom enclosure addition protrudes into the eastern end of the second floor veranda. The eastern bay of the six bay veranda is enclosed as a screened porch eating area and opens off the dining room. The windows to the bedrooms of the first and second floors of the western end are paired double hung wood sash and the windows to the dining room are paired, close together

and balance the double doors from the room to the screened porch.

The two-story wing which contains the kitchen facilities, joins the northern facade at its east end where the porch is enclosed by screening. This joint is unique in that the corners of both buildings touch at their apex and the joining walkway is enclosed by the hypotenuse of a triangle whose other two sides belong each to a separate building.

- (12) c. The interior is that of a house which has seen several "modernizations." The hallway which extends through the building from front to rear on both main floors contains the single flight of stairs from the first to second floor as well as a long narrow glass fronted cabinet that is part of a piece of furniture from Mrs. Robin's childhood home. The piece has been "built in" along the west wall. Probably the finest antique now in the house, it was made in Brooklyn, N.Y. The two end pieces of the cabinet, which did not fit in the hall location, are not in the house.

To the east is the parlor and dining room. The moldings in the parlor are simple with convex central panels but in keeping with the fireplace surround of this room which has a turned pilaster each side of the fireplace opening. A single, raised panel door opens to the dining room behind this room. The dining room also has a fireplace across the interior corner similar to the parlor and both share the same central chimney along with the study and small room above.

The molding and wood trim of both floors of the house indicate a hierarchy of decoration. In the parlor and two western rooms and hallway, the corners of the architraves are decorated with a pressed wood square in a bunch of grapes motif. The trim of the dining room is classical but much simpler and together with the fireplace mantel indicates modifications may have been made to this room prior to when it was opened to the enclosed porch. Upstairs the hallway and study have concentric circle designed trim. The grape motif is used in the bedrooms.

The most unusual feature of the stairway is the small square window which admits light from the stairwell to the storage room at the head of the stairs. Its corners are decorated with the grape motif pressed wood squares. All ceilings and floors of the house proper are butt edged wooden planks.

The architrave of the door to the porch from the first floor south-west room is plain butted wood planking.

This is a singularly unsophisticated trim considering the modest detailing elsewhere in the house. The off-center brick fireplace and simple fireplace surround add emphasis to the supposition that the fireplace on the west elevation was added at a later date. It is likely that at the same time the door to the porch beside the fireplace was substituted for an existing window by an amateur carpenter, perhaps to accommodate Colonel Robins' wheelchair after his paralyzing accident.

Both the bedrooms on the first and second floors in the northwest corners had bathrooms inserted into their northeast corners. These opened, as did the bedrooms, to the central hall and both also opened via shorter than normal openings (6'0") to the neighboring bedrooms. These openings were trimmed in the same grape motif architrave as the other doorways in the bedrooms, but on the bathroom side the architrave corner moldings are concentric squares.

Chinsegut Hill Manor House did not have electrical service until 1932. Until then all artificial illumination was provided by kerosene lamps and candles.

- (12) d. The massive oaks and tall palms which surround the house frame it appropriately and add to its tropical ambience, thus reinforcing the appearance of a Southern Plantation House, albeit one further south than most.

- (13) a. Little is known of the appearance of the basic house before the Robins' enlarged it to create their winter, and later permanent, home between 1905 and 1924. Subsequent to 1923 the kitchen wing was enlarged by extension and enclosure of a porch.

The enclosing of the eastern porch with single lite double hung wood windows and opening of the second floor main room was done by Mrs. Robins during one of the Colonels' trips abroad to create a larger study for him. She also had the dining room's exterior wall removed, the porch floor leveled and the dining room flooring extended so the porch became an extension of that room.

The northern most door of the first floor south western room was opened to the western porch some time subsequent to this addition's completion, possibly when the Colonel was paralyzed.

The widow's walk and roof deck were removed during a re-roofing subsequent to the re-roofing done in 1937.

- (13) b. Cabins have been built among the surrounding trees to support the present use of Chinsegut Hill Manor as a Conference Center. They are barely visible from the house and do not detract from it. The farm outbuildings and experimental agricultural station office are also remote from the house.

Mrs. Robins was reputed to have grown many varieties of flowers and shrubs and had more than 300 bushes in her rose gardens, but there are few remnants of these remaining near the house. The many exotic plants Mrs. Robins introduced to Chinsegut are likewise not apparent although the acorn she planted on May Day 1918 in memory of Nikolai Lenin is now a massive oak.

- (14) a. Chinsegut Hill, previously known as Airy Hill and then Snow Hill, was first settled in 1842 by Colonel Pearson of South Carolina, sold to Colonel Ederington in 1852 and sold by his descendants to Colonel Robins in 1904. He in turn deeded it, together with the more than 2,000 acres he had accumulated to the US Government in 1932 to be used as an agricultural experiment station.
- (14) b. Chinsegut Hill Manor House reached its highest evolution during the ownership of Colonel Raymond and Mrs. Robins between the years of 1905 and 1924. Colonel Robins purchased the property with money he made mining gold in the Klondike. He had decided to devote his life to improving the life of laborers by advocating unionization with legal protection, when he met Margaret Drier in 1905. Married three months later, Raymond and his wife began a series of intermittent visits to their property northwest of Brooksville with their honeymoon. Chinsegut became their permanent home in 1924. During this period the house was transformed from a four room exterior-staired farmhouse to the galleried frame plantation house seen today.

The original house is reputed to have been built by ship's carpenters from timber pulled to the site by oxen. The date of the building of the additions and the kitchen wing is not known, nor is there ever mention made of an architect.

The quirks and irregularities and un-architectural decisions, while adding charm to the house, indicate the house was constructed by carpenters who were not skilled as finish or furniture carpenters and therefore the house is a superb example of vernacular design on a grand scale. Raymond and Margaret Robins both travelled and lectured extensively in their quest to improve life conditions for the underprivileged. Both were well educated; the Colonel a lawyer and Mrs. Robins was from a philanthropic well-to-do family.

The Colonel was in Moscow as a Red Cross representative at the time of the Revolution. He came to know Lenin personally and they frequently debated the merits of Communism and Capitalism. It was on May Day 1918 while the Colonel was in Russia that Mrs. Robins planted the acorn at Chinsegut that grew into the majestic oak that the Colonel later dedicated to the memory of Nikolai Lenin. This action was the source of much consternation and publicity recently when some Boy Scouts discovered the dedicating plaque and not knowing the history of the family assumed the Robins must have been Communists.

Because of the Robins' work and influential friends, many famous people were entertained at Chinsegut. Among them Colonel Robins' friend Sen. Harold Ickes, Secretary of State in the Roosevelt Presidency, J.C. and Mrs. Penney, Thomas Edison, Jane Addams, and Margaret Bonfield, who later became the British Secretary of Labour.

Mrs. Robins enjoyed entertaining large groups. Whenever she had a house guest who could bring new ideas to the people of the Brooksville area, she invited the townsfolk to Chinsegut. House guests, both family and friends, were frequent and ensured constant preparations were underway. The Robins also were interested in improving the productivity of Florida farms. Mrs. Robins introduced many varieties of plant life, and the Colonel researched improved agricultural systems. Their interests led them to donation of their home and property to the nation as the location of an agricultural experimental station in 1932, while retaining the right for each to live life-long in the main house. Correspondence from the years succeeding the gift until the Colonel's death in 1954 indicate they both took an active interest in the research carried out on their property.

Margaret Drier Robins was born in 1868 at Brooklyn, New York the daughter of Theodore and Dorothea Drier, German immigrants who were well-to-do and took their children back to Germany for summer vacations.

Colonel Robins was born in New York in 1873. His parents died when he was very young and he was raised by relatives in Kentucky. They moved to Bodine Grove when Raymond was ten. He grew up learning outdoor survival skills and philosophy from a Negro man named Fielder Harris. This man's influence was strong and enduring. When Raymond returned to Florida from the Klondike with sufficient wealth to purchase the farm on the hill that he renamed Chinsegut, he sought out his old companion and Fielder Harris came to live on the property. Both Margaret and Raymond died at Chinsegut; she in February 1945 and he in September 1954. They are buried on the hill under the Altar Oak, the same oak tree under whose branches Colonel Robins received an honorary Doctor of Law from University of Florida.

ATTACHMENT – D

ATTACHMENT "D"

DESCRIPTION OF PHYSICAL CONDITION:

Chinsegut Hill Manor is a prominently sited two-story frame house surrounded by wide verandas opening off the rooms of both floors.

It faces south-east and stands in a clearing surrounded by massive oaks and well established shrubs although its garden today is only a faint image of how it must have appeared when the Robins lived at Chinsegut. Then care was lavished on the grounds--300 rose bushes bloomed in the rose garden alone--none exist today. The wide verandas, central through hallways on both floors, and tall, operable windows and doors ensure good air circulation in humid or rainy weather. Two chimney systems, one in the center of the house, the other on the exterior of the west wall, provide fireplaces to six of the principle rooms. The kitchen is housed in an adjoining two-story structure on the northeast corner. Access is possible to the veranda of the main house from both floors of this building.

The house is in basically good structural condition but it needs protection from fire by a detection and sprinkler system, an improved electrical system and an emergency escape path from the largest congregating room which is on the second floor. It also needs an improved roof system as the current roofing material is deteriorating badly.

The interior finishes are of good quality. The moldings are wood of simple design and reflect a hierarchy of room use by the consistency of molding designs in various rooms. They range from pressed wood architrave comers having a bunch of grapes motif in the principle spaces to turned concentric circles in the upstairs hallway. The walls are plastered, and ceilings and floors planked wood that is beaded in some locations, for example, the ceiling of the study veranda enclosure. The windows of the main house have four over four lites and the doors eight lites. The transoms above the double entry doors on the south, on both first and second floors have multiple mullions. When the east porch was enclosed, an interesting triangular design was incorporated in the top of the end walls at the juncture of the inclined porch roof.

The fireplace surrounds reflect an interesting variety of styles and hierarchy of room use (as well as wood combinations) and suggest that what was the dining room was originally a room of less importance. The moldings of this room are the simplest in the house and so corroborate this suspicion suggesting further research is especially indicated in this area.

ATTACHMENT – E

ATTACHMENT "E"

DESCRIPTION OF MAJOR WORK ITEMS:

As outlined previously (See Attachment "A") the detailed scope of renovation/restoration work for this project has not yet been finalized. The scope of work to be funded in part by this grant will begin with the completion of a detailed analysis and determination of specific items of construction, and design approach or concept.

In general however, the work completed to date (See Attachment "F" for a discussion of these activities) has yielded a fairly clear idea of the major items of work anticipated:

- A. Site Work Little, if any site work will be included in the project. Existing parking provisions are adequate to meet anticipated future needs; and there are no significant site features that are in need of restoration. Additional research may, however uncover site features of archeological significance which should be addressed.
- B. Exterior Work The intent of anticipated exterior work is the restoration of the existing structure to a state indicative of its 'historical period' (See Attachment "B"). This will entail two major types of activities:
 - 1. Reconstruction/Restoration of exterior elements to their 'original' state, which have been modified. This will focus largely on the roof system, form, and materials. In specific terms, the roof's present structure (installed approximately, 30 years ago) will be removed to allow the re-creation of the complex roof line of the original structure together with the "Belvedere" which crowned the roof. Additionally, the original widows walk will be recreated. This work will be based on an available set of photographs since no original drawings are available. The roof reconstruction will include the reshingling of the reconstructed roof using wood shingles which match the original shingles as closely as is practical.

A second focus of this 'restoration' program will be the veranda around the structure and the breezeway structure which linked the main building to the kitchen appendage. In both cases the original architectural elements have been substantially modified over the years, including the enclosure of portions of the breezeway and veranda.

2. Major restorative maintenance. This set of activities will focus on restoring existing architectural elements which have survived, but have either been cosmetically altered or have deteriorated over the years. Generally, these include:
 - a. Windows. In general, the existing original windows are in good condition. Some reglazing will be needed, but this will be done using the existing frames, etc. Some trim has deteriorated and will be replaced where needed by trim milled to match the original. Most of the windows operate properly; some of the counter-weight mechanisms will have to be replaced. In such cases the existing frame and trim will be removed, restored and replaced using new wood only where needed. All frames will be recaulked. Screens in need of replacement will be replaced in new frames to match the original. All windows will be stripped and repainted to match the original color.
 - b. Doors. All existing exterior doors appear to be original. Where needed these will be planed and rehung for proper operation. No replacement hardware is needed. The original frames and trim will be retained. All doors, frames and trim will be stripped and repainted to match the original color.
 - c. Veranda columns. All columns appear to be the original. The columns, bases and capitols will be stripped and repainted to match the original color.
 - d. Veranda deck. Some decking will have to be replaced. In such cases the replacement will match the existing 2x T&G in evidence.
 - e. Veranda ceiling. Most of this is in the original state. Only stripping and repainting to the original color is required. Any replacement of deteriorated trim and framing members will match the original.
 - f. Veranda railing. Deteriorated portions of the railing will be replaced with wood material to match the original. All railings will be stripped and painted to match the original color.
 - g. Veranda framing, trim, soffits. Generally these are in good shape. Any replacements required will be with materials to match the original.

- h. Brick work. The existing brick work at the chimneys remains in tact from the original. These however will be stripped of existing paint and restored to the original condition using approved techniques.
- i. Wood Siding. Some portions of the wood siding evidence deterioration. Where needed, these will be replaced with new milled wood siding to match the adjacent original (the structure has at least two different types of siding replacement will be consistent with this to insure correctness with the original). The entire exterior siding will be stripped and repainted to match the existing color.
- j. Exterior wood trim. Some deterioration is evident; all problematic wood trim will be replaced with materials to match the existing. All trim will be repainted to match the original.
- k. Gutters and downspouts. These will be replaced as appropriate. It is not yet clear how extensive the guttering system was on the original structure. Further research will help to determine this as well as what guttering is historically appropriate. In any event, the final architectural design must resolve potential problems with storm water runoff to insure that no potential hazards or threats to the long-term integrity of the restored structure are manifested.

As a general note: All restorative and reconstructive work to the building exterior will be done with adequately skilled workmen, with appropriate materials and methods, and based on appropriately detailed architectural work (both design and technical) to insure that the objectives of historical restoration and structural/functional validity are met.

The detailed methods, materials, techniques, and designs will be determined upon completion of the historical survey (which is the first major activity to be completed under this grant proposal).

C. INTERIOR WORK By necessity, interior work will involve more extensive reconstruction and modification than the exterior work previously outlined. This results from the need to bring the structure into compliance with applicable building code requirements relative to its function as a conference center. This helps to insure the health, safety, and welfare of visitors and staff; and will also help to protect the historic structure from excessive damage should an event such as a fire occur some time in the future. The following is a summary of intent and anticipated scope of interior work:

1. Interior spaces. In general, the existing interior spaces will remain in tact. No major changes to the existing floor plan is anticipated since the existing plan suits both current and future space needs. This will allow a vast majority of existing walls (including original finishes) to remain. Restoration of finishes will be included in the work to the extent needed. Repainting to the original color (and texture) will be accomplished. Additionally, the existing flooring is in good shape and will be retained. Stripping and refinishing to the original will accomplished.

The following items represent significant exceptions to this general rule regarding the interior walls:

2. Fire stairs/exit. Technically, the controlling occupancy of the building (for building code purposes) is "Small Assembly," without working stage. As such, it is anticipated that two (2) fire exit stairs with a two hour rating will have to be constructed to provide access from the second floor. It is anticipated that these can be constructed within the existing building envelope so that there will be no exterior visual impact. The required first floor exit doors will have to be of steel construction (including frames). These elements will be treated (including painting) as succinctly as feasible to minimize exterior visual impacts and blend sympathetically with other exterior elements.
3. Sprinkler/fire suppression system. It is anticipated that a standard water type sprinkler system to serve the entire building will be needed to meet code and insurance requirements. The design will employ system concepts and technologies specifically developed for historic structures. It is hoped that careful design will minimize impacts of existing ceilings and walls. Where walls and ceilings must be breached, replacement will be accomplished. To the extent possible ceiling mounted components will be installed with access from the floors above.

4. Heating, ventilation, air conditioning (HVAC). The preliminary scope of the project calls for the installation of a central HVAC system. It is anticipated that it will consist of a two zone concept, with each being a split system (exterior pad mounted condenser unit, with internally located airhandlers). This will result in some reconfiguration of interior spaces since furrdowns at duct locations are likely. The intent is to design the system so that such impacts are minimized. This has not been explored in detail, as yet.
5. Electrical work. A new electrical service of approximately 400 amps is anticipated. Were needed, existing outlets and wiring will be replaced. Patching of wall sections demolished to accommodate this will be done with lath and plaster so that finish material and texture will match the existing undisturbed wall segments. It is anticipated that new light fixtures (possibly including ceiling fans at certain locations) will be installed. Where possible existing fixtures will be removed, rehabilitated, and reinstalled. Generally, any new fixtures will be recessed "can" lights to minimize conflicts with the appearance of existing ceilings. The extent of this work has not yet been ascertained.

In summary, the work to the interior of the structure will follow principles of "restoration to the original" to the extent practical given the functional and technical requirements of building usage in the 1980's.

All restorative work will be done with qualified workman using accepted materials and methods of construction which meet both the historical objectives and functional requirements for a serviceable structure.

As a final note, the grant applicant and the professional team assisting in the application process believe that the general scope and intent of work outlined in this attachment conforms to the guidelines specified in the Secretary of the Interior's Standards for Rehabilitation to the extent appropriate and feasible given the nature of the existing structure and the use intended for its future.

ATTACHMENT – F

ATTACHMENT "F"

STATUS OF PROJECT PLANNING:

To date activities support of the proposed project have been undertaken by the FLORIDA CENTER for Urban Design and Research at the request of the grant applicant. This work, including the documentation found in this application (See Attachment "A" through "F") has been completed by the FLORIDA CENTER's staff of architects and design professionals in concert with the expertise of consultants specializing in historic preservation from both the FAMU/USF Cooperative Architecture Program and from the Tampa/Hillsborough County Historic Preservation Board.

Work completed-to-date includes:

- a. Documentation of the structure's historical, cultural and architectural significance (See Attachment "B").
- b. Preparation of nomination to the National Register of Historic Places (See Attachment "C").
- c. Detailed description and documentation of existing condition in both text and drawings (See Attachments "D" and "H").
- d. Preliminary definition of project scope (See Attachments "A" and "E").
- e. Formulation of the "project team" to execute the additional research, and assist in the preparation of architectural/engineering services (See Attachment "G").
- f. Preparation of preliminary project budget and cost estimates (See Attachment "J") as well as an anticipated schedule of work (See Attachment "K").

In completing the work thus far, the FLORIDA CENTER and consultants have been assisted by USF staff from the Food Service Coordinator's office, as well as staff from the Vice President of Alumni Affairs office and the Vice President of Student Affairs office.

While no accounting has been done, it is anticipated that the effort devoted to the project thus far exceeds \$10,000.00 in actual staff time (excluding benefits and overhead).

Aside from this, USF has made significant expenditures toward the upkeep of the facility and its furnishings and equipment. The University has furnished and expended from Auxiliary Services' funds \$52,346.00 for the purchase of supplies, services, and labor during the past five years to maintain the Manor House. Expenditures were made to tent and fumigate, for roof repair, replacement of flooring, exterior scraping, caulking, and painting. Chairs and sofas have been refinished and upholstered, tables refinished, and lamps have been rewired. These items are original furnishings of the facility.

On the interior of the building, doors, fireplace mantels, and woodwork have been stripped, scrapped, and refinished. Walls and ceilings have been replastered and painted. Replacement of wiring, switches, and reinstalling of original light fixtures have been completed. Plumbing fixtures, piping, and water heaters have been replaced.

Maintenance and replacement of smoke detectors and, although not directly connected to the facility, external lights were installed to upgrade security of the premises.

ATTACHMENT – G

ATTACHMENT "G"

PROPOSED PROJECT TEAM:

As yet, the architectural firm (and engineering consultants for structural, electrical, and mechanical) have not been selected. These services will be selected through the standard competitive bid process mandated for state agencies. All prospective vendors will, however, be pre-qualified (to the extent allowed by state bidding procedures) to insure capability in handling a project of this scope.

To insure continuity however, the grant applicant intends to use the following as key consultants to assist in the completion of research, architectural design, resolution of technical issues, and to monitor the preparation of Contract Documents for the project.

Deirdre Hardy
Associate Professor, FAMU/USF Cooperative Architecture
Program
Historical Consultant

Daniel Bennett, AIA
Professor and Director of the School of Architecture, Auburn
University

Franklin Setzer, ARA
Urban Design Director, FLORIDA CENTER for Urban Design &
Research, and
Principal, Franklin Setzer Associates

Joseph R. Pando
Senior Project Manager, FLORIDA CENTER for Urban Design &
Research

Architectural Engineering Incorporated
Consultants in Mechanical and Electrical Engineering, Fire
Protection, and Energy Conservation

Cabana and Fernandez Structural Consultants, P.A.
Consultants in structural engineering

Resumes are attached for the above listed consultants.

In addition, the following USF staff will have an ongoing involvement in the project:

Raymond C. King
Associate Vice President for Student Affairs

Richard M. Wingard, Sr.
Coordinator, University Food Services

Kelvin R. Best
Food Service Coordinator's staff, Chinsegut Educational
Conference Center Physical Plant Manager

Deirdre Hardy

**Architect
Historic Preservation Consultant**

**3129 Oaklyn Drive
Tampa, Florida 33609**

813 871-6002

RESUME - June, 1988

EDUCATION

GRADUATE STUDIES - UNIVERSITY OF FLORIDA

**Master of Arts in Architecture - June, 1978
Andrew J. Ferendino Travelling Scholarship, 1977**

Concentration in Preservation Techniques with emphasis on: New Design in established neighborhoods; Adaptive Use; Rehabilitation and Reconstruction; organization and Legal Aspects of Preservation at the Local Level, and Regional and National Architectural History.

UNDERGRADUATE STUDIES - UNIVERSITY OF FLORIDA

**Bachelor's Degree in Design with Honors - 1976
Dean's List: Spring, 1976; Summer, 1976; Fall, 1976.**

Outstanding Student Award, Miami-Dade Community College, 1974

UNDERGRADUATE STUDIES - TULANE UNIVERSITY

Bachelor of Arts, cum laude, with Honors in German Literature - June, 1969

**German Government Prize for Excellence, 1969
Tuition and Fees Scholarship: 1967, 1968, 1969
Dean's List: 1967, 1968, 1969**

ACADEMIC CAREER

University of South Florida: July, 1987 - Current

- o Associate Professor in the FAMU/USF Co-operative Master of Architecture Program.
Responsible for the development of the Basic Design area of the Curriculum. Currently developing a course "Design for Transfer Students" intended to bring students transferring into this program with diverse backgrounds to a common theoretical base using appropriate design methodology.
Academic advisor.

University of Oklahoma: 1984 - 1987

- o Granted tenure in the College of Architecture by the Board of Regents - May, 1985.
- o Promoted to Associate Professor - May, 1985.
Responsible for teaching and coordinating multi-section classes of Graphics; Basic & Architectural Design (Levels I, II, and III); Techniques of Preservation; Architectural History.
- o Coordinator of London Studies Program 1986
Organized and chaperoned eleven students for a fifteen-week study program in England and Scotland. Taught five courses in Design, Theory, and Preservation to students of junior and senior undergraduate levels.

California Polytechnic State University, San Luis Obispo:

- o Visiting Assistant Professor, 1983 - 1984

RESUME - Deirdre J. Hardy - Page Three of Six

University of Oklahoma:

- o Assistant Professor, Tenure Track, 1978 - 1983

PROFESSIONAL PRACTICE.

- o Successfully completed Architectural Registration Examination, 1984. Florida License Number AR 0011724
- o Consultant in private practice in area of Historic Preservation, 1978 to present.
- o Quentin Remy Associates, Architects; Norman, Oklahoma. Full-time employee, September, 1982 to August, 1983.
- o Frankfurt-Short-Bruza, Architects-Engineers-Planners, Oklahoma City. Full-time Draftsman, June - September, 1982.
- o Director, Historic American Building Survey Field Office at the University of Oklahoma, May - September 1980.
- o Oklahoma Townscape Project, Designer - 1979.
- o Intern with Ferendino/Grafton/Spillis/Candela; Miami, Florida - Summer, 1977.

HONORS AND AWARDS

First Prize, American Collegiate Schools of Architecture Jubilee Banner Competition, March 1987.

Bronze Award, Amateur Category - AIA Focus On Architecture Photography Competition, Oklahoma Chapter - November, 1986.

Associates Distinguished Lectureship Award, University of Oklahoma - October, 1986.

RESUME - Deirdre J. Hardy - Page Four of Six

Outstanding Teacher in College of Architecture Award,
Presented by the University of Oklahoma Student
Association - May, 1986.

Associates Distinguished Lectureship Award,
University of Oklahoma - September, 1985.

Sir George Trevelyan Scholarship, Attingham Summer
School, England - Summer, 1985.

Andrew J. Ferendino Travelling Scholarship,
University of Florida, Gainesville - 1977.

Outstanding Student in Architecture, Miami - Dade
Community College, Florida - 1974.

German Government Prize for Excellence in German,
Tulane University - 1969.

PUBLICATIONS AND PAPERS

"Preservation of a Modern Masterpiece: The Price
House by Bruce Goff," co-authored with John Haggard,
Ann Hendersen, and Irene Fatsea. Presented at ACSA
Western Region Conference, Tempe, Arizona, 1986.

"Lighting in the Art Deco Period." Presented at the
Society of Commercial Archeology, Annual Meeting,
Washington, D.C., 1985.

Quentin Remy Associates Office Brochure, Quentin
Remy Associates, 1983. Thirty-two page package,
each describing and illustrating one of the
company's projects. Responsible for text, graphic
design, and camera ready copy.

Parkway Medical, Quentin Remy Associates, 1983. A
publication intended for investors, financial
institutions, and lessees. Responsible for text,
design, and organization of total package.

RESUME - Deirdre J.Hardy - Page Five of Six

Brookwood Medical, Quentin Remy Associates, 1983.
A publication intended for investors, financial institutions, and lessees. Responsible for text, design, and organization of total package.

"Citizens National Bank Office Tower," Quentin Remy Associates, 1982. Presentation brochure compiled to give bank officers and financial investors information regarding design possibilities and interrelated financial data. Responsible for text, graphic design, and layout.

"Park on Main," Quentin Remy Associates, Norman, Oklahoma, 1982. A promotional brochure for financing and leasing purposes for a retail/office complex. Responsible for text, graphic design, and layout.

Nominations to the National Register of Historic Places for the following buildings:

- Apache City Hall, Apache, OK
- Dowlen House, Temple, OK
- The Shadows, Frederick, OK
- Holloman-Dombrowski House, Frederick, OK
- Central Business District, Anadarko, OK

"Campus Environment & Landscaping," Report on the Campus Plan for the University of Oklahoma, Administrative & Physical Resources Council, University of Oklahoma, 1981, pp. 14-19.

Hugo: A Preservation Action Plan, Olivo & Associates, Norman, OK, 1980. A guideline for the citizens of Hugo to aid in understanding the history, economic condition, architectural quality, and physical characteristics of the city to enable appropriate downtown revitalization. Responsible for research, text, graphic design, and camera ready copy.

RESUME - Deirdre J. Hardy - Page Six of Six

High-Rise Building Systems,
Ferendino/Grafton/Spillis/Candela, Miami, Florida,
1977. A handbook for the lay person intended for
public relations use and potential clients to help in
understanding the complexity of high-rise building
design.

"Christoph Martin Wieland's Oberon on the English
Stage," Honors Thesis, with Distinction, Tulane
University, 1969.

CREATIVE ACTIVITY

Facade Lighting Design, Sooner Theatre, Norman,
Oklahoma, Current
Residence, Adelaide, South Australia, Current
Residence, Gainesville, Florida, August, 1986
Residence, Venetian Shores, Florida, 1984
Residence, Norman, Oklahoma, 1979

MEMBERSHIPS:

American Institute of Architects
Association of Preservation Technologists
National Trust for Historic Preservation

DANIEL BENNETT: RESUME

PRESENT
POSITION

Department Head & Professor, Department of Architecture, Auburn University, Auburn, Alabama.

Associate Director, FLORIDA CENTER for Urban Design & Research, University of South Florida, Tampa, Florida.

Professor of Architecture, Master of Architecture Program at the University of South Florida, Tampa, Florida.

PREVIOUS
PROFESSIONAL
POSITIONS

Principal, Bennett/Timmer Architects, Jackson, MS., (1982-1987). Architecture and urban design office specializing in historic restoration, adaptive use, urban design, architectural programming, and commercial facilities.

Professional consultant, The Jackson Redevelopment Authority, Jackson, Mississippi (1978-1981).

Head, Division of Urban Design, Oklahoma City Department of Planning, Oklahoma City, Oklahoma (1976-1977). Administrative and professional responsibility for one of two major divisions within the Oklahoma City Department of Planning. Specifically charged with implementation of all physical design and economic revitalization of the City's comprehensive plan.

Principal, Team Plan, Inc., West Palm Beach, FL (1974-1975). Involved in areas of design management of a ten-person firm specializing in land planning and design related research.

Research Assistant, Rice Center for Community Design and Research, Houston, Texas (1975). Involved in natural environment and transportation impact analysis relating to urban land use development. Graduate Student Representative to the Board of Directors.

Designer, Tennessee Valley Authority Architectural Design Branch, Knoxville, Tennessee (1968).

PREVIOUS
ACADEMIC
POSITIONS

Director and Professor of Architecture, Mississippi State University School of Architecture Urban Center, Jackson, MS (1978-1987).

Visiting Associate, The Martin Centre for Architectural and Urban Studies, University of Cambridge, Cambridge, England (1986).

Instructor, School of Architecture, College of Environmental Design, Louisiana State University, Baton Rouge, Louisiana (1971).

EDUCATION

Master of Architecture in Urban Design, Rice University, Houston, Texas (1974).

Bachelor of Architecture, Auburn University, Auburn, Alabama (1968).

PROFESSIONAL
QUALIFICATION

National Council of Architectural Registration Boards, Certificate No. 16,559. Registered Architect: States of Florida, Mississippi, and Texas.

MEMBERSHIPS
AND
PROFESSIONAL
SERVICES

American Institute of Architects, Former President Mississippi Chapter, AIA (1985)

American Institute of Architects Urban Design Committee

American Planning Association

Associated Collegiate Schools of Architecture

Florida Downtown Development Association.

National Trust for Historic Preservation

Mississippi Architectural Foundation

HONORS
AND
AWARDS

Galloway Williams House Restoration,
New Offices for KLH Industries: Honor Award,
Mississippi AIA, 1986.

Greene Pool House and Pavilion: Honor Award
Citation, Mississippi AIA, 1986.

Lake Junaluska Bridge and Chapel: First Prize,
National ACSA Designed Artifact Competition, 1986;
First Prize, SE Regional ACSA Designed Artifact
Competition, 1985.

Galloway House Restoration, New Offices for Cupit
and Maxey Attorneys: Award of Merit, Mississippi
Historical Society, 1985; Honor Award, AIA Gulf
States Region, 1984; Honor Award, Mississippi AIA,
1984.

Waterwood Subdivision: Honor Award Citation,
Mississippi AIA, 1981.

Who's Who in the South and Southwest, 1982.

Award for Design Excellence, OKC Beautiful, 1977.

Rice University Scholarship, 1973-74.

Outstanding Young Men of America, 1971.

LECTURES &
PUBLICATIONS

ACSA National Conference, Van Couver, British Columbia, February, 1985.

Numerous guest lectures before University audiences (Auburn University, University of Arkansas, Mississippi State University, Louisiana State University) from 1981-87.

Work featured in various regional and local publications (Southern Living Magazine, the Mississippi Architect, the Memphis Architect, Art Papers).

PERSONAL

Born: Gadsden, Alabama, June 21, 1943

Married Joan E. Haley, Nashville, Tennessee. Two children.

FRANKLIN SETZER: RESUME

PRESENT
POSITION

Urban Design Director, FLORIDA
CENTER for Urban Design & Research, Core Staff.

Adjunct Associate Professor, FAMU/USF Cooperative
Architecture Program.

Principal, Franklin Setzer Associates.
Architectural and consulting services for
commercial, institutional, educational, and
residential projects in Florida, Georgia and
Wisconsin.

PREVIOUS
PROFESSIONAL
POSITIONS

Principal, The Jernigan/Setzer Partnership P.A.,
Tampa, Florida (1982-1985). Architectural,
planning and urban design services, preparation of
construction documents for a variety of commercial
and residential projects, and consulting services
for Florida Keys citizens' advocacy group.

Principal, Franklin Setzer Architecture and
Planning, Milwaukee, Wisconsin (1977-1982).
Independent consulting services to the City of
Milwaukee to transform the City's 230-acre
downtown lake front from an antiquated industrial
use to an attractive park setting for public
activities, commercial entertainment and retailing
plazas, and lake front walkway. These services
ranged from preliminary planning to implementation
of capital projects, including preparation of
planning prospectus, general development plan,
management of traffic/parking and market
feasibility studies, preparation of sketch plans,
design studies to show development alternatives,
tax increment financing, management of capital and
operating budgets, etc. Planning and urban design
studies for the Milwaukee Brewery District
Redevelopment Area's residential, boat pier,
entertainment/ restaurant uses, and historic
buildings. Planning and urban design services for
private developers in Lake Church and Cedarburg,
Wisconsin.

Associate, The Crane Design Group, Houston, Texas,
(1975-1977). On-site project manager for the
preparation of the Oklahoma City Plan for Growth
Management and Community Development, which
involved establishing overall growth goals,
strategies for achieving results, and
implementation of the plan.

Research Assistant, The Rice Center for Community Design and Research (1974-1975).

Associate, Clark MacKinnon, Architect, Tampa, FL (1972-1973).

Designer, Rowe - Paras and Associates, Tampa, FL (1971-1972).

PREVIOUS
ACADEMIC
POSITIONS

Visiting Critic, School of Architecture, Rice University (1975-1976).

Visiting Critic, School of Architecture, University of Houston (1975).

Teaching Assistant, School of Architecture, Rice University (1974-1975).

Guest Lecturer and Critic:

- University of Wisconsin, Milwaukee (1978-1982)
- University of Oklahoma (1977)
- Oklahoma State University (1976-1977)

EDUCATION

Master of Architecture in Urban Design, Rice University (1975).

Bachelor of Architecture, (with honors)
University of Florida (1971).

PROFESSIONAL
QUALIFICATIONS

NCARB Certification

Registered Architect: State of Florida; State of Wisconsin; and State of Texas.

MEMBERSHIPS
AND
PROFESSIONAL
SERVICES

Society of American Registered Architects
Rice Design Alliance
Tampa Architecture Club
Association of Rice Alumni
Rice University President's Club
National Trust for Historic Preservation

HONORS
AND
AWARDS

Rice University Research Fellowship

TAU SIGMA DELTA Honorary Fraternity
At College of Architecture, University of Florida,

Gargoyle Honor Society;
University of Florida Fellowship;
Reynolds, Smith and Hills Scholarship;
and Hume Scholarship.

JOSEPH PANDO: RESUME

PRESENT
POSITION

Project Manager, FLORIDA CENTER for Urban Design
and Research

PREVIOUS
PROFESSIONAL
POSITION

Project Architect, Ranon and Partners, Inc.,
Architects/Planners, Tampa, Florida (1985-1987).
Served as the job captain and project architect
for various medium and large scale commercial and
institutional facilities within the office.
Involved in the Master Plan for Hillsborough
Community College Brandon Learning Center.

Project Designer, Fletcher, Valenti, Chillura, and
Puglisi, Inc., Architects/Planners, Tampa,
Florida. (1982 - 1984). Involved in the design
and planning of various aspects of Hillsborough
Community College, Florida College, and the
University of South Florida.

Draftsman, Olga Forsythe, Architect, Tampa,
Florida (1979).

EDUCATION

Master of Science in Architecture and Urban Design,
Columbia University, New York, New York (1985).

Bachelor of Architecture, Mississippi State
University, Starkville, Mississippi (1982).

Associate in Arts, Hillsborough Community College,
Tampa, Florida (1977).

MEMBERSHIPS
AND
PROFESSIONAL
SERVICES

Associate Member, Florida Chapter, American
Institute of Architects.

Hillsborough Community College Foundation.

HONOR
AND
AWARDS

Graduate School of Architecture and Planning
Scholarship, Columbia University, 1984.

President's Scholar, Dean's Scholar, Mississippi
State University.

Honorable Mention, the Study of a Mixed-Use
Building Type, Pella Window and Door Company
State Wide Design Competition, Mississippi State
University, 1981.

Urban Retail and Mixed-Use Center Study (featured
in "Progressive Architecture" magazine, 1980).

Honorable Mention, Mississippi Concrete Industries
Competition, Mississippi State University, 1980.

PERSONAL

Born, Villaviciosa, Spain, September 2, 1956.

Single, excellent health.

INFORMATION

ARCHITECTURAL ENGINEERING INCORPORATED

Architectural Engineering Incorporated is a Florida Corporation providing the services of Mechanical and Electrical Consulting Engineering. Mechanical Engineering consists of: HVAC, Plumbing, Fire Protection, Controls and Energy Conservation Analyses. Electrical Engineering consists of: Power, Lighting, Communications Systems, Fire Alarm, Lightning Protection, Controls and Instrumentation, and Energy Conservation Analyses. The attached two pages of information expand on the Mechanical and Electrical services offered.

Architectural Engineering Incorporated provides design and construction phase services for the following types of projects:

- Assembly Occupancies (Group A)
- Business Occupancies (Group B)
- Educational Occupancies (Group E)
- Factory - Industrial Occupancies (Group F)
- Hazardous Occupancies (Group H)
- Institutional Occupancies (Group I)
- Mercantile Occupancies (Group M)
- Residential Occupancies (Group R)
- Storage Occupancies (Group S)

The attached information sheet indicates experience (specific projects) in each of these types of occupancies.

The engineering design and administrative operations at Architectural Engineering Incorporated are fully automated, using IBM computer hardware. The firm uses computer programs from various national software vendors for Mechanical and Electrical Engineering design calculations as well as for numerous administrative functions. AEI also offers computer aided drafting (CAD) using the Autocad software program.

W. RONALD MCILVEEN, P.E.

POSITION Chief Mechanical/Electrical Engineer
Architectural Engineering Incorporated

EDUCATION

1972 Bachelor of Science - Mechanical Engineering
Worcester Polytechnic Institute, Worcester, MA.

1975 Master of Science - Mechanical Engineering
Rensselaer Polytechnic Institute, Hartford, CT.

1979 Master of Business Administration - Management
Wayne State University, Detroit, MI.

PROFESSIONAL REGISTRATIONS

1980 Professional Engineer - Florida #30270

1977 Professional Engineer - Connecticut #10358

1986 Professional Engineer - Tennessee #18103

1986 Professional Engineer - Georgia #16088

PROFESSIONAL ACTIVITIES

Member - National Society of Professional Engineers

Member - American Society of Heating, Ventilation, and Air
Conditioning Engineers

Member - National Fire Protection Association

Member - Southern Building Code Congress International,
Inc.

Member - Greater Tampa Chamber of Commerce

PROFESSIONAL EXPERIENCE

Professional engineering career has concentrated on Mechanical and Electrical Consulting Engineering in private practice work.

Mechanical Engineering experience is extensive, as the attached types of projects indicates. HVAC, plumbing, fire protection, controls, energy conservation analyses, and inspections/reports have been performed for these projects on both new and existing buildings. Innovative designs have included: The use of chilled water storage tanks at an elementary school in Hillsborough County; the use of a direct digital control (DDC) control system for a large office building for the Navy in Orlando; and the use of heat recovery from chillers for building heating and domestic hot water heating. Mr. McIlveen has also performed value engineering studies on selected projects with sizable economic and energy saving results.

Electrical Engineering experience in both new and existing construction is also extensive, as the attached projects indicate. Innovative Electrical Engineering designs include: The use of computer controlled dimming systems for a convention center in Orlando; the use of special lighting/dimming systems in auditoriums for a large nationally based theater company; RFI shielding and nonferrous design for a Magnetic Resonance Imaging facility.

Mr. McIlveen also has in-depth experience with existing project inspections and design of Urban Community Areas. He participated in the design of the downtown riverfront ethnic festival area and fountain complex in Detroit, Michigan. He performs site visits and inspection reports on projects totaling over \$100 million throughout the East Coast (Boston to Miami) for several National Institutions.

ROBERT A. BARNES, P.E.

POSITION Project Engineer
Architectural Engineering Incorporated

EDUCATION

1973 Bachelor of Science - Chemistry
University of Missouri at Rolla

1982 Bachelor of Science - Mechanical Engineering
University of South Florida

PROFESSIONAL REGISTRATION

1987 Professional Engineer - Florida #38535

PROFESSIONAL ACTIVITIES

Associate
Member: American Society of Heating, Ventilating, and Air
Conditioning Engineers

PROFESSIONAL EXPERIENCE

Engineering career has specialized in Mechanical Engineering designs and Electrical Engineering analyses for new construction and renovation projects.

Mr. Barnes has demonstrated his Mechanical Engineering abilities on recent office building designs and educational facility projects. These projects have included: Automated calculation procedures; and the use of direct digital computers for building systems' operation. A recent office building project for the Navy in Orlando included a central mechanical system with chillers that provided both chilled water for cooling and hot water for heating (direct use). The cost and energy savings from these systems were evaluated using life-cycle cost procedures.

Mr. Barnes' Electrical Engineering experience includes both power and lighting systems analyses and calculations. Recent projects have included: School lighting (using ESI approved systems); room-by-room lighting calculations in a convention center; power and short circuit analyses review for an office building.

KENNETH A. HUMPHREY

POSITION Project Engineer
 Architectural Engineering Incorporated

EDUCATION

1973 Associate Degree - Architectural Technologies
 Columbus Technical Institute

PROFESSIONAL ACTIVITIES

Member: Electrical Council of Florida
Member: Illuminating Engineering Society of North America
Secretary/
Treasurer Tampa Bay AutoCAD User's Group

PROFESSIONAL EXPERIENCE

Engineering career has specialized in Electrical Engineering designs and analysis for new construction and renovation projects, with extensive construction coordination experience. He has also performed selected Mechanical Engineering systems designs for facilities.

Mr. Humphrey has demonstrated his Electrical Engineering design and analysis capabilities on numerous commercial, industrial and institutional projects. These projects have included: functional and decorative lighting systems designed to IES and to Department of Education recommendations; power distribution systems including medium voltage (up to 15 kv); and emergency power (generator and battery types). Also, he has performed special systems designs including; fire alarm (standard and multiplexed); sound/intercom/paging; master clock and program bell; security; closed-circuit television (CCTV); master antenna television (MATV); and nurse call systems.

Mr. Humphrey has designed; computer-integrated temperature control/fire alarm system at a 1600 student high school in upper Pinellas County; fiber-optics video and control in a surveillance camera system at a government-operated manufacturing/research facility in Pinellas County; and an electrical distribution system analysis at a printed circuit board manufacturing facility in Orlando. He has also designed a 27 story luxury hotel utilizing custom designed lighting and dimming systems, a large emergency power system, and vertical branch circuit wiring in lieu of the standard "panel-per-floor" arrangement; and he has designed a reconstruction of a 5 KV outdoor substation at a military depot near Lexington, Kentucky.

CABANA AND FERNANDEZ STRUCTURAL CONSULTANTS, PA

Background and Professional Qualifications

CABANA & FERNANDEZ STRUCTURAL CONSULTANTS, PA originated in 1977 as Leonardo Cabana, P.E., a small consulting firm doing business mostly in the Tampa Bay area. In 1984, Jorge Fernandez joined the company as a full partner, it was reorganized as a partnership and the present name adopted. In 1985, the status was changed from a partnership to a corporation.

While working as administrators or design engineers for other firms in the Tampa Bay area, Leonardo Cabana and Jorge Fernandez have been operating mostly as a team since 1970. Their work includes a wide variety of project types that have been constructed throughout Florida and Georgia.

CABANA & FERNANDEZ offers consulting services in the field of structural engineering. The range of experience includes office buildings, shopping centers, schools, hospitals, postal facilities, multi-residence structures, churches, and warehouse/industrial buildings. CABANA & FERNANDEZ is highly skilled in the design of steel, reinforced concrete, pre-stressed concrete, post tensioned concrete, and timber structures.

CABANA & FERNANDEZ STRUCTURAL CONSULTANTS renders its services strictly observing the following premises:

- * Direct involvement by the principals of the firm. All communication with clients, and most of the design work and field visits are performed by company principals.
- * Close coordination with the architectural design team. CABANA & FERNANDEZ believes that the purpose of engineering design is to produce structural systems that will be in tune with the economics, practicality of construction, aesthetics, and functional objectives of the project.
- * Planning for efficient interfacing of structural and architectural elements in order to produce successful project designs. Thus, CABANA & FERNANDEZ are always available to the planners and project architects from conceptual design through completion of the working drawings.

- * Striving for economy. CABANA & FERNANDEZ's years of combined experience and the in-house electronic computer system insures that all possible options are explored. In every case, the most practical and economical solution is adopted. Most technical calculations and administrative operations are conducted with the use of in-house computers. The firm makes extensive use of software written by staff members, which allows us to write programs for special applications where software is not available.
- * High return for fees. CABANA & FERNANDEZ operates on a low-overhead, high-productivity basis. Therefore, clients rest assured that they are being provided with the best and most comprehensive consulting services.
- * Practical approach. The firm's design professionals have years of field as well as office experience. They are familiar with the most efficient and state-of-the-art construction practices that work well in the area. Excellence in design and detailing follow the basic idea of reducing construction time and cost by the use of the most practical, uncomplicated construction methods.
- * Repeat clients. CABANA & FERNANDEZ firmly believes in doing business in such a way that clients feel comfortable to return. Approximately 90% of the business is conducted with clients for whom services have been rendered in one or more occasions in the past.

CABANA & FERNANDEZ STRUCTURAL CONSULTANTS, PA is a one hundred percent minority-owned (Hispanic) firm.

LEONARDO CABANA, P.E. - PRESIDENT

Education: Master of Science
Engineering
University of Havana, 1954

License: State of Florida, 1965

Mr. Cabana has practiced engineering in the State of Florida since 1961. Before starting his own company he was staff engineer with the firms of H. Joseph Diaz & Associates, and William McGraw & Associates. Mr. Cabana was also chief structural engineer for the firms of Diaz-Seckinger & Associates and Omega Engineers.

JORGE FERNANDEZ, P.E. - VICE PRESIDENT

Education: Bachelor of Science
Engineering
University of South Florida

License: State of Florida, 1978

Mr. Fernandez has been a design engineer in the Tampa Bay area since 1968. He was staff engineer for Diaz-Seckinger & Associates, Omega Engineers, and Pedone Engineering Company. Before joining Leonardo Cabana as a full partner and forming Cabana & Fernandez Structural Consultants, he was head of the building structures department at Diaz-Seckinger & Associates.

LEONARDO CABANA

Education: M.S. Civil Engineering
University of Havana, Cuba 1954

Registration: State of Florida, 1965
License # P.E. 10252

Employment:

1984 to date	Cabana & Fernandez Structural Consultants, P.A. (Tampa, FL) President
1977 - 1983	Leonardo Cabana Structural Consultant (Tampa, FL) President
1974 - 1977	Paras & Associates (Tampa, FL) Structural Engineer
1972 - 1974	Omega Engineers, Inc. (Tampa, FL) Structural Engineer
1970 - 1972	Diaz, Seckinger & Associates (Tampa, FL) Head of Structural Department
1968 - 1970	Leonardo Cabana, P.E. (Tampa, FL) President
1963 - 1968	William McGraw & Associates (Tampa, FL) Structural Engineer
1961 - 1963	H. Joseph Diaz & Associates (Tampa, FL) Structural Engineer

JORGE FERNANDEZ

Education: B.S. Engineering
University of South Florida, 1972

Registration: State of Florida, 1978
License # P.E. 25525

Employment:

1984 to date	Cabana & Fernandez Structural Consultants, P.A. (Tampa, FL) Vice President
1983 - 1984	Fullerton, Carey & Johnston (Tampa, FL) Structural Engineer
1977 - 1983	Diaz, Seckinger & Associates (Tampa, FL) Head of Structural Department
1974 - 1977	Pedone Engineering Company (Lakeland, FL) Structural Engineer
1972 - 1974	Omega Engineers Inc. (Tampa, FL) Structural Engineer
1969 - 1972	Diaz, Seckinger & Associates (Tampa, FL) Structural Engineer
1968 - 1969	R.C. Jackson III, Inc. (Tampa, FL) Designer, draftsman

PERSONAL RESUME

NAME: Raymond Clarence King
HOME ADDRESS: 329 Fern Cliff Avenue, Temple Terrace, FL 33617
HOME TELEPHONE: 813/988/3658
BORN: March 9, 1931 Rockford, IL
FAMILY: Married, two children

MILITARY

United States Marine Corps Reserve 1948 to 1964
Active Duty from August 1950 to April 1952
Staff/Sergeant Disbursing

EDUCATION

BS in Education with major in Business - 1956 - Drake University,
Des Moines, Iowa
MA with major in Student Personnel Administration Higher Education
and minor in Administration of Higher Education - 1961 -
Columbia Teachers College, New York
Professional Diploma, Dean of Students - 1963 - Columbia Teachers
College, New York

CAREER HISTORY

University of South Florida 1963 - present
Tampa, Florida

ASSOCIATE VICE PRESIDENT FOR STUDENT AFFAIRS 1984 - present

ASSISTANT VICE PRESIDENT FOR STUDENT AFFAIRS 1981 - 1984

- Manage bookstore and Textbook Center functions
- Manage business and housekeeping functions
- Direct student personnel program
- Recruit and train staff employees at all levels
- Establish and maintain close working relationships
with private residence halls operating adjacent
to the University
- Manage food service contract for the University

DIRECTOR OF HOUSING AND FOOD SERVICE 1965 - 1981

- Manage business and housekeeping functions
- Direct student personnel program
- Recruit and train staff employees at all levels
- Establish and maintain close working relationships
with private residence halls operating adjacent
to the University
- Manage food service contract for the University

DIRECTOR OF STUDENT ORGANIZATIONS

1963 - 1965

- Develop student organizations and activities
- Serve as advisor to fraternities and residence hall student organizations
- Develop residence hall policies, standards, procedures, and provide the necessary manuals of operation
- Develop a public relations program designed to acquaint prospective students, their parents, faculty, and the general public with the Residence Hall Program
- Develop a coordination of the Residence Hall Program with the services provided by the Health Center, the Developmental Center, the Business Office, the University Center, the academic program of the University, and the personnel deans.

TEACHING

The teaching I have done has been on a volunteer basis in a variety of areas in order to gain experience. Held faculty rank of Associate Professor.

- Tennis Dept. of Physical Education, College of Basic Studies
- Behavioral Science, Department of Behavioral Science, College of Basic Studies
- Introduction to Teaching, College of Education
- Personnel Management

Columbia College
Columbia University
New York City, New York

1960 - 1962

HEAD OF MEN'S RESIDENCE HALLS

1960 - 1962

- Develop and direct a residence hall counseling program
- Recruit and train residence hall counseling staff
- Process all room assignments
- Review and recommend action on residence hall discipline cases
- Serve as advisor to residence hall students

University of Pittsburgh
Pittsburgh, Pennsylvania

1957 - 1960

DIRECTOR OF MEN'S HOUSING
ASSISTANT DEAN OF MEN

1958 - 1960

- Develop and direct a residence hall program for undergraduate and graduate men
- Recruit and train residence hall counseling staff
- Begin residence hall operation in former hotel
- Plan and execute conversion of apartments into residence

ASSISTANT DEAN OF MEN

1957 - 1958

- Advisor to Inter-Fraternity council and all of its programs
- Chairman of student organizations recognition committee
- Investigate and recommend action to the Dean of Men on student organization and individual discipline cases

Sigma Phi Epsilon Fraternity
Richmond, Virginia

1956 - 1957

DIRECTOR OF CHAPTER SERVICES
FIELD SECRETARY

- Visit undergraduate chapters advising them on all phases of their operations
- Consult with college administrators as to status of fraternity chapter
- Visit with local fraternities to sell them on joining Sigma Phi Epsilon
- Visit with college administrators to see if we could form a fraternity

PROFESSIONAL AFFILIATIONS

Association of College and University Housing Officers International
Southeast Housing Officers Association
National Association of College and University Food Service Officers
National Restaurant Association
Southeast College Food Service Officers Association
National Association of College Auxiliary Services
Florida Association of College Stores

RICHARD M. WINGARD, SR.

215 Forest Park Avenue
Temple Terrace, FL 33617
Residence (813)985-2692

CAREER
OBJECTIVES

Responsible position in Food Services Management requiring proven skills in innovative food service management, purchasing, marketing and sales.

QUALIFICATIONS

Twenty years of progressively responsible and commended performance in Food Service Management as director, planner, organizer, problem solver, and marketing manager.

SELECTED ACHIEVEMENTS

Coordinated major university's three food services contracts providing board, cash, and vending services.

Directed university food service operation producing \$3.5 million in annual sales.

Developed and implemented a program of accounting, purchasing, warehousing, and baking for university food service resulting in expansion of operating cafeterias from two to eight.

Designed, developed, and implemented with architectural assistance renovation and improvement of facilities resulting in cost savings and reduction in labor.

Conceived, developed, and implemented campus fast food locations resulting in an increase in sales of 16%.

Designed, developed, and implemented computer-assisted menu and purchasing system resulting in the ability to maintain a constant predetermined food cost and an increase in inventory turnover.

Coauthored a book published by Cahnners on food service management and an article on food purchasing published in the Journal of the American Dietetic Association.

Chaired state governmental task force assigned to evaluate State of Tennessee Institutional Food Services.

Managed a full-service restaurant with facilities for banquets and catering.

Conceived and implemented credit card charge system resulting in annual sales of 49%.

Successfully resisted two major attempts to unionize the food services of a large university.

RICHARD M. WINGARD, SR.

PROFESSIONAL
EMPLOYMENT

UNIVERSITY OF SOUTH FLORIDA, Tampa, Florida 1982-Present
Coordinator of University Food Services
Responsible for administering three food service contracts
and conference center generating \$5.9 million in sales.

ANDY'S RESTAURANT, Opelika, Alabama 1980-1982
Owner and General Manager
Responsible for the operation of a full-service restaurant
providing banquet facilities and catering off premise.

AUBURN UNIVERSITY, Auburn, Alabama 1974-1980
Director of Food Services
Responsible for \$5 million operation producing two million
meals annually in eight food service units. Designed and
implemented meal programs generating in excess of \$3 mil-
lion sales.

UNIVERSITY OF TENNESSEE, Knoxville, Tennessee 1966-1974
Assistant Director of Food Services
Responsible for purchasing, specifications, and accounting
of food, supplies, and equipment for multiunit food service
department producing 16,000 meals daily in seven production
areas.

U.S. ARMY MISSILE COMMAND, REDSTONE ARSENAL, 1957-1966
Alabama
Technical Advisor and Instructor
Responsible for advising and instructing staffs in mainte-
nance functions on the Nike Missile System relative to pre-
ventive maintenance, supply, training of staff, and reso-
lution of technical problems within the Nike Missile
System.

EDUCATION

B.S., Virginia Polytechnic Institute

AFFILIATIONS
AND
MEMBERSHIPS

Past President, Purchasing Management Association of East
Tennessee National Association of College and University
Food Services .Member of the Alabama Historical Association

PERSONAL DATA

Married, three sons; Excellent Health; Willing to relocate

KELVIN R. BEST

5610 Neal Drive
Tampa, FL 33617
(813) 985-5206

PERSONAL DATA

Birth Date:	October 25, 1945	Marital Status:	Married
Birth Place:	New Orleans, LA	Draft Status:	Hon.
Discharge			
Height/Weight	5'11" , 160 lbs.	SSN:	322-38-7739
Nickname:	"Kelly"	Health:	Excellent

EDUCATIONAL BACKGROUND

1971 - 1973	Bachelor of Arts	University of South Florida Tampa, Florida 33620 Major: Sociology Elective Emphasis: Bus. Mang.
1969 - 1971	Associate of Arts	Hillsborough Community College Tampa, Florida 33620 Major: Bus. Administration
1966 - 1969	Personnel Special.	United States Army
1964 - 1966	(attended)	Westmar College Le Mars, IA
1963 - 1964	(attended)	Allied Institute of Technology Chicago, IL
1959 - 1963	Diploma	Washington Comm. High School Washington, IL

WORK EXPERIENCE AND RESPONSIBILITIES

Oct. 1981 to Present	Assistant Dir. of Housing Facilities Department Housing & Auxiliary Services University of South Florida Tampa, FL 33620
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Worked in capacity as Business Manager for the Division of Housing & Auxiliary Services. Fifty percent of the Business Manager job was being responsible for project type work in the Facilities Area; ie., purchased materials for and oversaw construction of the Food Service facility on the Universities Chinsegut Hill Property at Brooksville, FL.

pg. 2
Kelvin Best

For the past three years I have filled the position of Assistant Director of Housing for Facilities. This job oversees and directs the Operation & Maintenance of Student Residence Halls. A total of 47 buildings, housing a total of 3,300 residents.

Maintenance and minor renovation of these facilities is accomplished by use of our own Maintenance Staff of 14 people along with use of Student employees and outside contractors.

April 1979 - August 1980

Food Service Dir. for Vending
Saga Food Service
University of South Florida
Tampa, Fl. 33620

Responsible for Saga's Vending account at the University of So. Florida

- Directly responsible to the University's liaison
- Directly responsible to Saga's District Manager
- Directly responsible for preparing reports for corporate Headquarters in Menlo Park, California
- Directly responsible for all annual financial tracking
- Directly responsible for all on-going management for the account
(SEE FOOD SERVICE MANAGER FOR VENDING RESPONSIBILITIES)

May 1973 - April 1979

Food Serv. Manager for
Vending
Saga Food Service
University of South Florida
Tampa, FL 33620

Assisted former FSD in setting up the vending account at the University.

Responsible for all on-going management for the account at USF:

- Training for all employees
- Hiring and firing of all employees for vending (staff of eleven)
- Purchasing of all products and equipment
- Merchandising products
- Establishing employees' work schedules and route schedules
- Overseeing vehicle maintenance
- Supervising all routes and machine maintenance
- Supervising all account bookkeeping
 - Inventory
 - Income
 - Payroll
 - Expenses
 - P & L statement balancing
 - Invoice payment authorization
- Preparing monthly budgets and annual tracks
- Overseeing account safety and EEO programs

pg. 3
Kelvin Best

September 1971 - March 1973

Student Assistant
Div. of Housing Maintenance
University of South Florida
Tampa, FL 33620

Responsible for inventorying and keeping records on all property owned and used by the Division of Housing and Food Services at South Florida.

September 1966 - September 1969

United States Army
Released from active duty
9/5/69
Honorable Discharge
9/5/72

9/66 - 3/67

Basic and Advanced Training
Fort Cambell, Kentucky
Fort Leonard Wood, Missouri

3/67 - 5/68

Classified Documents Clerk
(secret clearance required)
Camp Red Cloud, Korea

6/68 - 9/69

Personnel Specialist (NCO)
(in charge of all enlistments into
Army, Navy, Air Force and Marines;
supervised 12 men)
Entrance and Examining Station
Chicago, Illinois 60609

September 1963 - May 1964

Shipping Dock Truck Driver
(worked full-time while
attending night school)
Blommer Chocolate Company
Chicago, Illinois 60609

pg. 4
Kelvin Best

OTHER RELATED TRAINING EXPERIENCES/SEMINARS

- 1973 - National Vendors Training Workshop (3 days) Atlanta, Georgia
- 1974 - Campus Management (Operational Development) (2 days) USF
- 1975 - Assisted with surveying for vending account- St. Pete Jr. College
- 1976 - Cooking a Roast Rollins College - Orlando, Florida
- Managing Management Time Series - USF
- Assisted with surveying and bidding for vending account - Miami Dade Jr. College, Miami, Florida
- Assisted with vending set-up - Rollins College - Orlando, Florida
- 1977 - National Vendors Training - Tampa, Florida
- 1979 - Train the Trainer - Eckerd College - St. Petersburg, Florida
- Staffing Workshop - Valencia Jr. College - Orlando, Florida
- 1980 - Quality Assurance Workshop - University of Miami - Miami, FL.
- 1981 - Present - Various University sponsored workshops regarding Personnel
- Attended different National Association of Housing Builders Annual conferences

PART-TIME JOBS WHILE ATTENDING COLLEGE

gas station attendant	city street dept. employee
janitor	grave digger
dishwasher and busboy	

OUTSIDE INTEREST

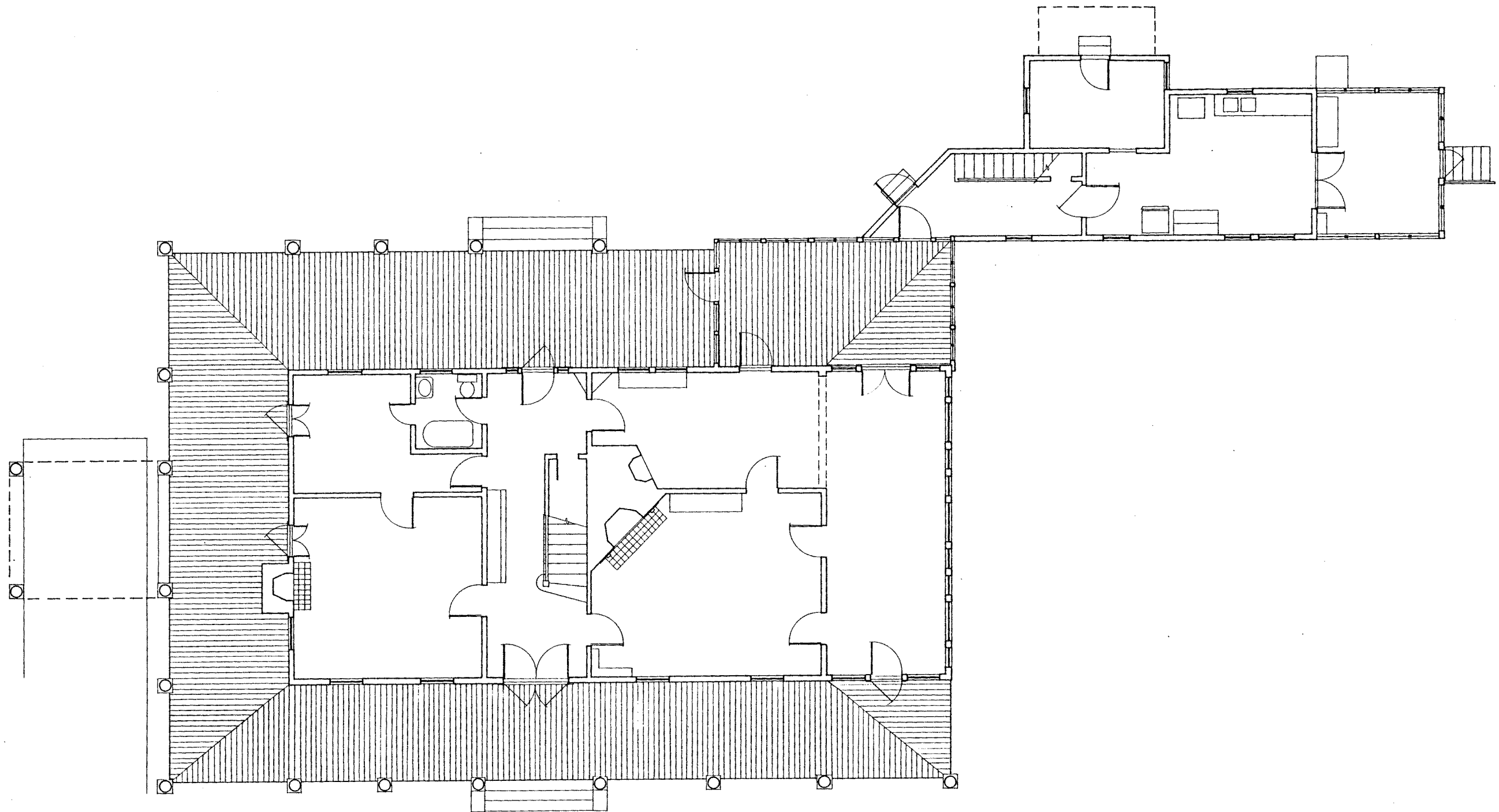
antique restoration, cabinetry, drafting

ATTACHMENT – H

ATTACHMENT "H"

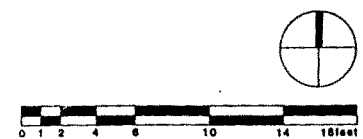
DRAWINGS-OF-RECORD

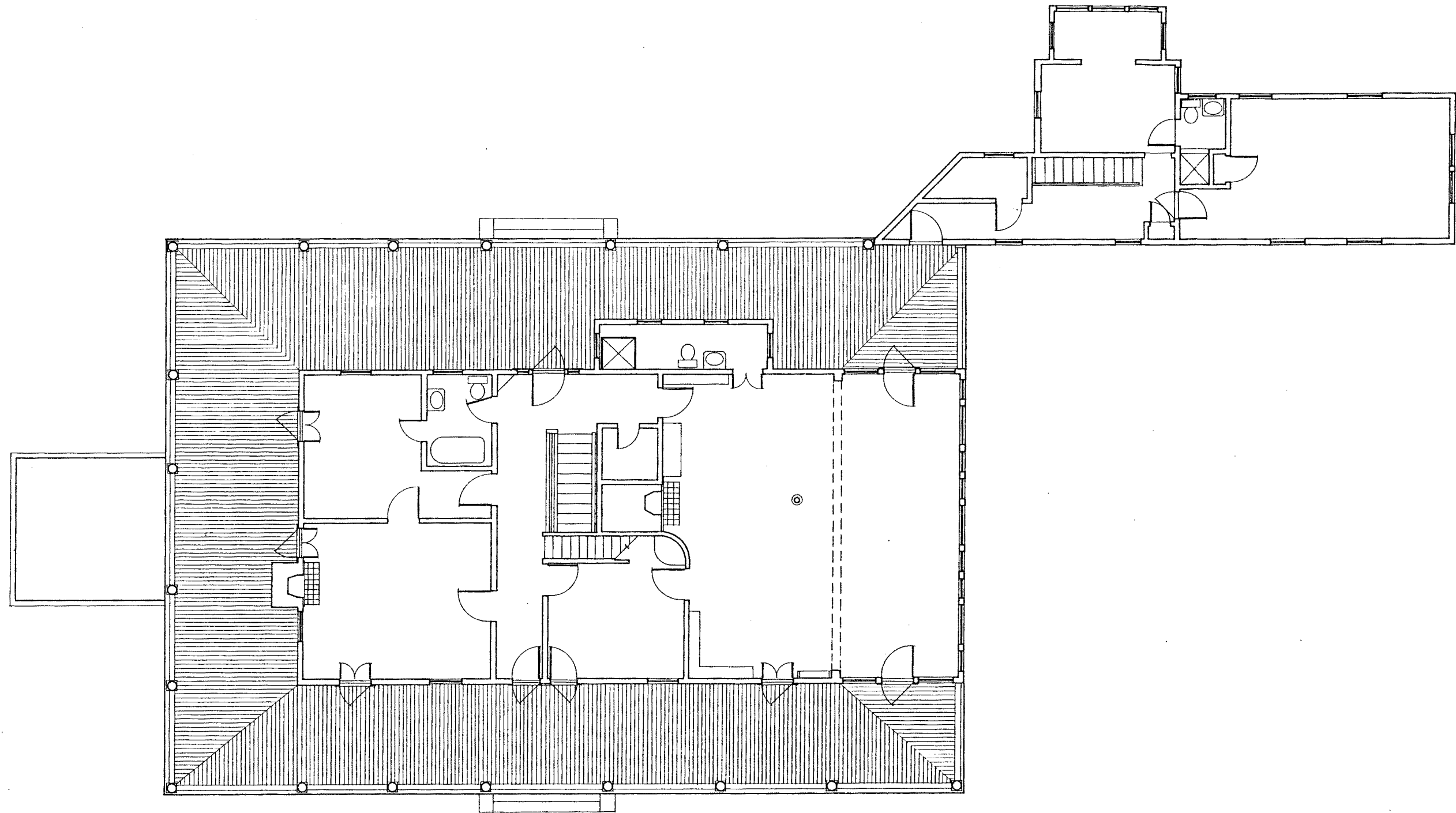
The following Floor Plans and Building Elevations have been prepared as part of the preliminary project activities (See Attachment "F"). These drawings were developed from extensive field measurements and photographic surveys recently conducted. The drawings were prepared at an original scale of 1/4"=1' - 0", and have been reduced in size for inclusion in this grant proposal.



FIRST FLOOR PLAN

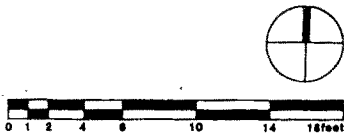
MANOR HOUSE - CHINSEGUT EDUCATIONAL CONFERENCE CENTER

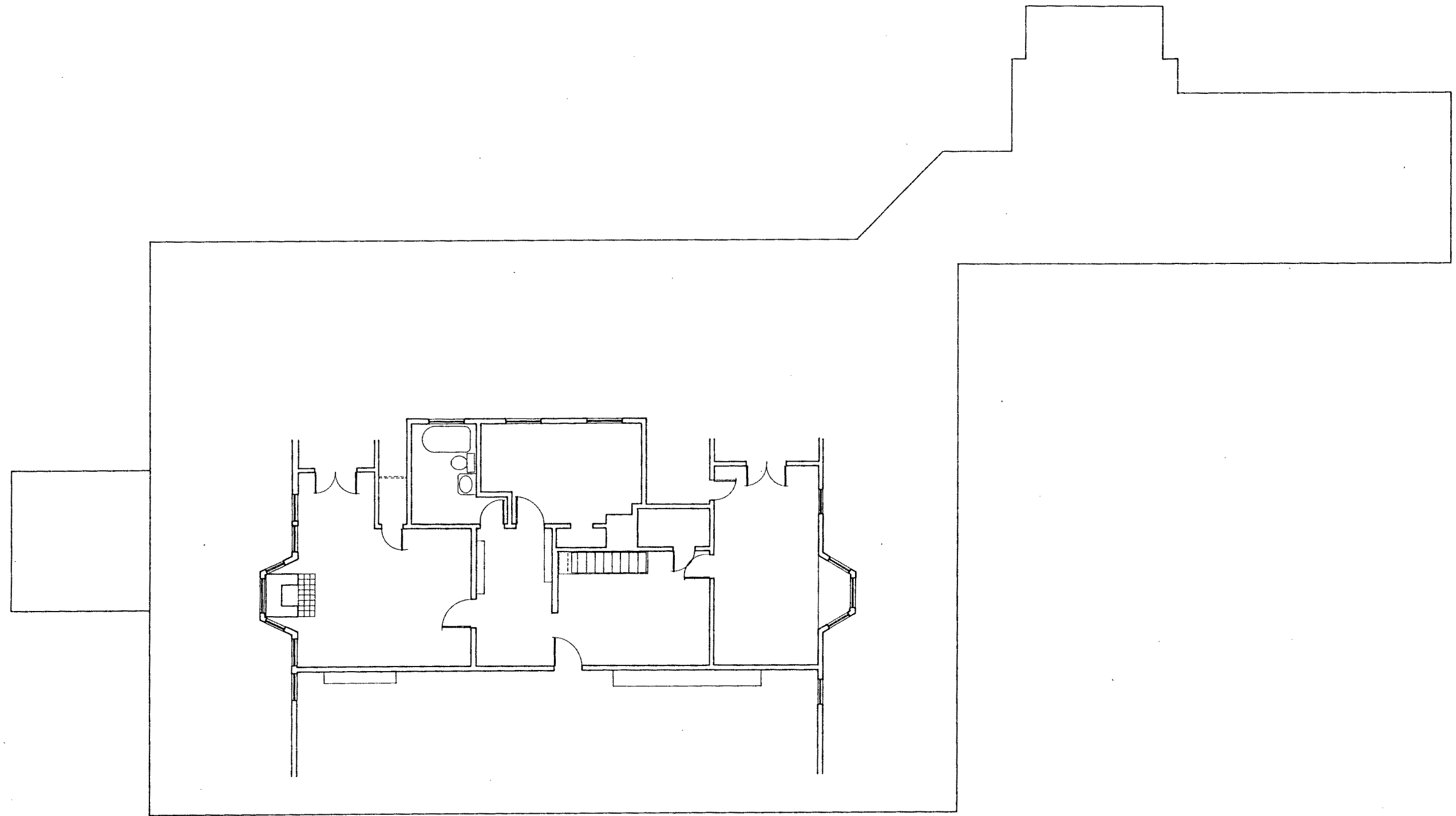




SECOND FLOOR PLAN

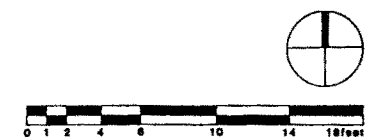
MANOR HOUSE – CHINSEGUT EDUCATIONAL CONFERENCE CENTER





THIRD FLOOR PLAN

MANOR HOUSE - CHINSEGUT EDUCATIONAL CONFERENCE CENTER



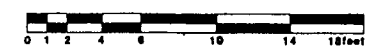


WEST ELEVATION



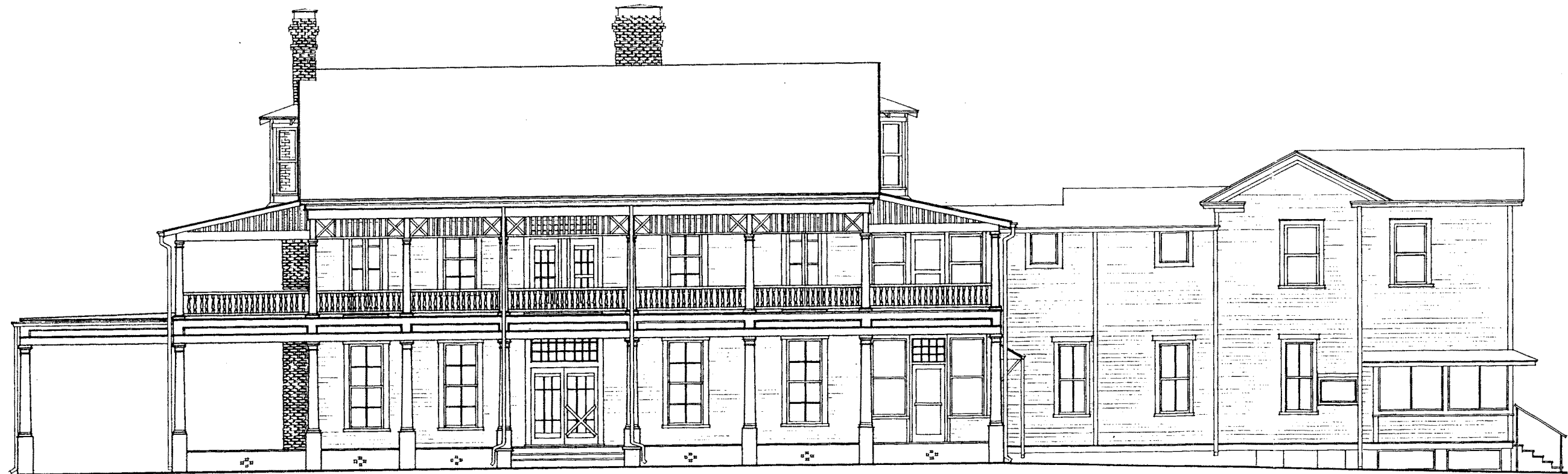
NORTH ELEVATION

MANOR HOUSE – CHINSEGUT EDUCATIONAL CONFERENCE CENTER





EAST ELEVATION



SOUTH ELEVATION

— REFERENCE CENTER —



ATTACHMENT – I

ATTACHMENT "I"

MAINTENANCE OF THE STRUCTURE:

The grant applicant and the consulting professionals who have assisted on the project recognize the need to establish and implement a program which will address both routine and special maintenance concerns.

The consultants have recommended, and the grant applicant has accepted, that the standards be based on the publication: "Cyclical Maintenance for Historic Building" published by the Office of Archeology and Historic Preservation, National Park Services, U.S. Department of Interior (current addition).

The grant applicant's responsible office (University Food Services) is currently reviewing the standards for both procedures and practices defined in the above document. At an appropriate time, the consultants and the Coordinator of University Food Services (and his responsible staff) will jointly develop a manual of policies and procedures to govern maintenance activities. All work as well as monitoring activities will be specified in this manual.

To properly and adequately fund maintenance activities, USF will continue to allocate funds from its various departments as has been the previous practice (See Attachment "F" for a summary of current and recent USF expenditures for major maintenance). This will be supplements to the extent needed to insure proper continuing maintenance by an endowment to be provided by the USF Foundation using donations from interested University alumni and friends. As yet, the details of this endowment fund has not been established, but USF, through its Foundation, is committed to meeting funding needs beyond that of the University itself.

ATTACHMENT – J

ATTACHMENT "J"

COST ESTIMATES (PRELIMINARY):

DESCRIPTION	QUANTITY	MATERIAL	LABOR	TOTAL
<u>A. GENERAL CONDITIONS</u>				
1. Job Clean-up		300	800	1,110
2. Final Clean-up		150	400	550
3. Supervision		800	6,000	6,800
<u>B. SITE WORK</u>				
1. Building Demolition (bathroom, interior exterior columns, interior plaster & misc.)		900	5,500	6,400
2. Termite Control		-	-	4,500
<u>C. WOOD & PLASTICS</u>				
1. Misc. Carpentry				
a. columns @ porch		4,000 (20 @ 200)	1,200	5,200
b. misc. items (headers, soffits, etc.)		2,500	3,000	5,500
c. interior rough carpentry		500	300	1,000
d. original roof form, fire stair & widows walk		800	25,000	33,000
2. Scaffolding		500	300	800
3. Ext. Painting (wall soffits) Handrails		2,000	6,000	8,000
<u>D. THERMAL & MOISTURE PROTECTION</u>				
1. Re-roofing with Shingles & Sheet- Metal (flashing)	5,000 SF* @ 250 (5.00/SF)	50 SQUARES	INCLUDED 25,000	

DESCRIPTION	QUANTITY	MATERIAL	LABOR	TOTAL
<hr/>				
E. <u>DOORS/GLASS/FINISHES</u> <u>SPECIALTIES/FURNISHINGS</u> <u>(INTERIOR)</u>				
1. All Rooms Included Except Room Nos. 1, 2, 106, 107, 108, 110, 203A, 207, 208 & 301-306A	4,190 SF	INCLUDED IN LABOR	38/SF*	159,145
2. Room Nos. 106, 203A & 207	160 SF	INCLUDED IN LABOR	70/SF*	11,200
3. Room No. 110	235 SF		80/SF*	18,800
4. Room Nos. 1, 2 & 301A-306	1,355 SF		17/SF*	23,035
5. Porch Nos. 108 & 208	3,373 SF		8/SF*	26,985
F. <u>FIRE PROTECTION</u>	3,700 SF		4/SF	14,800
G. <u>EQUIPMENT</u>				
1. Sink (Kitchen)				345
2. Oven				575
3. Sink (Bath)		300 (2)		600
4. Fire Extinguishers		800		800
H. <u>HANDICAPPED RAMP</u>		150	400	550
		<hr/>		
		SUB-TOTAL		354,685
A. Payroll Tax (@ 20% of Labor Costs, Included Permits, Fees, etc.)		252,000		50,400
B. Contractors Overhead + Profit @ 20%				<u>70,937</u>
C. Contingency @ 10%				476,022
D. Engineering Fees (Mechanical & Electrical)				7,600
E. Archeological & Architectural History Consultants				5,000
F. Architectural Fees**				23,500

****Architectural Fees include the following:**

- o Development of As-Built Drawings
- o Architectural Programming
- o Design
- o Preparation of Construction Documents
- o Project Bidding
- o Construction Administration
- o Nomination to National Register to Historic Places

TOTAL

559,7

*Includes electrical work, HVAC work, and any required plumbing.

ATTACHMENT – K

[illegible]

ATTACHMENT – L

ATTACHMENT "L"

PROJECT BENEFITS:

Chinsegut Hill Manor has a unique benefit to offer. It is a fine example of a large country house built in the years immediately before and after World War I. As such, it is a vernacular version of the stylistic attitudes prevalent in the large cities at that time. The most obvious example is the simplified version of the Chinoiserie decoration of the frieze across the south elevation of the house. There are other examples of vernacular efforts at reproducing popular decorative styles; for example the grape bunch motif panels in the corners of the door architraves. This "Victorian" decorating technique appears in all the areas of primary importance. The major entertaining and living space has a decorative fireplace surround with a turned column motif. The corner molding trim in the remainder of the room is very classical and simple, playing a supporting but not competing role.

Rehabilitation of this house will provide visitors to Hernando County and conference attenders with understanding of winter home-life in the countryside of Florida. They will also be able to observe the benefits of a building that is in harmony with its environment. Its orientation, siting, building style and materials all combine to provide shelter that is harmonious with nature and has an ambience of leisure--an important experience for those who live in a stressed and contained urban environment.

Rehabilitation of the house to bring it up to the standards required by code while preserving as much as possible of the existing envelope and abiding by the Secretary of the Interior's standards for Preservation will ensure an extended life and continued use of this fine building that is itself an educational tool in the passive sense.

The principal benefit to users of the Chinsegut Hill Manor House will be a safer and more comfortable conference center. This will increase its use and thus improve the economic income to USF in-turn making more funds available for its planned cyclical maintenance program.

All material collected to enable preparation of the Nomination to the National Register of Historic Places for Chinsegut Hill Manor House and this Special Category Project Grant-in-Aid application for its rehabilitation will be archived by the USF Foundation in the University's Special Collections in such a manner as to preserve them and keep them available to the public on due notice of need.

ATTACHMENT – M

ATTACHMENT "M"

ATTACHMENTS AND CERTIFICATIONS:

The following are included:

1. Letter designating project supervisor.
2. Location map and site map showing boundaries of the project area.
3. Photographs of existing conditions.
4. Letters confirming committed matching funds.



UNIVERSITY OF SOUTH FLORIDA

TAMPA • ST. PETERSBURG • FORT MYERS • SARASOTA • LAKELAND

OFFICE OF THE VICE PRESIDENT
DEVELOPMENT AND ALUMNI AFFAIRS
TAMPA, FLORIDA 33620-7300

813: 974-2651

September 14, 1988

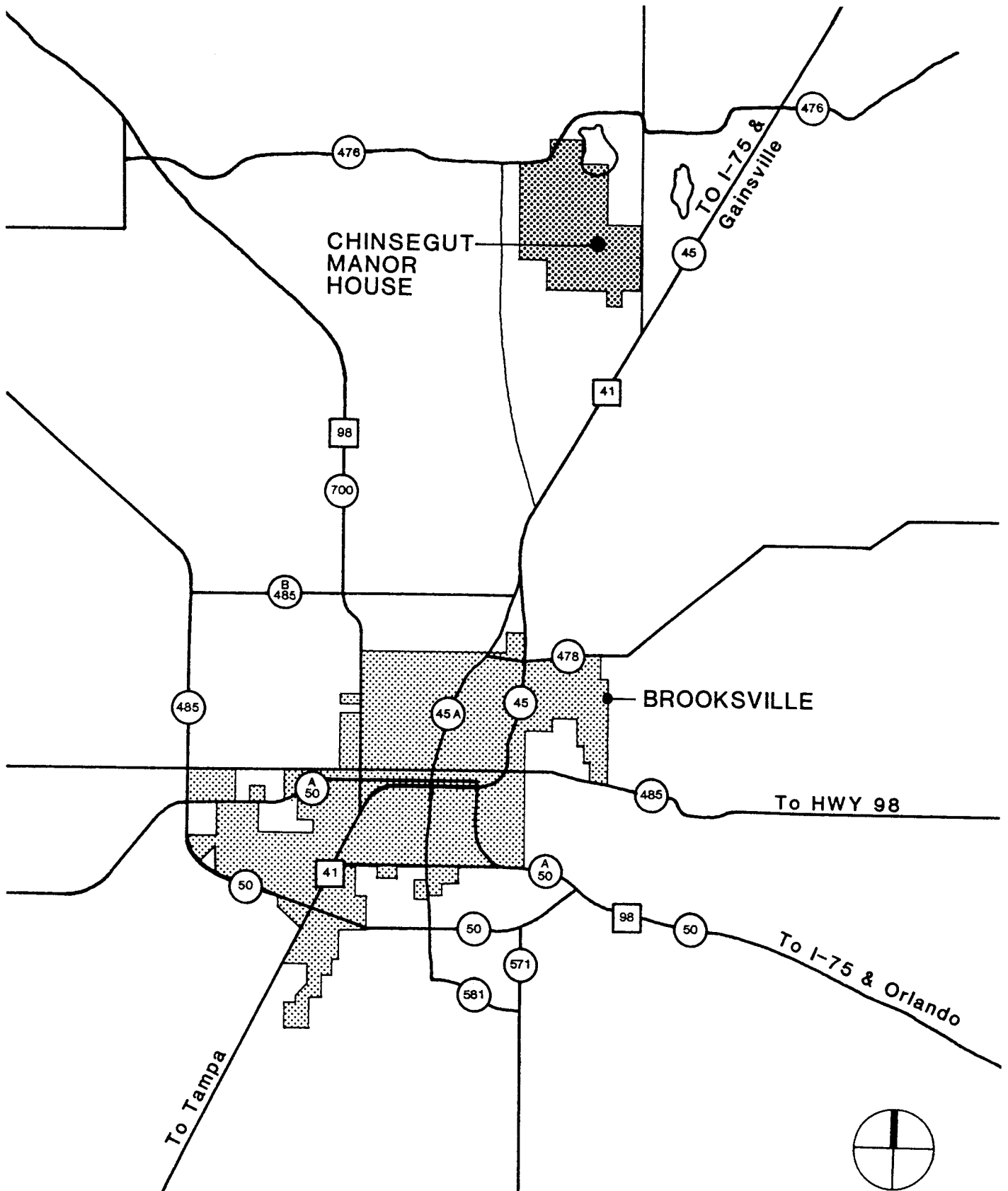
Dr. Frank Setzer
Florida Center for
Urban Design and Research
University of South Florida
315 Riverside Plaza
Tampa, FL 33602

Dear Frank:

Please be advised that the University contact for this project is Mr. Ray King, Associate Vice President for Student Affairs and Director of Housing. The Chinsegut Hill property is maintained and is the responsibility of the USF Housing Department. Many other people will be involved in the project, including our Director of Facilities Planning and other members of Mr. King's staff. However, for the purpose of the application, Mr. King should be our official contact person.

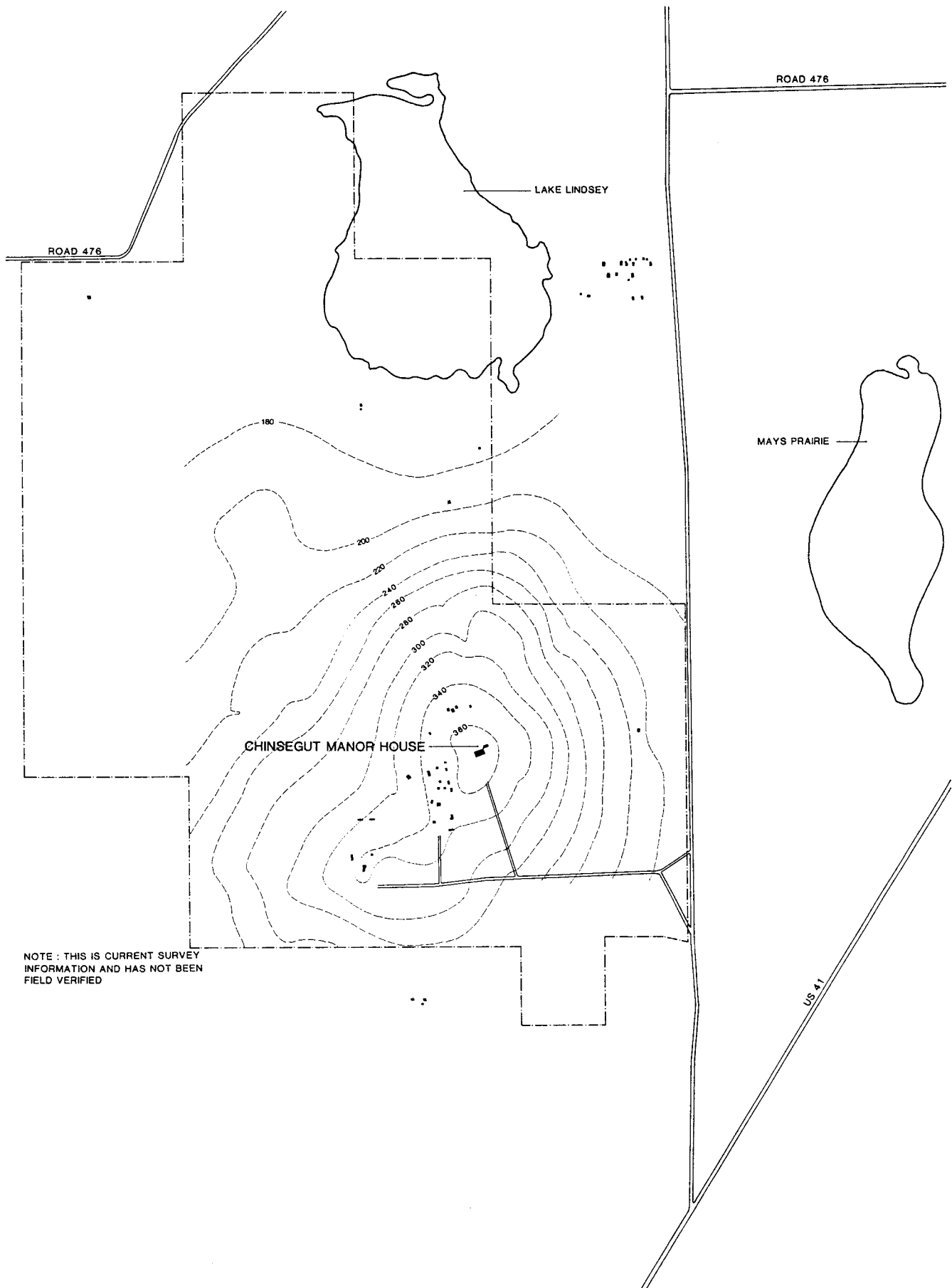
Sincerely,

Joseph F. Busta, Jr.
Vice President



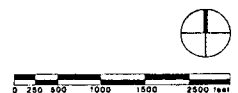
LOCATION MAP

MANOR HOUSE - CHINSEGUT EDUCATIONAL CONFERENCE CENTER



SITE MAP

MANOR HOUSE - CHINSEGUT EDUCATIONAL CONFERENCE CENTER





CHINSEGUT HOUSE - SOUTH ELEVATION



CHINSEGUT HOUSE - SOUTH ELEVATION SHOWING ADJACENT KITCHEN WING



CHINSEGUT HOUSE - EAST ELEVATION



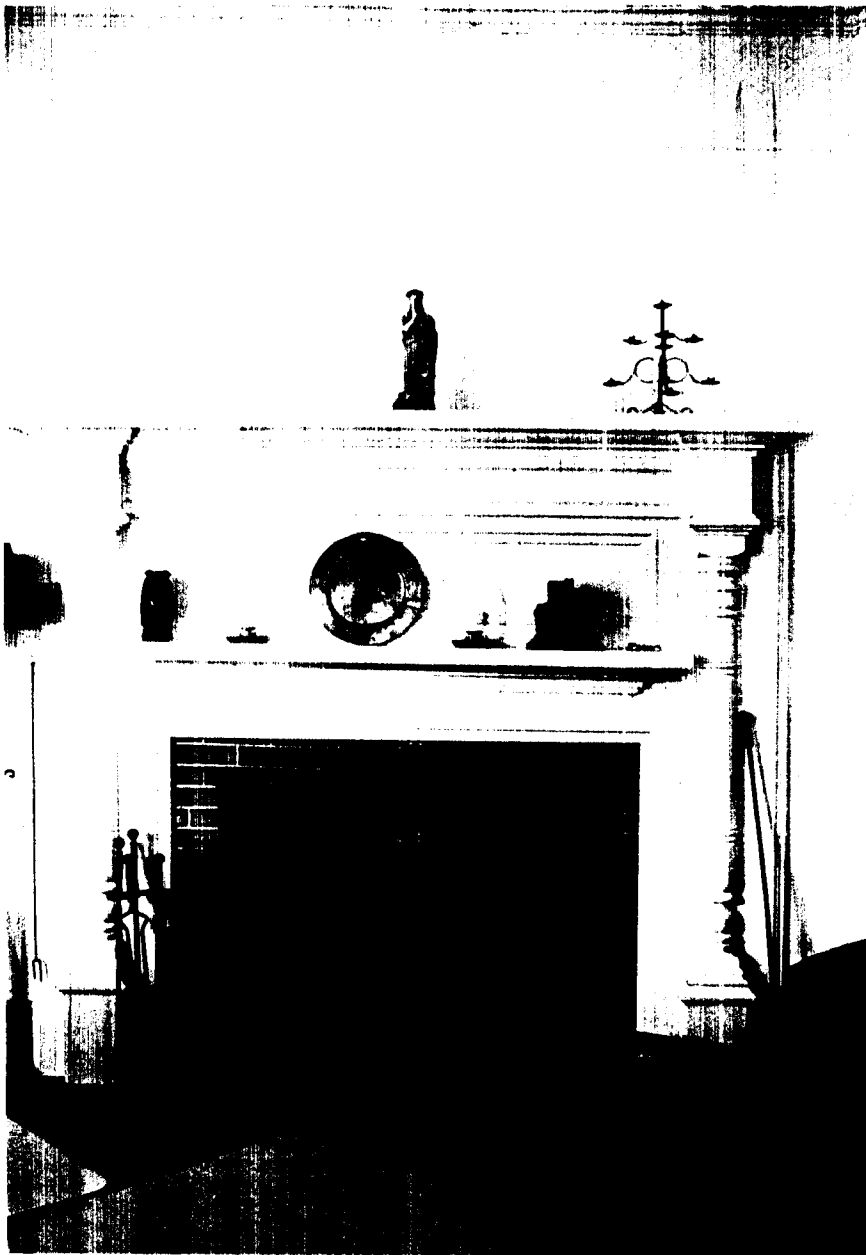
CHINSEGUT HOUSE - WEST ELEVATION



CHINSEGUT HOUSE - WEST ELEVATION DETAIL OF CHIMNEY AND BAY WINDOWS



CHINSEGUT HOUSE - NORTH ELEVATION



FIREPLACE SURROUND - PARLOR

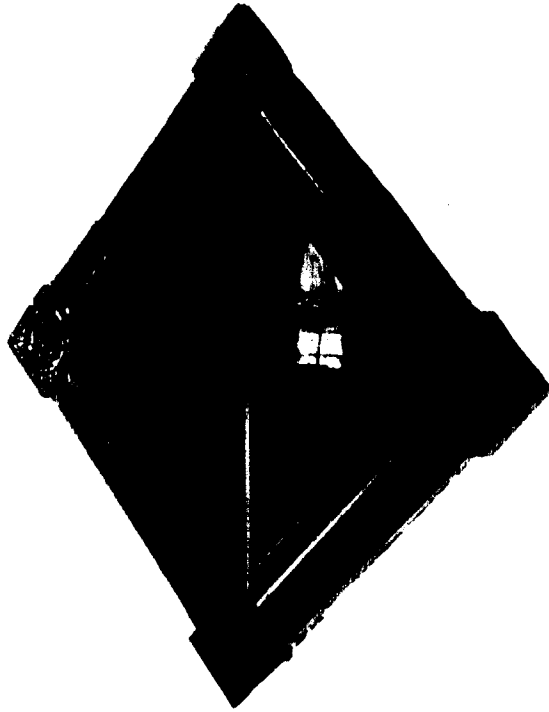


FIREPLACE SURROUND - SECOND FLOOR STUDY. NOTE CURVED WALL AND
SETTLE USED AS WOODBOX.

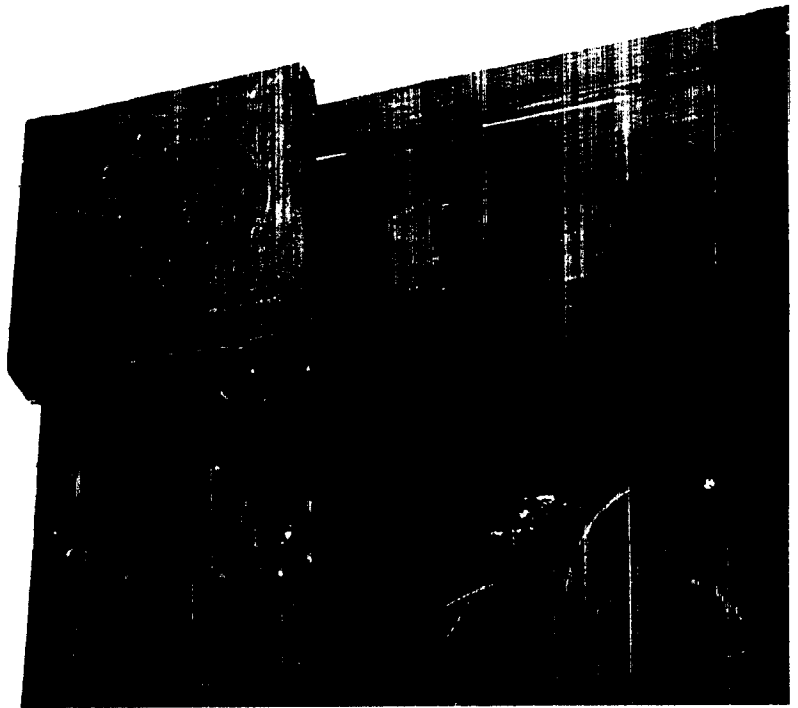


FIREPLACE SURROUND - FIRST FLOOR SOUTHWEST BEDROOM.
SIMPLICITY OF DOOR ARCHITRAVE.

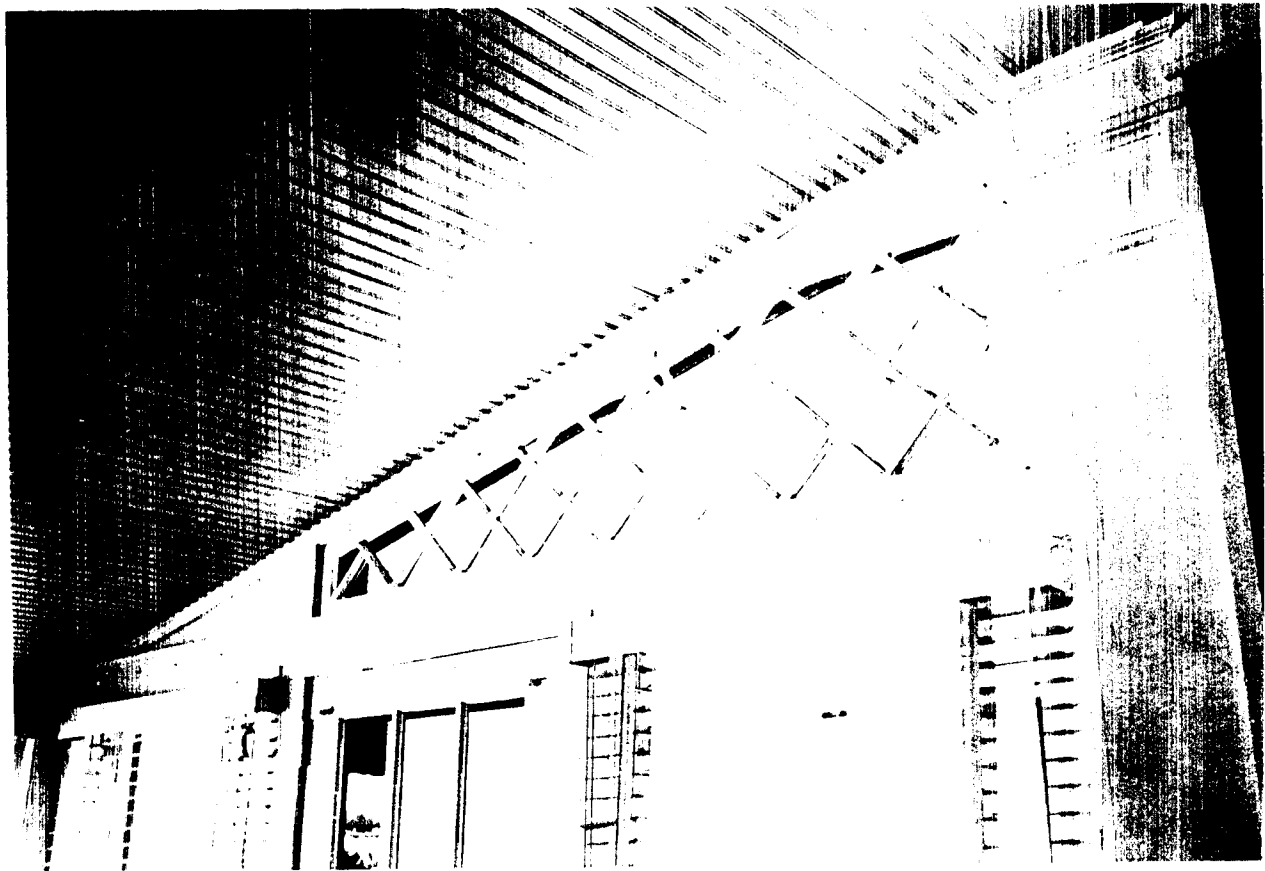
NOTE



STAIRWAY WINDOW ADMITTING LIGHT TO STOREROOM



PRESSED WOOD MOTIF



INFILL PANEL ABOVE VERANDA ENCLOSURE



SCREENED PORCH EATING AREA (screens have been covered with plastic sheeting)



UNIVERSITY OF SOUTH FLORIDA FOUNDATION, INC.
TAMPA, FLORIDA 33620-7300 813: 974-3423

September 14, 1988

Dr. Frank Setzer
Florida Center for
Urban Design and Research
University of South Florida
315 Riverside Plaza
Tampa, FL 33602

Dear Frank:

Please be advised that the University of South Florida Foundation, Inc. will be responsible for raising the 25% matching funds necessary for the Chinsegut Hill project if our proposal is funded. It is our understanding that the estimated cost of the project is \$550,000, thus the matching funds for this purpose will be \$137,500. To date, we have received, through contributions and gifts-in-kind, approximately \$34,000, leaving a balance of \$103,500 to be raised.

We have a group of interested citizens in Brooksville who are willing to join with us to make this project a reality; thus, the State of Florida should be advised that the USF Foundation will be responsible for the matching gift requirement necessary for this program.

Sincerely,

Joseph F. Busta, Jr.
Executive Vice President

ATTACHMENT – N

ATTACHMENT "N"

LETTERS IN SUPPORT OF THE PROJECT:

Included are letters from:

Dr. Francis Borkowski, President
University of South Florida

Joseph F. Busta, Jr., vice President
Office of Development and Alumni Affairs
University of South Florida

Additionally, Letters of endorsement will be provided by the following:

- o Mr. Alfred McKethan
Chairman, Sun Bank of Brooksville
- o Mr. Sam Gibbons
U.S. House of Representatives, District 6
- o Buddy MacKay
U.S. House of Representatives, District 7
- o James Cummings
City Manager, City of Brooksville
- o Ms. Stephanie Ferrell, AIA
Director, Tampa/Hillsborough County Historical Society
- o _____
Director, Brooksville Chamber of Commerce



UNIVERSITY OF SOUTH FLORIDA

TAMPA • ST. PETERSBURG • FORT MYERS • SARASOTA • LAKELAND

OFFICE OF THE PRESIDENT
TAMPA, FLORIDA 33620-6150

813: 974-2791

September 14, 1988

Bureau of Historic Preservation
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street, Room 408
Department of State
Tallahassee, Florida 32399-0250

Dear Gentlemen:

Please consider this letter an indication of my strong personal support for the University of South Florida's request for an Historic Preservation Grant-in-Aid to restore the Manor House at Chinsegut Hill.

Chinsegut Hill, and the Manor House, comprise a very important natural and historic resource of Central Florida. It is perhaps unique as a "living" cultural resource, providing a setting for creative thought and reflection for Florida educators and students.

The property and facilities are maintained under the auspices of the University and utilized extensively by us for conferences, seminars and short courses. Chinsegut Hill is also available to and used regularly by other educational institutions and organizations, including the University of Florida, the University of Central Florida, Eckerd College, St. Leo College, Stetson Law School, Manatee, St. Petersburg, and Miami-Dade Community Colleges, and the County School Boards of Citrus, Hernando, Hillsborough and Sarasota Counties.

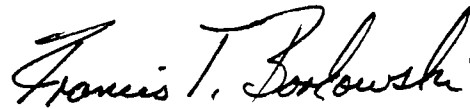
The popularity of Chinsegut Hill and the Manor House is evidenced by the wide base of user support. The reasons become obvious upon visiting. Chinsegut Hill provides a beautiful, quiet respite from the demanding and hectic lifestyle of urban Florida cities. It offers a serene retreat setting in which education professionals and students can undertake the contemplative study and reflection so necessary in the education process.

The Manor House, which has dominated Chinsegut Hill for nearly seventy years, has been in a state of physical decline for some time. It is now in a very deteriorated condition. Its loss would be tragic, both as an historical resource and as a widely used retreat facility.

Too much of the physical fabric of our state's cultural heritage is rapidly disappearing. I believe that the sensitive renovation and restoration of the Manor House would be a most useful and timely gift to Florida's citizens.

Your professional and financial support for our project is critical to its success. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Francis T. Borkowski". The signature is written in dark ink and is positioned above the printed name and title.

Francis T. Borkowski
President

mp



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TAMPA, FLORIDA 33620-7300

813: 974-2651

September 14, 1988

Dr. Frank Setzer
Florida Center for
Urban Design and Research
University of South Florida
315 Riverside Plaza
Tampa, FL 33602

Dear Frank:

I am most pleased to write in support of the grant application to the State of Florida for funding for the Chinsegut Hill renovation as an historic building.


This facility is truly noteworthy and historic as attested by the tremendous amount of supporting documentation which is in your possession and that of the University.

Many leading citizens in the Brooksville area of Florida are highly supportive of this project and are willing to work to make this program a reality.

The opportunity for us to restore this magnificent structure and to seek placement on the National Register of Historical Places is something of major interest to the University and a dream which we all have had for many years.

If there is anything that I can do to be of further assistance, please do not hesitate to call upon me.

Sincerely,




Joseph F. Busta, Jr.
Vice President

APPENDIX 1

"Preliminary Project Cost and Quantity Take-Off Work Sheets"

The following material is enclosed to document the detailed quantity survey conducted as part of the preliminary work completed to date.

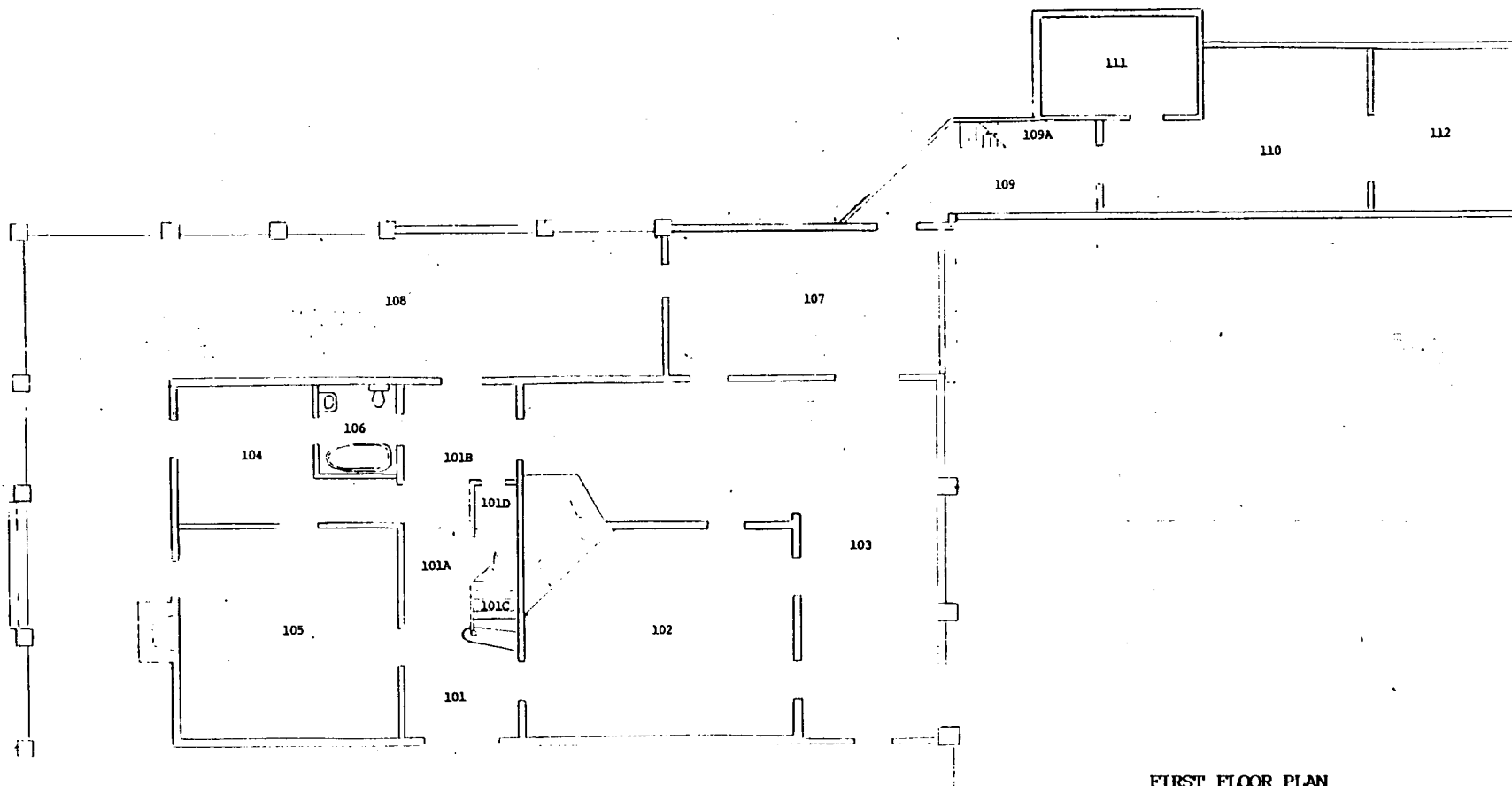
①

	<u>FLOOR</u>	<u>WALLS</u>	<u>BASE</u>	<u>CEILING</u>
101	72 SF	590 SF	62 LF	72 SF
101A	64 SF			64 SF
101B	70 SF			70 SF
101C	33 SF			33 SF
101D	12 SF			12 SF
102	340 SF			340 SF
103	536 SF	1074 SF	90 LF	536 SF
104	143 SF	575 SF	49 LF	143 SF
105	292 SF	663 SF	57 LF	292 SF
106	42 SF	—	—	42 SF
107	254 SF			254 SF
108	1568 SF			—
• 109 ← D9A	118 SF	519 SF	50 LF	118 SF
• 110	235 SF	664 SF	56 LF	235 SF
• 111	94 SF	419 SF	37 LF	94 SF
• 112	150 SF	510 SF	42 LF	150 SF
201	185 SF	680 SF	58 LF	185 SF
201A	36 SF	352 SF	16 LF	36 SF
201B	12 SF	66 SF	12 LF	12 SF
202	25 SF	199 SF	17 LF	25 SF
203	760 SF	1007 SF	85 LF	760 SF
203A	65 SF	440 SF	37 LF	65 SF
204	137 SF	443 SF	37 LF	137 SF
204A	10 SF	100 SF	9 LF	10 SF
205	252 SF	620 SF	52 LF	252 SF
206	175 SF	576 SF	48 LF	175 SF

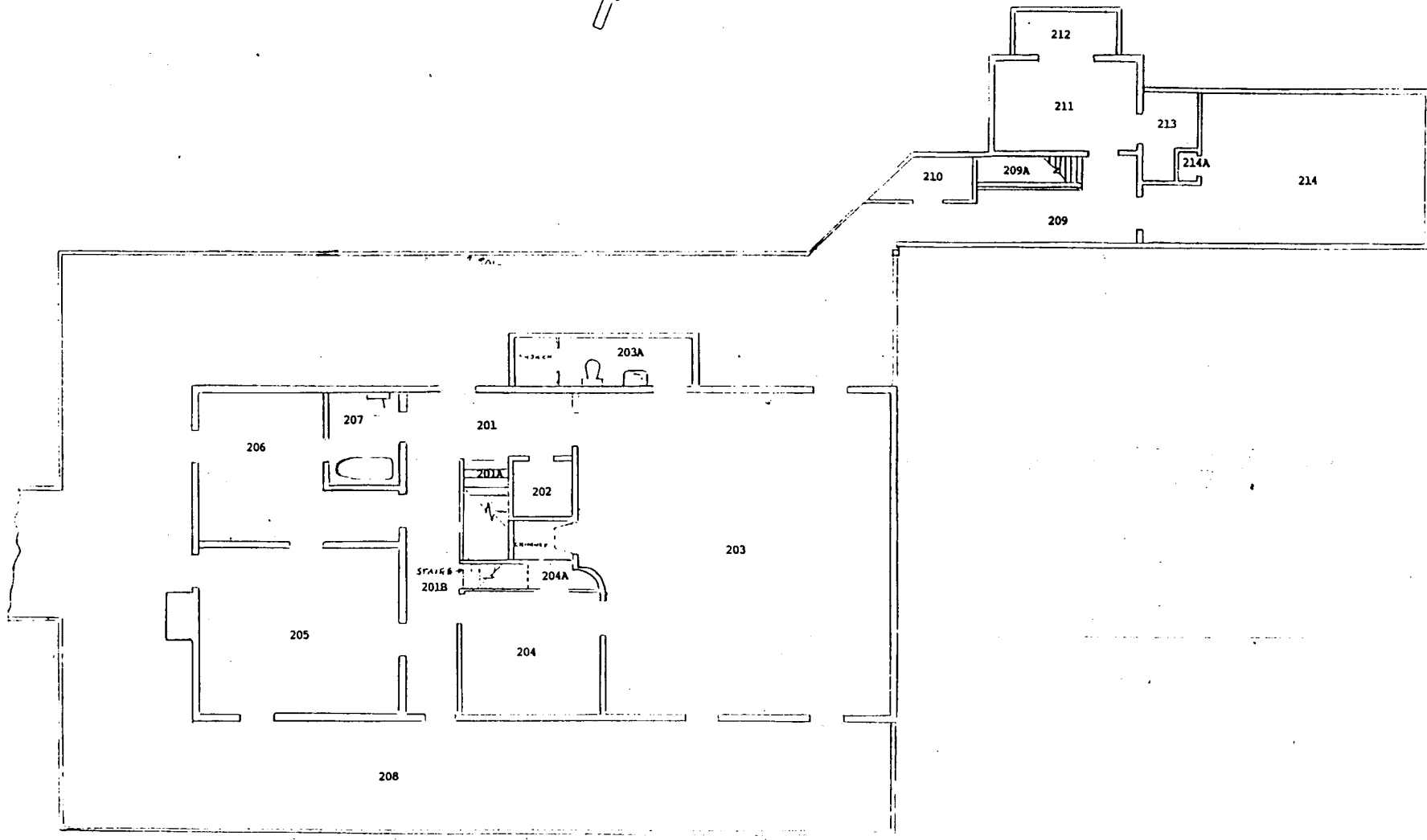
②

	<u>FLOOR</u>	<u>WALLS</u>	<u>BASE</u>	<u>CEILING</u>
207	50SF	244SF	10LF	50SF
208	1805SF	—	—	—
• 209	118SF	575SF	50LF	118SF
• 209A	22SF	220SF	18LF	22SF
• 210	26SF	232SF	20LF	26SF
• 211	97SF	385SF	31LF	97SF
• 212	34SF	251SF	21LF	34SF
• 213	32SF	254SF	22LF	32SF
• 214	288SF	801SF	71LF	288SF
• 214A	5SF	66SF	6LF	5SF
301	182SF	539SF	49LF	182SF
301A	19SF	155SF	19LF	19SF
302	147SF	430SF	34LF	147SF
302A	25SF	199SF	17LF	25SF
302B	18SF	198SF	16LF	18SF
302C	100SF	—	—	—
303	91SF	342SF	26LF	91SF
304	133SF	475SF	41LF	133SF
304A	7SF	67SF	5LF	7SF
305	64SF	265SF	23LF	64SF
306	358SF	491SF	42LF	358SF
306A	12SF	130SF	16LF	12SF
• 1	36SF	341SF	31LF	36SF
• 2	164SF	551SF	49LF	164SF

WALLS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

