CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2021-406 – approving agreement for professional services for the Broadway District National Register Nomination with Owen & Eastlake Ltd.

MEETING DATE
October 18, 2021

REVIEWED BY
Planning, Development & Neighborhood Services Director: Troy Bolander; Public Works Director: David Hertzberg; Finance Director: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nicholas Edwards.

SUMMARY
This Council Bill approves agreement for professional services between the City of Joplin and Owen & Eastlake Ltd. Scope of work includes a district nomination to the National Register of Historic Places.

BACKGROUND
The Joplin Historic Preservation Commission, in continuation of the responsibility of the Commission to identify and protect the historic and cultural resources of the City, is nominating the Broadway District to the National Register. This district is an important part of the City Preservation Plan and the long-range neighborhood plans of the Community Development Office.

FUNDING SOURCE
These payments are included in the FY 2021 budget of the Historic Preservation Commission budget for consultants and will be reimbursed 60% by the Department of Natural Resources Historic Preservation Fund.

RECOMMENDATION
The Historic Preservation Commission and staff recommends adoption of this Council Bill on a non-emergency basis.

ATTACHMENTS
CB2021-406, Map of District, Owen & Eastlake Ltd. Agreement

HISTORIC JOPLIN PRESERVATION COMMISSION

602 S Main Street, Joplin, MO 64801 (417)624-0820

Consultant Selection Committee
Broadway District Nomination
Results and Recommendation
10/09/2021

Cost reasonableness estimate: $20,000.00
Owen & Eastlake Ltd., Cost not to exceed: $19,500.00

Request for Proposals was written in accordance with City of Joplin and the Missouri State Historic Preservation Office procurement policies and approved by the State Historic Preservation Funds Grants manager on August 18th, 2021. The RFP was advertised in the local publication of record, The Joplin Globe, and emailed directly to the comprehensive list of 36 CFR Qualified Professionals lists on record for the State Historic Preservation Offices for Missouri, Arkansas and Oklahoma, approximately 40 firms.

Responsiveness to the RFP was low with only Owen & Eastlake Ltd. responding.

Staff to the Joplin Historic Preservation Commission contacted firms to which the RFP was sent and inquired as to why a response was not submitted to the City. The summary of responses included: timeline was short due to late release of grant funding for project and the integrity of the district would require additional research in a short timeframe before nomination, available staff to prepare nomination are already engaged and the firm does not have the capacity for further nominations this year, and staff to prepare nomination have taken positions in state historic agencies and therefore the firm does not have any staff to prepare nomination and for these reasons the firms declined to submit proposal.

Owen & Eastlake Ltd. submitted proposal within the deadline of the RFP and the proposal was deemed responsive to the requirements of the RFP. Consultant selection committee was assembled of two City Staff and two Commission Members, and evaluation unanimously determined the consultant qualified based on the criteria as outlined in the RFP.

Staff to the Commission contacted the principle of Owen & Eastlake Ltd., Rory Krupp, to discuss the proposal as well as address concerns about the timeline and integrity of the proposed district which another firm stated as a reason to decline submitting proposal. Mr. Krupp stated that his firm has specialized in preparation of National Historic Register Nominations in neighborhoods that have low integrity due to disinvestment. The submitted work samples of successful nominations submitted in the response packet are consistent in documenting this experience of the firm. References verified the firm completed work for them on time and budget.

AGREEMENT
FOR PROFESSIONAL CONSULTING SERVICES

THIS AGREEMENT, by and between the City of Joplin, Missouri, whose address is 602 S. Main St., Joplin, Missouri 64801, hereinafter referred to as the "City" and Owen & Eastlake Ltd., whose address is P.O. Box 10774, Columbus, Ohio 43201, hereinafter referred to as the "Consultant" is for professional services.

WHEREAS, the City desires to retain a professional consulting firm for the Broadway District National Register Nomination;

WHEREAS, the City issued its Request for Proposals for Broadway District National Register Nomination, attached hereto and incorporated by reference as Exhibit A;

WHEREAS, Consultant submitted its bid response, attached hereto and incorporated by reference as Exhibit B; and

WHEREAS, Consultant desires to provide professional services for Broadway District National Register Nomination pursuant to the terms of this Agreement;

NOW THEREFORE WITNESSETH: That for and in consideration of the mutual covenants and promises between the parties hetero, the parties do hereby agree as follows:

ARTICLE I – SERVICES

The Consultant agrees to diligently perform in a professional manner the following:

1. To provide services in completing the National Register Registration form and all other materials necessary to nominate the distict; the consultant is also responsible for completing additional research, documentation, and revisions as necessary. Final criteria and areas of significance will be determined in consultation with the State Historic Preservation Office. The nomination will be prepared in accordance with the instructions contained in National Register Bulletin 16A: How to Complete the National Register Registration Form. In addition, the nomination form will meet the standards outlined in the Missouri State Historic Preservation Office's *The Missouri Guide to the National Register Process* (*MO NR Guide*).

2. Submission nomination materials to the SHPO by deadlines that correspond to the July 2022 Missouri Advisory Council on Historic Preservation (MOACHP) meeting. The consultant shall also submit a revision and a post-MOACHP final copy of the nomination by designated deadlines

3. Prior to the initial submission the consultant shall submit a draft Section 8 Summary for review.

4. Submission materials for the initial submission and any revisions will be submitted in one packet and will include the following products:

a) A complete National Register of Historic Places Registration form prepared in accordance with National Register Bulletin 16A: How to Complete the National Register Registration Form and the *MO NR Guide*. The nomination shall be submitted on disc in Microsoft Word 2010 or Microsoft Word 2010-readable format. A .pdf of the form is not acceptable. It is not acceptable to email the form. The nomination must be substantially complete for the initial submission as outlined in the *MO NR Guide.*

b) Digital color photographs provided in TIFF format and properly labeled according to National Park Service standards. Each digital image must be at least 1600 X 1200 pixels and at least 300 dpi. All images must be burned to a disc. Photos must be recent, being no older than 12 months by the time they are submitted to the National Park Service.

c) Property owner information shall be submitted in accordance with the guidance outlined in the *MO NR Guide*.

ARTICLE II – AGREEMENT SCOPE AND TIME

The scope of work must be completed by the end of August 2022. Milestones were determined in consultation between the City and SHPO.

Consultant submits draft of Section 8 Summary to the National Register Section of the State Historic Preservation Office for review and approval. Email submission of documentation for the first of two-public information meetings to the HPF Grant Manager.	2/1/2022
Consultant submits substantially complete draft nomination in 2010 Word format, TIF images in color to the National Register Section of the State Historic Preservation Office. Mid-term budget report due to HPF Grant Manager.	4/1/2022
Consultant submits revised nomination and any revised materials incorporating SHPO staff comments on disc, and owner information to the National Register Section of the State Historic Preservation Office for review and approval.	5/16/2022
Submits documentation from the second public information meeting to the HPF Grant Manager for review and approval.	6/30/2022
Consultant presents nomination to the Missouri Advisory Council on Historic Preservation.	7/15/2022

Consultant submits final revisions, incorporating SHPO and MOACHP comments, on disc to the National Register Section of the State Historic Preservation Office for review and approval.	8/15/2022
Final fiscal report submitted to the HPF Grant Manager.	8/31/2022

It is acknowledged by the Parties that the adherence to this timetable is due not only to the performance of the Consultant, but also upon the timely review of draft materials and their return to the Consultant for any necessary editing.

ARTICLE III – GENERAL CONDITIONS

1. The Consultant shall observe and comply with all Federal, State and local laws and ordinances that affect those employed or engaged by it on the project, or the material or equipment used, or the conduct of the work, and shall procure all necessary licenses, permits and insurance, including but not limited to those contained in Exhibit "B."

2. The Consultant shall complete the work in a diligent manner.

3. This Agreement, including payment hereunder, shall not be sub-let, assigned or otherwise disposed of, except with the prior written consent of the City.

4. The Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Consultant, to solicit or secure this Agreement and that it has not paid or agreed to pay any company or person, other than a bona fide employee working closely for the Consultant, any fee, commission, gift or contingent fee.

5. In performance of the work covered by this Agreement, the Consultant shall not discriminate against any worker because of race, creed, color, political affiliation, handicap or national origin.

6. Possession of working papers, projection reports, drawings, specification and other materials produced in connection with this Agreement shall be retained by the City for use only in the rehabilitation and preservation of those subject properties.

7. City shall have the right to make changes within the general scope of Consultant's services, with an appropriate change in compensation, upon execution of a mutually acceptable amendment or change order signed by an authorized representative of City and the President or Vice President of Consultant.

ARTICLE IV – RESPONSIBILITES

The Consultant shall:

1. Provide a staff that is experienced in performing the work described in this Agreement.

2. Deliver in a timely manner all services specified in this Agreement.

3. Maintain the confidentiality of any information designated as confidential by the City of Joplin.

4. Consultant will exercise reasonable skill, care and diligence in the performance of its services and will carry out its responsibilities in accordance with customarily accepted professional standards.

5. Consultant represents that it has professional working knowledge of National Register Bulletins and SHPO requirements.

The City shall:

1. Designate one (1) person as the Project Coordinator, to serve as a liaison between the City and the Consultant,

2. Ensure access to City facilities, personnel and information as requested by Consultant.

3. Provide all historic and current relevant information, data and photographs to Consultant.

ARTICLE V – COSTS AND PAYMENTS

1. It is agreed by the Parties that the foregoing Scope of Services will be performed for an amount not to exceed $19,500.00, including all professional time, travel, materials and supplies, expenses, etc., payable according to the following schedule:

   a. Initial Payment, $9,750.00, Submission of substantially complete draft nominations in 2010 Word format, TIF images in color to the National Register Section of the State Historic Preservation Office.

   b. Final Payment, $9,750.00, due following the final fiscal report submitted to the HPF Grant Manager.

2. No out-of-pocket expenses for travel, mileage, postage, printing, presentation materials, photography, and other related expenses will be reimbursed by the City.

ARTICLE VI – INDEMNIFICATION AND INSURANCE

1. The Consultant covenants and agrees to, and does hereby hold harmless and defend the City, its officers, agents and employees from and against any and all claims or suits for property loss or damage, and/or personal injury, including death, to any and all persons, or whatsoever kind

or character, whether real or asserted, arising out of Consultant's negligence in the performance of services under this Agreement.

ARTICLE VII – MISCELLANEOUS

1. CHOICE OF LAW and VENUE. This Agreement has been made, and its validity, performance and effect shall be determined, in accordance with the laws of the State of Missouri and venue for litigation between the parties shall be solely and exclusively in Jasper County, Missouri, or the United States District Court for the Western District of Missouri.

2. HEADINGS. The headings of paragraphs in this Agreement are for convenience only. The headings form no part of this Agreement and shall not affect its interpretation.

3. ENTIRE AGREEMENT. This Agreement (including any Exhibits) contains the entire understanding of the parties with respect to the subject matter hereof. It may not be altered or amended except by an agreement in writing signed by both parties.

4. WAIVER OR BREACH. Waiver of any provision of this Agreement or breach of this Agreement shall not thereafter be deemed to be a consent by the waiving party to any further waiver, modification or breach by the other party, whether new or continuing, of the same or any other covenant, condition or provision of this Agreement. Failure by one of the parties to this Agreement to assert its rights for any breach of this Agreement shall not be deemed a waiver of such rights. Should City be required to institute legal action to enforce any of its rights set forth in this Agreement, then City shall be entitled to reimbursement for all reasonable attorneys' fees and costs incurred as determined by the Court in any such cause of action.

5. SEVERABILITY. If any of the provisions of this Agreement shall be construed to be invalid or illegal, the legality or validity of the other provisions of this Agreement shall not be affected thereby. Any illegal or invalid provision of this Agreement shall be severable and any other provisions shall remain in full force and effect.

6. BINDING EFFECT. The provisions herein shall operate as a covenant running with the land and shall bind both parties hereunto and their respective successors and assigns.

7. REPRESENATIONS. The signatories hereto represent and warrant that they have read this Agreement, that they are fully authorized in the capacities shown, that they understand the terms of this Agreement, and that they are executing the same voluntarily and solely for the consideration described herein.

8. RIGHTS AND BENEFITS. Consultant's services will be performed solely for the benefit of the City and not for the benefit or any other persons or entities.

ARTICLE IX – AGREEMENT

1. This Agreement contains the complete and full understanding of the parties; it may be varied only by written amendment executed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date shown below.

FOR THE CONSULTANT

Owen & Eastlake Ltd.

_____

BY: Rory Krupp
Principal

DATE:_____

FOR THE CITY

City of Joplin, Missouri

_____

BY: Troy Bolander
Director of Planning
Development & Neighborhood Services

DATE:_____

ATTEST: _____
Thomas Walters
Planner

STATE OF _____)
) ss.
COUNTY OF _____)

AFFIDAVIT OF COMPLIANCE
(Missouri Unauthorized Alien Workers Act)

My name is _____ _____(Name) and I am the __Title) of the _____(Company Name). I hereby represent, affirm and certify to the City of Joplin that my company does not knowingly employ any person who is an unauthorized alien in connection with contracted services with the City. I further affirm that my company is actively enrolled and participating in a federal work authorization program with respect to all employees working in connection with the contract services provided to the City.

_____
Affiant

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this _____ day of _____, 20____.

_____
Notary Public

My commission expires:

_____

City of Joplin, Missouri

Request for Proposal

For

National Register Historic Places Nomination

For

The Broadway District

City of Joplin, MO

Planning, Zoning and Neighborhood Services

602 S. Main Street 64801

(417) 624-0820 Ext. 539

I. NOTICE OF REQUEST FOR PROPOSALS:

Invitation
Notice is hereby given that sealed proposals will be received before 5:00 p.m. CDT on September 20, 2021 at the Planning & Community Development Department at Joplin City Hall, 602 S. Main Street, Joplin, Missouri 64801 for the National Register Historic Places Nomination of The Broadway District.

Project Description
The City of Joplin, Missouri is seeking written proposals from historians or architectural historians that meet the qualifications outlined in 36 CFR 61 to complete a National Register of Historic Places nomination application for the Broadway District. The document will be based upon the 2018 Phase I East Town (original Joplin) Historic Resources Survey and the 2020 Phase II East Town (Original Joplin) Historic Resources Survey. Final criteria and areas of significance will be determined in consultation with the State Historic Preservation Office.

The proposed Broadway District is generally located in the 500 through 800 blocks between Broadway Avenue and Hill Street in the neighborhood of East Town (Exhibit 1). Part of the proposed district includes the original Joplin plat recorded on July 28, 1871. Broadway Boulevard was an early commercial corridor and the surrounding neighborhood traditionally modest in size, scale and ornament. Beginning in the 1920s, the neighborhood began a demographic shift with African American families increasing significantly. While today East Town neighborhood is ethnically diverse, the neighborhood has a significant association with the African American community and local history.

RFP Timeline

Name of the Proposal:	National Register Historic Nomination: The Broadway District
Date of Issuance:	August 28, 2021
Deadline for Proposal Submittal:	September 20, 2021 before 5:00 p.m. CDT
Submit Proposal to:	City of Joplin Sealed Proposal: National Register Historic Nomination – The Broadway District Planning & Community Development Department 602 S. Main Street Joplin, MO 64801
Point of Contact:	Thomas Walters, Planner, Planning, Development and Neighborhood Services

Email: twalters@joplinmo.org
Phone: (417) 624-0820 Ext. 539
Fax: (417) 625-4738

Respondents shall restrict all contact with the City and direct all questions regarding this RFP, including questions regarding terms and conditions and technical specifications, to the Point of Contact.

II. FORMAT FOR STATEMENT OF QUALIFICATIONS:

General Instructions
Qualifications shall be prepared simply and economically, providing a straightforward, concise description of the Respondent's ability to meet the requirements of this RFP. Emphasis shall be on the quality, completeness, clarity of content, responsiveness to the requirements, and an understanding of the City's needs.

Responses shall be a maximum of twenty (20) printed pages. The cover, table of contents, divider sheets, work examples, and Submission Form do not count as printed pages. Respondents shall carefully read the information contained in this RFP and submit a complete response to all requirements and questions as directed. Incomplete qualifications will be considered non-responsive and subject to rejection. Responses and any other information submitted by Respondents in response to this RFP shall become the property of the City.

The City will not compensate Respondents for any expenses incurred in Response preparation or for any presentation that may be made, unless agreed to in writing in advance or required by law. Respondents submit the Responses at their own risk and expense.

Responses that are qualified with conditional clauses, alterations, items not called for in the RFP documents, or irregularities of any kind are subject to rejection by the City, at its option.

The City makes no representations of any kind that an award will be made as a result of this RFP or subsequent interview or recommendation. The City reserves the right to accept or reject any or all Responses, waive any formalities or minor technical inconsistencies, or delete any item/requirements from this RFP when deemed to be in the City's best interest.

Responses shall consist of answers to the questions asked in the RFP. It is not necessary to repeat the question in the Responses; however, it is essential to reference the question number with the corresponding answer.

Failure to comply with requirements contained in this RFP may result in the rejection of the Responses.

III. SUBMITTAL INSTRUCTIONS:

Proposal
In order to facilitate the analysis of responses to this RFP, Consultants are required to prepare their proposals in accordance with the instructions outlined in this section. Consultants whose proposals deviate from these instructions may be considered non responsive and may be disqualified at the discretion of the City of Joplin.

Proposals shall be prepared as simply as possible and provide a straightforward, concise description of the Consultant's capabilities to satisfy the requirements of the RFP. Expensive bindings, color displays, promotional materials, etc., are not necessary or desired. Emphasis shall be concentrated on accuracy, completeness, and clarity of content.

A. Each of the seven (7) sections listed below shall be tabbed and labeled.
B. Each page shall be numbered on the bottom right hand corner.
C. Submit one (1) original proposal and five (5) copies.
D. The proposal shall be organized as follows:

Proposed Tab Section	Title
1.0	Cover Letter
2.0	Executive Summary
3.0	Company Background
4.0	Company Experience
5.0	Responses to Scope of Services
6.0	Sample Document(s)
7.0	Signature Page Form

Submittal Requirements
The proposals will be based on the criteria introduced in the above section and must include the following components:

1.0 Cover Letter: A maximum one page letter stating the Respondent's interest in being considered for this project.
2.0 Executive Summary: A maximum three page summary of the Respondent's ability to complete this project based on background and experience.
3.0 Company Background: An introduction to the Respondent's background, including number of years active in company and field, education, and number and type of projects completed for all personnel that will be assigned to this project.
4.0 Company Experience: A list of projects the Respondent has completed within the past five (5) years that are similar to the project requested in this RFP. Special attention should be given to projects completed for other governmental entities, particularly cities and State Historic Preservation Offices. Include company name, address, person(s) to contact, telephone number, a brief description of the project completed, and date completed for references.

5.0 Responses to Scope of Services (See Section IV. Specifications of Services Requested): Narrative on project approach. Describe the schedule of events necessary to complete the project clearly defining the roles of all involved personnel. Outline familiarity with the project and identify critical or unique issues specific to this project. Outline a communications process and explain unique approaches used elsewhere. Respondents should acknowledge the timeline and deadlines, the required final products, and required public meetings outlined in this RFP and their ability to complete these tasks on time. Respondents should include a cost summary, including the estimated hours and cost for each task and a total cost to complete the project.

6.0 Sample Document(s): The Respondent shall provide at least one (1) but not more than three (3) sample documents of similar projects completed.

7.0 Signature Page Form: See Attachment B at the end of this RFP. The form shall be signed and submitted with the Proposal.

IV. SPECIFICATIONS OF SERVICES REQUESTED:

General Statement

The City of Joplin is seeking a qualified consultant that meets the Secretary of Interior's Professional Qualifications Standards for historian or architectural historian as outlined in the Code of Federal Regulations, 36 CFR Part 61 to prepare and complete a National Register of Historic Places Nomination for The Broadway District. The nomination shall be based on the 1988 Joplin Architectural Survey, the 2018 Phase I East Town (original Joplin) Historic Resources Survey and the 2020 Phase II East Town (Original Joplin) Historic Resources Survey submitted to the State Historic Preservation Office (SHPO). The Consultant shall have significant experience in the preparation and completion of nominations to the National Register of Historic Places, and include at least one (1) but no more than three (3) example(s) of previous projects with their proposal.

The selected Consultant shall be expected to use accepted professional standards and practices to prepare and complete the project based on the following criteria:

Scope of Services – General

The qualified consulting firm will prepare and complete one (1) National Register of Historic Places Registration form and other materials necessary for the nomination of The Broadway District. Final criteria and areas of significance will be determined in consultation with the State Historic Preservation Office.

Survey recommendation for this commercial district and resources within include: Twenty-six of these resources are within a recommended commercial National Register Historic District centered on Broadway and within the Original Town plat. An additional fourteen resources would be included within the boundary of this proposed historic district but would be non-contributing due to age or lack of integrity. This potential historic district would be significant under Criterion A for Community Planning and Development as the original plat for the town of Joplin. This area developed as the commercial core of the

nascent town. Phase II of the survey may identify additional resources on the south side of Broadway that should be included in this potential historic district. The period of significance would begin in 1871 when the plat was filed. More research is needed to identify an appropriate end date to the period of significance.

The National Register nomination will be prepared in accordance with instructions contained in National Register Bulletin: How to Complete the National Register Registration Forms (#16A). In addition, the nomination form will meet the Missouri State Historic Preservation Office requirements associated with Grant Assisted Nominations such as milestones and documentation of public meetings.

All work related to this project will either be supervised or completed by personnel who meet 36 CFR 61, professional qualifications.

Funding for this project is made available through a grant **(Project Number 29-21-10029-005)** from the U.S. Department of the Interior/National Park Service, Historic Preservation Fund, through the Missouri Department of Natural Resources, Division of State Parks, State Historic Preservation Office. **All correspondence must include the Project Number as noted above.** Awarding of the consultant contract is contingent upon obligation of Federal Funds.

Scope of Services – Final Products

Prior to the initial submission of the nomination the consultant shall submit a draft Section 8 Summary for review.

Submission materials for the initial submission and revisions will be submitted in one packet and will include:

1) A complete National Register of Historic Places Registration Form prepared in accordance with National Register Bulletin 16A: How to Complete the National Register Registration Form and the *MO NR Guide*. The nomination shall be submitted on disc in Microsoft Word 2010 or Microsoft Word 2010-readable format. A .pdf of this form is not acceptable. It is not acceptable to email the form. The nomination must be substantially complete for the initial submission as outlined in the *MO NR Guide*.
2) Digital color photographs provided in TIFF format and properly labeled according to National Park Service standards. Each digital image must be at least 1600 X 1200 pixels and at least 300 dpi. All images must be burned to a disc. Photos must be recent, being no older than 12 months by the time they are submitted to the National Park Service.
3) Property owner information shall be submitted in accordance with the guidance outlined in the *MO NR Guide*.
4) Any other product(s) required or requested by the State Historic Preservation Office for successful completion of the nomination.

Scope of Services – Required Public Meetings

The consultant will conduct a minimum of two public meetings at Joplin City Hall, or location more appropriate for the district to be determined later, to inform the interested public about the goals and scope of the National Register nomination process as it relates to The Broadway District. Meetings will be held as near to the beginning of the nomination process as possible and at the conclusion of the preparation of the National Register nomination documents to present the nomination to the community (see attached timeline for proposed meeting dates). Meetings should be primarily informative in nature, but may also be used to solicit information from knowledgeable members of the public.

Public meeting notices regarding this grant project will include the following acknowledgement:

> *This material was produced with assistance from the Historic Preservation Fund, administered by the National Park Service, Department of the Interior and Missouri Department of natural Resources, State Historic Preservation Office. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior or the Department of natural Resources, State Historic Preservation Office. Federal laws prohibit discrimination on the grounds of race, color, sexual origination, national origin, disabilities, religion, age, or sex. For more information, write to the Office of Equal Opportunity, U.S. Department of the Interior, Washington D.C. 20240.*

Scope of Services – Timeline
All work must be completed no later than June 1, 2022.

Timeline for RFP Process: The timeline listed below is the City's estimation of time required to complete the RFP process. All efforts shall be made to abide by this schedule.

RFP Advertised:	August 28, 2021
Proposals Due:	September 20, 2021
Committee Review:	September 21 – 24, 2021

Timeline for project: The City and the State Historic Preservation Office have developed the following general timeline: The Project Product shall be submitted and payments made in accord with the proposed Milestone/Payment Schedule as follows:

Milestone	Due Date	Product	Payment Schedule
# 1	October 01, 2021	Email documentation of the consultant selection process and a draft of the consultant contract **prior to signature** to the HPF Grant Manager or their designee for review and approval.	$0
# 2	October 15, 2021	Email a copy of the signed consultant contract to the HPF	$0

		Grant Manager or their designee.	
# 3	November 15, 2021	Consultant submits draft of Section 8 Summary to the National Register Section of the State Historic Preservation Office for review and approval. Email submission of documentation for the first of two public information meetings to the HPF Grant Manager or their designee.	$0
# 4	January 10, 2022	Consultant submits substantially complete draft nomination in 2010 Word format, TIF images in color to the National Register Section of the State Historic Preservation Office. Mid-term budget report due to HPF Grant Manager or their designee.	Estimated 50% of expenses
# 5	February 14, 2022	Consultant submits revised nomination and any revised materials incorporating SHPO staff comments on disc, and owner information to the National Register Section of the State Historic Preservation Office for review and approval.	$0
# 6	April 1, 2022	Submits documentation from the second public information meeting to the HPF Grant Manager or their designee for review and approval.	$0
# 7	April 15,2022	Consultant presents nomination to the Missouri Advisory Council on Historic Preservation.	$0
# 8	May 16,2022	Consultant submits final revisions, incorporating SHPO and MOACHP comments, on disc to the National Register Section of the State Historic Preservation Office for review and approval.	$0
# 9	August 01, 2022	Final fiscal report submitted to the HPF Grant Manager or their designee.	Remaining balance of expenses

V. EVALUATION PROCEDURE AND FACTORS TO BE CONSIDERED IN THE EVALUATION PROCESS:

Qualifications of Proposers

The Proposer may be required before the award of any contract to show to the complete satisfaction of The City that it has the necessary facilities, ability, and financial resources to provide the services specified herein in a satisfactory manner. The Proposer may also be required to give a past history and references in order to satisfy The City in regard to the Proposer's qualifications. The City may make reasonable investigations deemed necessary and proper to determine the ability of the Proposer to perform the work, and the Proposer shall furnish to The City all information for this purpose that may be requested. The City reserves the right to reject any offer if the evidence submitted by, or investigation of, the Proposer fails to satisfy The City that the Proposer is properly qualified to carry out the obligations of the contract and to complete the work described therein. Evaluation of the Proposer's qualifications shall include:

A. Response must contain a cost for the requested scope of work in a "not to exceed" amount (50 Points);
B. The ability of the Proposers to perform the work or provide the service promptly or within the time specified, without delay or interference (10 points);
C. The character, integrity, reputation, judgment, experience, and efficiency of the Proposer (10 points), and;
D. The quality of performance of previous contracts or services (30 points).

A selection committee made up of qualified City staff and commissioners of the Historic Preservation Commission shall review and evaluate all responses. The selection committee will have only the response to the solicitation to review for selection of finalists. It is therefore important that respondents emphasize specific information pertinent to the work requested.

The proposals will be evaluated based on criteria above, scored and averaged by committee.

After the selection process, the Selection Committee shall negotiate on behalf of the City of Joplin, a contract based on the fees and fee structure as submitted in the proposal.

VI. GENERAL INFORMATION AND REQUIREMENTS:

Public Information
All information, documentation, and other materials submitted in response to this solicitation are considered non-confidential and/or non-proprietary and are subject to public disclosure.

Type of Contract

The final contract form shall be negotiated between and be mutually acceptable to the parties. Any contract resulting from this effort will be negotiated at the sole discretion of City of Joplin (the "City"), and/or their agents.

No Lobbying
Respondent acknowledges and accepts that from the Date of Issuance of the RFP until a final decision has been made by the City, it will not take any action, make any effort or support or engage others on its behalf to take actions or efforts with attempt to influence the decision making process for this RFP in the favor of the Respondent. This includes direct contact with the City Council, City Manager and City staff of the City of Joplin, commissioners of the Historic Preservation Commission, and others who may be engaged in the process. Additionally, the Respondent acknowledges and accepts that it will not attempt to use public communication such as the news media, social media, etc. as a means of attempting to influence the RFP evaluation or decision making process. Any Respondent violating any of the aforementioned conditions is subject to immediate disqualification from consideration.

Deadline for Submission of Interest
The Respondent will submit Responses at the time and location described below:

Time/Date: Received by 5:00 PM CDT on September 20, 2021. RFPs received after this time and date will not be accepted.

To: City of Joplin
Sealed Proposal: National Register Historic Places Nomination –
The Broadway District
Planning, Development and Neighborhood Services
602 S. Main Street
Joplin, MO 64801

The Respondent shall submit one (1) original with five (5) identical copies of the Response in print and with one PDF copy provided on CD or USB drive. An original signature must be included on the "THE CITY OF JOPLIN REQUEST FOR PROPOSAL SUBMISSION FORM" document submitted with original document.

Late received Responses will be returned to the Respondent unopened. Properly submitted Responses by the Respondents will not be returned. Hard copies of RFP materials must be enclosed in a sealed envelope (box or container) addressed as noted above; the package must clearly identify the submittal deadline and that the response is for the National Register Historic Places Nomination for The Broadway District.

Evaluation of Qualifications
The evaluation of the Responses shall be based on the requirements described in this RFP. All properly submitted Responses will be reviewed, evaluated, and ranked by the City, with input from the Committee as noted above. The City will contact those Proposers with the top ranked proposals that best meet the City's needs. The number of selected proposals will

be determined by the selection committee. Each of these will be required to meet, virtually or in person, with the selection committee at a time to be specified. The City reserves the right to contact only one company at this stage and to immediately proceed with contact negotiations if appropriate. The proposals will be reviewed in depth with the selection committee at that time. The City will contact the Proposer that best meet the City's needs and attempt to negotiate an agreement that is acceptable to both parties. An anticipated decision is scheduled to occur by September 27, 2021.

City's Reservation of Rights
The City may evaluate the Responses based on the anticipated completion of all or any portion of the Project. The City reserves the right to reject any and all Responses and re-solicit for new Responses, or to reject any and all proposals and temporarily or permanently abandon the Project. The City makes no representations, written or oral, that it will enter into any form of agreement with any respondent to this RFP for any project and no such representation is intended or should be construed by the issuance of this RFP.

Acceptance of Evaluation Methodology
By submitting its Responses to this RFP, Respondent accepts the evaluation process and acknowledges and accepts that the determination of the "most qualified" firm will require subjective judgments by the City.

No Reimbursement for Costs
The Respondent acknowledges and accepts that any costs incurred from the Respondent's participation in this RFP shall be at the sole risk and responsibility of the Respondent.

Eligible Respondents
Only individual firms or lawfully formed business organizations may apply (this does not preclude a Respondent from using consultants). The City will contract only with the individual firm or formal organization that submits its Responses. All work related to this project will either be supervised or completed by personnel who meet 36 CFR 61, professional qualifications for historian or architectural historian.

Reference Checks
Respondent acknowledges and accepts that through the RFP evaluation process reference checks and background investigations may be conducted as a part of the due-diligence process.

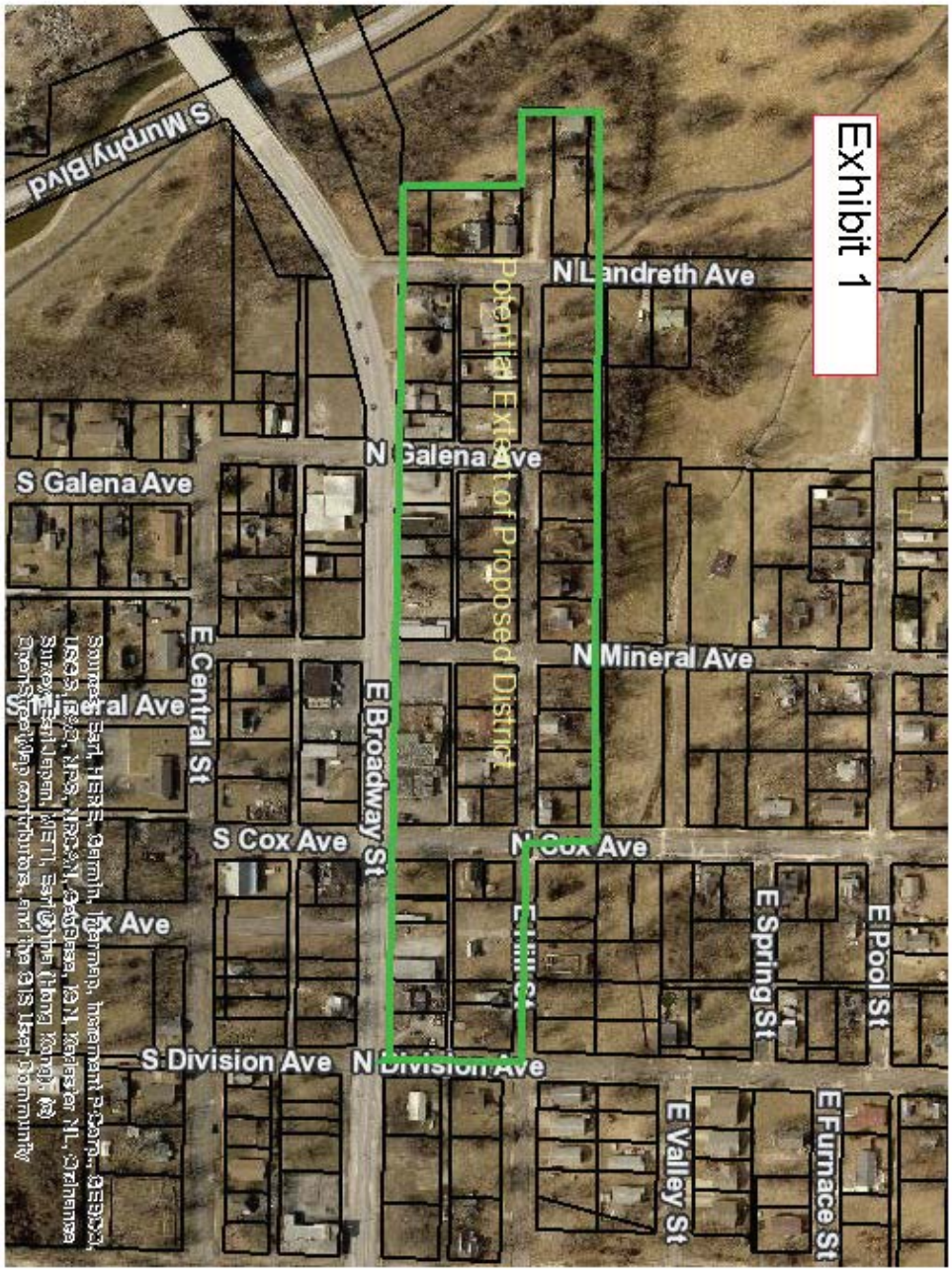
Disposition of Proposals
All submitted proposals become the property of The City.

Nonconforming Terms and Conditions
A proposal that includes terms and conditions that do not conform to the terms and conditions in the RFP is subject to rejection as non-responsive. The City reserves the right to permit the Proposer to withdraw nonconforming terms and conditions from its proposal prior to a determination by The City of non-responsiveness based on the submission of nonconforming terms and conditions.

Debarment

By submitting a proposal, the Proposer certifies that it is not currently debarred with submitting proposals for contracts issued by any political subdivision or agency of the State of Missouri or the Federal government and that is not a person or entity that is currently debarred from submitting proposals for contracts issued by any political subdivision or agency of the State of Missouri or the Federal government.

Exhibit 1


Exhibit 1
S Murphy Blvd
N Landreth Ave
Potential Extent of Proposed District
N Galena Ave
S Galena Ave
N Mineral Ave
E Central St
E Broadway St
S Cox Ave
N Cox Ave
E Pool St
E Spring St
E Valley St
E Furnace St
S Division Ave
N Division Ave

ATTACHMENT A:
SCOPE, PURPOSE AND DESCRIPTION OF GRANT ACTIVITIES
City of Joplin, Jasper County, Missouri
Broadway National Historic District National Register Nomination
Project No. 29-21-10029-005

Please be advised that the Missouri Department of Natural Resources has not as yet received the final allocation from the federal Historic Preservation Fund. No final grant awards or reimbursements of allowable grant project costs will be made until the allocation is approved by Congress and signed by the President. Obligations of the State shall cease immediately if the Missouri Legislature, the President or Congress fail to appropriate or otherwise make available funds for this project.

Starting Date: July 30, 2021
Ending Date: August 31, 2022

I. SCOPE AND PURPOSE:

The City of Joplin will hire a 36 CFR 61 qualified historian or architectural historian (herein referred to as "consultant") to complete a National Register of Historic Places nomination for the Broadway Historic District see Exhibit 1. The nomination will be based upon the 2018 East Town Original Joplin Intensive level Historic Survey. Of the forty resources within a recommended commercial National Register Historic District centered on Broadway and within the Original Joplin plat, twenty-six are recommended eligible. The other fourteen resources would be included within the boundary of this proposed historic district but would be non-contributing due to age or lack of integrity. The nomination's final National Register criteria and areas of significance will be determined in consultation with the State Historic Preservation Office (SHPO).

II. ACTIVITIES AND FUNCTIONS:

A. Consultant Selection Process

The City of Joplin will hire a consultant that meets the *Secretary of the Interior's Professional Qualifications Standards* for historian or architectural historian, as outlined in the Code of Federal Regulations, 36 CFR Part 61 to prepare a National Register Nomination for the Broadway Historic District. The City of Joplin shall provide evidence to the Historic Preservation Fund (HPF) Grant Manager that a variety of qualified consultants were contacted via a written informal quotation process. The written informal quotation was sent to consultants shall include a copy of Attachment A: Scope, Purpose and Description of Grant Activities, the Milestone Schedule, and Exhibit 1 from the Grant Agreement with budgetary information removed. Pursuant to 2 CFR 200.331, the sub-recipient shall require the language of the certification and terms applicable to financial assistance awards to be included in sub-award documents at all tiers, and sub-recipients shall certify and disclose accordingly. City staff will serve as the primary point of contact for this project and will be expected to ensure milestones are submitted to the Historic Preservation Fund (HPF) Grant Manager on a timely basis. All contractual deadlines with the consultant shall not conflict with milestone deadlines set in the grant agreement. A draft of the written informal quotation will be sent to the Historic Preservation Fund (HPF) Grant Manager **prior to initiating the bid process**. Documentation of the consultant selection process and a draft of the consultant contract shall be submitted to the HPF Grant Manager or their designee for approval **before it is signed**.

Procurement Deliverables:

1. Submit a **draft of the written informal quotation** for review prior to the initiation of the bid process.
2. Submit documentation of the **consultant selection process** and a draft of the consultant contract **prior to signature**. This documentation includes:
   Grant Agreement Scope, Purpose and Description City of Joplin, Jasper County, Missouri Page 2
   a. Indication of who the written informal quotation was sent to and when
   b. Copies of all responses received including responses of no bid.
   c. Score sheets/an explanation for why a consultant was chosen
   d. The unsigned draft consultant contract noted above
3. Submit a copy of the signed **consultant contract**.

B. National Register Nomination

The consultant will be responsible for completing the National Register Registration form and all other materials necessary to nominate the property; the consultant is also responsible for completing additional research, documentation, and revisions as necessary. Final criteria and areas of significance will be determined in consultation with the State Historic Preservation Office (SHPO). The nomination will be prepared in accordance with the instructions contained in National Register Bulletin 16A: How to Complete the National Register Registration Form. In addition, the nomination form will meet the standards outlined in the Missouri State Historic Preservation Office's *The Missouri Guide to the National Register Process* (*MO NR Guide*).

The consultant shall submit nomination materials to the SHPO by deadlines that correspond to the Spring 2022 Missouri Advisory Council on Historic Preservation (MOACHP) meeting. Submission dates for 2022 will be published on the MO SHPO website after the July 9, 2021 MOACHP meeting. The consultant shall also submit a revision and a post-MOACHP final copy of the nomination by designated deadlines.

Prior to the initial submission the consultant shall submit a draft Section 8 Summary for review.

Submission materials for the initial submission and any revisions will be submitted in one packet and will include the following products:

1. A complete National Register of Historic Places Registration form prepared in accordance with National Register Bulletin 16A: How to Complete the National Register Registration Form and the *MO NR Guide*. The nomination shall be submitted on disc in Microsoft Word 2010 or Microsoft Word 2010-readable format. A .pdf of the form is not acceptable. It is not acceptable to email the form. The nomination must be substantially complete for the initial submission as outlined in the *MO NR Guide.*
2. Digital color photographs provided in TIFF format and properly labeled according to National Park Service standards. Each digital image must be at least 1600 X 1200 pixels and at least 300 dpi. All images must be burned to a disc. Photos must be recent, being no older than 12 months by the time they are submitted to the National Park Service.
3. Property owner information shall be submitted in accordance with the guidance outlined in the *MO NR Guide*.

SHPO comments for any products will be provided to the consultant in a timely manner. The City of Joplin and the HPF Grant Manager or their designee will be copied in correspondence with the

consultant at all points during the nomination process. The consultant is responsible for addressing SHPO comments and submitting revisions by established deadlines.

Additionally, the consultant shall prepare and present a PowerPoint presentation illustrating the character of the property at the spring 2022 MOACHP meeting. The consultant will be required to incorporate any final SHPO or MOACHP comments into a final version of the nomination for submission to the SHPO approximately 30 days after the spring 2021 MOACHP meeting.

C. Public Meetings

The grant recipient will conduct a minimum of two public meetings in Joplin to inform the interested public about the goals and scope of the National Register nomination process as it relates to Broadway Historic District. Meetings will be held as near to the beginning of the nomination preparation process as possible and at the conclusion of the nomination's preparation to present the final nomination to the community. Meetings should be primarily informative in nature, but may also be used to solicit information from knowledgeable members of the public. The documentation required for the public meeting will include a copy of the public meeting notice, the agenda, and the sign-in sheet.

III. SPECIAL CONDITIONS:

A. It is agreed that if the project should fall one (1) month behind the milestones, the Missouri Department of Natural Resources has the right unilaterally to terminate or reduce the dollar amount of this agreement. In addition, if the Department determines that full termination is warranted, the Department shall be sole authority in determining the amount of compensation owed.

B. All work related to this project will either be supervised or completed by personnel who meet 36 CFR 61, Appendix A, professional qualifications.

C. The Joplin Historic Preservation Commission will have an opportunity to review and comment on milestone products before they are submitted to the HPF Grant Manager or their designee. Any Commission comments will be submitted with the corresponding milestone to the HPF Grant Manager or their designee.

D. All nomination materials will be submitted according to the guidance provided by the State Historic Preservation Office. All documents, aside from photography, will be submitted in Microsoft 2010 (or 2010-readable) Word format.

E. All grant project funded publications, books, brochures and all public meeting notices regarding this grant project shall include the following acknowledgement:

This material was produced with assistance from the Historic Preservation Fund, administered by the National Park Service, Department of the Interior, of the U.S. Government and Missouri Department of Natural Resources, State Historic Preservation Office. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior or the Department of Natural Resources, State Historic Preservation Office, nor does the mention of trade names or commercial products constitute endorsement or recommendation.

Attachment B

THE CITY OF JOPLIN

REQUEST FOR PROPOSAL SUBMISSION FORM

RFP #

Company _____

Address _____

Contact Person_____

Telephone Number_____

Email_____

NOTE TO RESPONDENTS: SUBMIT ENTIRE SECTION WITH RESPONSE. THIS EXECUTION OF OFFER MUST BE COMPLETED, SIGNED, AND RETURNED WITH THE RESPONDENT'S QUALIFICATIONS. FAILURE TO COMPLETE, SIGN AND RETURN THIS EXECUTION OF OFFER WITH THE QUALIFICATIONS MAY RESULT IN REJECTION OF THE QUALIFICATIONS.

SIGNING A FALSE STATEMENT MAY VOID THE SUBMITTED QUALIFICATIONS OR ANY AGREEMENTS OR OTHER CONTRACTUAL ARRANGEMENTS, WHICH MAY RESULT FROM THE SUBMISSION OF RESPONDENT'S QUALIFICATIONS, AND THE RESPONDENT MAY BE REMOVED FROM ALL PROPOSER LISTS. A FALSE CERTIFICATION SHALL BE DEEMED A MATERIAL BREACH OF CONTRACT AND, AT THE JRC'S OPTION, MAY RESULT IN TERMINATION OF ANY RESULTING CONTRACT.

By signature hereon, Respondent acknowledges and agrees that (1) this RFP is a solicitation for Interest and is not a contract or an offer to contract; (2) the submission of Responses by Respondent in response to this RFP will not create a contract between the City and Respondent; (3) Neither the City or the Committee, or any of their representatives, have made a representation or warranty, written or oral, that one or more contracts with the City will be awarded under this RFP; and (4) Respondent shall bear, as its sole risk and responsibility, any cost which arises from Respondent's preparation of a response to this RFP.

By signature hereon, Respondent offers and agrees to furnish to the City all of the products and/or services more particularly described in its Responses, and to comply with all terms, conditions and requirements set forth in the RFP documents and contained herein.

By signature hereon, Respondent affirms that they have not given, nor intends to give at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor or service to a public servant, elected officials, leadership or staff of the City or partner organizations in connection with the submitted Responses.

By signature hereon, the Respondent hereby certifies that neither the Respondent nor the firm, corporation, partnership or Developer represented by the Respondent, or anyone acting for such firm, corporation, or institution has violated the antitrust laws of this state, or the Federal antitrust laws, nor communicated directly or indirectly the Responses made to any competitor or any other person engaged in such line of business.

By signature hereon, Respondent represents and warrants that:

Respondent is a reputable company regularly engaged in providing products and/or services necessary to meet the terms, conditions and requirements of the RFP;

Respondent has the necessary experience, knowledge, abilities, skills, and resources to satisfactorily perform the terms, conditions and requirements of the RFP;

By signature hereon, Respondent certifies that the individual signing this document and the documents made part of the RFP is authorized to sign such documents on behalf of the company and to bind the company under any agreements or other contractual arrangements, which may result from the submission of the Response.

By signature hereon, Respondent affirms that no compensation has been received for participation in the preparation of the specifications for this RFP.

By signature hereon, Respondent affirms that it has not violated any of the noted No-Lobbying provisions or specification contained in this RFP.

By signature hereon, Respondent agrees to defend, indemnify, and hold harmless the City and the Committee, all of their officers, agents and employees from and against all claims, actions, suits, demands, proceedings, costs, damages, and liabilities, arising out of, connected with, or resulting from any acts or omissions of Respondent or any agent, employee, subcontractor, or supplier of Respondent in the execution or performance of any agreements or other contractual arrangements which may result from the submission of these Responses.

Submitted and certified this ___ day of _____.

BY:

Signature Date: _____

Name (Printed): _____

Title: _____

Signature: _____

Addendum 1

Scope of Services – Timeline
All work must be completed no later than August 15, 2022.

Timeline for RFP Process: The timeline listed below is the City's estimation of time required to complete the RFP process. All efforts shall be made to abide by this schedule.

RFP Advertised: August 28, 2021
Proposals Due: September 30, 2021

Timeline for project: The City and the State Historic Preservation Office have developed the following general timeline: The Project Product shall be submitted and payments made in accord with the proposed Milestone/Payment Schedule as follows:

Milestone	Due Date	Product	Payment Schedule
# 1	October 01, 2021	Email documentation of the consultant selection process and a draft of the consultant contract **prior to signature** to the HPF Grant Manager or their designee for review and approval.	$0
# 2	November 22, 2021	Email a copy of the signed consultant contract to the HPF Grant Manager or their designee.	$0
# 3	February 1, 2022	Consultant submits draft of Section 8 Summary to the National Register Section of the State Historic Preservation Office for review and approval. Email submission of documentation for the first of two public information meetings to the HPF Grant Manager or their designee.	$0
# 4	April 11, 2022	Consultant submits substantially complete draft nomination in 2010 Word format, TIF images in color to the National Register Section of the State Historic Preservation Office. Mid-term budget report due to HPF Grant Manager or their designee.	Estimated 50% of expenses

# 5	May 16, 2022	Consultant submits revised nomination and any revised materials incorporating SHPO staff comments on disc, and owner information to the National Register Section of the State Historic Preservation Office for review and approval.	$0
# 6	June 30, 2022	Submits documentation from the second public information meeting to the HPF Grant Manager or their designee for review and approval.	$0
# 7	July 15,2022	Consultant presents nomination to the Missouri Advisory Council on Historic Preservation.	$0
# 8	August 15,2022	Consultant submits final revisions, incorporating SHPO and MOACHP comments, on disc to the National Register Section of the State Historic Preservation Office for review and approval.	$0
# 9	August 31, 2022	Final fiscal report submitted to the HPF Grant Manager or their designee.	Remaining balance of expenses

Owen & Eastlake Ltd.
P.O. Box 10774
Columbus, Ohio 43201

September 15, 2021

RE: Project Number 29-21-10029-005

Dear Mr. Walters

Owen & Eastlake is pleased to submit this proposal for the proposed Broadway Historic District, a historic commercial area in Joplin, Missouri. We are a historic preservation firm that specializes in Black history, civil rights historic preservation, and documenting historic community changes. We strive to tell all aspects of the story when we research and write our nominations.

We have successfully prepared seven African American–themed National Register nominations. We have also prepared a statewide African American civil rights Multiple Property Document form. One nomination resulted in a nationally significant African American historic district. We are experienced in neighborhoods that have experienced demographic change as integral parts of their history.

Our team meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history. We are also familiar with the Missouri's built environment and history. We have recently completed two reconnaissance architectural surveys for the City of Kirksville funded by Historic Preservation Fund grants. Please do not hesitate to contact me if you have any questions or comments about our proposal.

Sincerely,

Rory Krupp
Principal
rkrupp@oweneastlake.com / 614-439-9068

Proposal

Executive Summary & Company Background

Owen & Eastlake Ltd. was founded in August 2012 in Columbus, Ohio, by principal Rory Krupp. Owen & Eastlake specializes in history and architectural history. The firm has prepared successful nominations for National Register historic districts and individual properties. Seven National Register of Historic Places nominations included the themes of African American ethnic history and civil rights. The firm has also conducted one architectural survey focused on African American historic resources and one statewide Multiple Property Documentation Form for African American civil rights.

Our National Register nominations have included a wide variety of themes and subjects. They often involve community economic and racial transitions. Our professional building nominations have included African American dentists, doctors, insurance firms, newspapers and fraternal organizations as tenants. Our recreational nomination, a pool in Portsmouth, Ohio examined community backlash and reconciliation after 1960s civil rights legislation. Our African American historic district explored veteran's preference suburbs after World War II. Our Multiple Property Document examined civil rights advances in employment, public accommodations, education and police relations in Ohio. The form is currently being used to establish civil rights trials in Cleveland and statewide in Ohio. The form has also been used as a cover sheet, providing historic context for a number of historic tax credit projects in Ohio.

Our projects have been completed in Ohio, Kentucky, Missouri, and North Carolina. Owen & Eastlake has worked with state historic preservation offices, municipalities, and private and non-profit developers. Our personnel meet the Secretary of the Interior's qualifications for history and architectural history.

Company Experience

Twentieth-Century African American Civil Rights in Ohio, 1900-1970 *(Multiple Property Documentation Form)*

The *Twentieth-Century African American Civil Rights in Ohio, 1900-1970* National Register Multiple Property Documentation Form examines four themes in Ohio civil rights history: public accommodations, employment, education, and police brutality. Owen & Eastlake conducted field work and interviews to locate sites within the themes. National and local civil rights organizations archives, African American newspapers, the Negro Motorist Green Book, and civil rights narratives were examined in both large urban areas and rural Ohio. Close attention was paid to intra-state responses and responses over time in order to ascertain differences in how communities reacted to civil rights violations.

A notable site located is the last known standing headquarters of the Ohio National Committee to Combat Fascism, a Black Panther affiliate, in Lima, Ohio (pictured above). The MPDF also included an annotated list of extant and demolished civil rights sites for comparison, and a newly formulated set of registration guidelines. The MPDF was written for the Ohio Historic State

Preservation Office and funded by the National Park Service, Department of the Interior, African American Civil Rights Grants program. The project was conducted from October 2017 to December 2018, and the MPDF was listed in the National Register in June 2019. Total cost, $50,000

Client: Ohio State Historic Preservation Office

Barbara A. Powers
Department Head, Inventory and Registration
Ohio State Historic Preservation Office
800 E. 17th Avenue
Columbus, Ohio 43211
614.289.2000

bpowers@ohiohistory.org

The Manse Hotel (Individual Nomination)

The Manse Hotel and Annex, located in Cincinnati's Walnut Hills neighborhood, was an African American-owned and -operated destination hotel. Established in the 1930s, it provided a level of luxury that had been hitherto unavailable in Cincinnati to African Americans.

The Manse's ballroom was the site of NAACP conventions and union gatherings, in addition to weddings and other events. In the 1950s, the Manse was home to Cincinnati Reds player Frank Robinson, and musician James Brown stayed there when he recorded at nearby King Records. The Manse was listed in the National Register in 2019. Total cost: $7,500

City Studios Architecture

Deanna Heil
City Studios Architecture
1148 Main Street
Cincinnati, Ohio 45202
513-621-0750
dheil@citystudiosarch.com

The Eugene McKinley Memorial Pool (Individual Nomination)

The Eugene McKinley Memorial Pool in Portsmouth, Ohio, was constructed after a local teenager drowned in the Scioto River on the last day of school because he was not allowed to patronize the white-owned and -patronized Dreamland Pool. A subscription drive failed to finish the McKinley Pool in the early 1960s, but after the local NAACP chapter held a swim-in at the Dreamland Pool shortly before the passage of the Civil Rights Act, the city finished the McKinley Pool. This established two pools in Portsmouth and maintained the status quo of segregation until the 1990s. While the McKinley Pool was the first pool open to African Americans in Portsmouth, it was listed

in the National Register as one of the last segregated pools constructed in the area and a tangible example of white backlash to the Civil Rights movement in the 1960s. The pool was listed in the National Register in 2019. Funded by the National Park Service, Department of the Interior, African American Civil Rights Grants program. Cost: included in the Twentieth-Century African American Civil Rights in Ohio, 1900-1970 project for the Ohio State Historic Preservation Office.

Client: Ohio State Historic Preservation Office

Barbara A. Powers
Department Head, Inventory and Registration
Ohio State Historic Preservation Office
800 E. 17th Avenue
Columbus, Ohio 43211
614.289.2000

Quinn Chapel A.M.E. Church (Individual Nomination)

Owen & Eastlake researched and prepared an amended nomination for the Quinn Chapel A.M.E. Church. The clients**,** Develop Louisville and the Louisville Metro government, received a grant from the Department of the Interior and the National Park Service's African American Civil Rights Historic Preservation Fund. The City of Louisville wanted to recognize the Quinn Chapel's role in the civil rights movement.

While the Quinn congregation had a storied role in Louisville's civil rights movement from the 1870s through the 1960s, Owen & Eastlake focused on a particular episode when the chapel served as a mass meeting place for those opposed to segregative zoning requirements instituted in Louisville during the early 20th century. In 1914–1915, the nascent NAACP combined forces with Louisville's civil rights leaders to fight the new zoning ordinance, financing the court battle though mass meetings held at Quinn Chapel. The court case, *Warley v. Buchanan,* went to the Supreme Court in 1917, and Louisville's ordinance was overturned. This marked the beginning of using mass meetings in churches to finance and gain support for national civil rights cases. For its role in the process Quinn Chapel was listed in the National Register in June 2020 with national significance. Funded by the National Park Service, Department of the Interior, African American Civil Rights Grants program. Cost: $9,000

Client: City of Louisville

Savannah Darr
City of Louisville
Planning & Design Coordinator
Planning & Design Services
444 South Fifth Street, Suite 300
Louisville, KY 40202

(502) 574-5705

George Washington Carver Addition (District Nomination)

The George Washington Carver Addition Historic District is an African American World War II veterans' preference suburb in Columbus, Ohio. Consisting of 90 buildings and a city park in a discontiguous district, the George Washington Carver Addition Historic District was listed under Criterion A. The veterans' preference subdivision was built in 1946–1947 in spite of substantial community opposition. The development was already well known for being the home of many Tuskegee Airmen based in Columbus, Ohio. However, research by Owen & Eastlake revealed that the subdivision was also used by the Federal Housing Administration to market minority loans across the country. The FHA noted in speeches and marketing materials that Carver Addition loans were paid promptly, and, contrary to contemporary opinion, the development had not sunk into blight.

Owen & Eastlake's research also identified another chapter in the Tuskegee Airmen story, detailing how just as the Airmen had broken barriers in wartime Europe, they continued to do so after the war. In addition to extensive research, Owen & Eastlake conducted community meetings and interviewed residents.

The district was listed under Criterion A with national significance in 2013 not only in community development, the original intended theme, but also in civil rights. It is a featured case study in the Ohio State Historic Preservation Office's statewide historic preservation plan, *A Historic Preservation Plan for Ohioans, 2016–2020.*

The project was funded by a Certified Local Government grant administered by the Columbus Landmarks Foundation. Cost: $9,000

Becky West
Executive Director
Columbus Landmarks Foundation
57 Jefferson Avenue
Columbus, Ohio 43215
614.221.0227
bwest@columbuslandmarks.org

The Theresa Building (Individual Nomination)

The Theresa Building is a 1925 Spanish Colonial Revival–Mission Style building that incorporates design elements common after the 1915 Panama Exhibition. It was nominated under Criterion A for its role as an African American professional building constructed during the Great Migration. It was also nominated under Criterion C as an example of a 1920s vernacular office space with high

integrity.

The Theresa Building unanimously passed the Ohio Historic Site Preservation Advisory Board in March 2015 and was listed in the National Register in June 2015. The project was funded by the Ohio Department of Development using a Historic Tax Credit Pipeline Initiative Grant. This grant program funds the nomination of buildings that could benefit from federal and state historic tax credits in the future. Cost: $5,000

Becky West
Executive Director
Columbus Landmarks Foundation
57 Jefferson Avenue
Columbus, Ohio 43215
614.221.0227
bwest@columbuslandmarks.org

Franklin Park Medical Center (Individual Nomination)

The Franklin Park Medical Center is a mid-century modern medical practice constructed in 1962.

Built by a group of African American medical specialists, the building provided much-needed specialized care to the black community. Because of their race, the founders experienced hurdles in obtaining land and financing. However, over the course of several years, the building was constructed with out-of-town loans and was subsequently a focal point for community health until the 1990s.

The Franklin Park Medical Center was listed in the National Register in 2016. The areas of significance are ethnic history, health/medicine, and social history. The project was funded by Ohio Department of Development using a Historic Tax Credit Pipeline Initiative Grant and administered by the City of Columbus Land Bank and the Franklin County Land Bank. Cost: $5,000

Client: Columbus Landmarks Foundation and Central Ohio Community Improvement Corporation

Becky West
Executive Director
Columbus Landmarks Foundation
57 Jefferson Avenue
Columbus, Ohio 43215
614.221.0227
bwest@columbuslandmarks.org

The Edna Building (Individual Nomination)

The Edna Building housed offices of the Ohio Sentinel, an African American weekly newspaper, and from 1950–1963, the second floor housed the social room of the Dukes and Duchesses, a private social and charitable club for men and women in the city's black professional class.

These entities – an insurance company, a newspaper and a social club – filled important roles in the community, allowing African Americans to socialize without discrimination, disseminate information ignored by other newspapers and promote fair business dealing. Together, they made The Edna an integral part of the city's vibrant African American business community, centered on East Long Street. The Edna was listed in the National Register in 2017.

The project was funded by Ohio Department of Development using a Historic Tax Credit Pipeline Initiative Grant and administered by the Columbus Landmarks Foundation.

Client: Columbus Landmarks Foundation and Tim Lai Architecture

Becky West
Executive Director
Columbus Landmarks Foundation
57 Jefferson Avenue
614.221.0227
bwest@columbuslandmarks.org

Resumes

Rory Krupp

Education

Masters of Arts with distinction; American history with a Certificate in Historic Preservation; University of Cincinnati, Cincinnati, Ohio; 2012.

Bachelor of Arts; Major in Ancient History and Classics; Minor in Anthropology with an emphasis in prehistoric North American archaeology; The Ohio State University, Columbus, Ohio; 1994.

Certifications and Training

Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history. Pre-qualified architectural historian and historian in Ohio, Indiana,

Pennsylvania, Michigan and South Dakota. Pre-qualified for archaeology in Nebraska and Oklahoma.

Ohio Department of Transportation Section 106 training, September 2016

National Historic Landmark program webinars, *Writing Section 8 for Criteria 1 & 2; NHL Nuts and Bolts*; *National Register or National Historic Landmark*; *Understanding Cultural Landscapes*; *Writing Section 8: Archaeology*, and *Writing Section 8 for Criterion 4: Architecture*; *Preparing for the Landmarks Committee.*

Professional Experience

Owen & Eastlake Ltd, Columbus, Ohio — Principal
August 2012-present

Principal of historic preservation consulting firm specializing in the architectural history services, National Register nominations, historic tax credit documentation and Section 106 documentation. Owen & Eastlake have participated in projects in Ohio, Kentucky, Missouri, North Carolina, and Tennessee for local and state governments, private and non-profit developers and city governments.

Hardlines Design Company Inc., Columbus, Ohio — Historian
June 2012

- Researched and wrote report chapter that examined Zoar Village and its connection to modern regional and international art movements for the Zoar Baseline Study for the United States Army Corps of Engineers, Huntington District, Huntington, West Virginia.

University of Cincinnati, Cincinnati, Ohio — Graduate Teaching Assistant
Dept. of History — Sept. 2010-June 2012

- Graded papers and exams for American and Latin American survey history classes
- Taught six recitation sections of American history at the undergraduate level
- Created classroom materials and presentations for recitation sections.

Hardlines Design Company Inc., Columbus, Ohio — Archaeologist/Historian
Oct. 2009-Sept. 2010

- Researched and wrote five Historic Property Management Plans for United States Army Corps of Engineers, Huntington District of the London, Bellville, Racine, Marmet, and Robert C. Byrd Locks and Dams, Ohio and Kanawha Rivers navigation pools flowage easement areas.

- Developed a prehistoric and historic contexts for the project area including a history of mining activities and other mineral extraction industries in West Virginia and southeastern Ohio
- Researched and collected information about all previously recorded prehistoric and historic archaeological sites and historic properties in the project area. Summarized National Register nominations, archaeological site files and architectural inventories for the management plan.
- Designed prehistoric and historic site predictive models.
- Developed preservation plans for cultural resources in accordance with Section 110 of the National Historic Preservation Act of 1966 as amended.
- Recommended treatment plans and management priorities for archaeological sites and historic properties within the project area.

- Consulted with preservation professionals concerning latest best practices for archaeological site and historic property preservation on Department of Defense lands.

Hardlines Design Company Inc., Columbus, Ohio Archaeologist/Historian
May 2005-February 2007

- Co-author of the North Family Lot site monograph series. Participated in a Phase III excavation of the main family house, broom shop, and pottery workshops at a historic Shaker site; the North Family Lot, Union Village, in Lebanon, Ohio under the direction of Andrew Sewell. Conducted primary archival using dairies and daybooks and secondary source research for Phase III Union Village Shaker
- Wrote social and economic histories of Union Village Shaker settlement for Phase III monograph series for the Ohio Department Transportation.
- Researched and wrote a historic context for Cleveland Innerbelt Expansion Project Phase II history-architecture survey for Gray & Pape, Inc. for the Ohio Department of Transportation with a focus on heavy industry and immigration.
- Researched and wrote Historic American Engineering Report historic context for Campbell Avenue, Cambridge, Ohio, bridge replacement project with a focus on changing bridge technologies and designs.
- Participated in Phase II excavation on an early 19th century historic farmstead in Prince George's County, Maryland under the direction of Andrew Sewell.
- Accessioned and created database of historic construction photographs of Emsworth, Dashields and Montgomery Locks and Dams for U.S. Army Corps of Engineers, Pittsburgh District.
- Assisted in the preparation of Historic American Building Survey documentation.

Presentations

"*Fervor and Fashion: How the Frontier West Changed Shaker Design*" Queen City Colloquium,

University of Cincinnati, May 18, 2012

Peer-Reviewed Publications

Krupp, Rory

2020 "New Deal, New Serpent: Public Works Projects at the Serpent Mound State Memorial," *Journal of Ohio Archaeology,* Volume 7, Special Issue on New Research at Serpent Mound

Archaeological, Architecture, History Reports and National Register Nominations

Krupp, Rory and Roy Hampton

2021 *Phase II Reconnaissance Survey for the Memorial Park and Old Town Neighborhoods*, Prepared for the City of Kirksville, Missouri, Department of Engineering and the Missouri State Historic Preservation Office.

Krupp, Rory and Roy Hampton

2020 *Phase I Reconnaissance Survey for the Depot District and Old Town Neighborhoods*, Prepared for the City of Kirksville, Missouri, Department of Engineering and the Missouri State Historic Preservation Office.

Krupp, Rory and Roy Hampton

2019 National Register of Historic Places nomination for the Chestnut Baptist/Quinn Chapel A.M.E. Church prepared for the City of Louisville, Kentucky. Listed May, 2020

Krupp, Rory and Roy Hampton

2019 *African American Heritage Survey*, Prepared for the City of Asheville, Department of Planning and Urban Design, Asheville, North Carolina.

Krupp, Rory and Roy Hampton

2018 National Register of Historic Places nomination for the Eugene McKinley Memorial Pool, Portsmouth, Ohio. Prepared for the Ohio State Historic Preservation Office, Funded by the National Park Service. Listed June, 2019.

Krupp, Rory and Roy Hampton

2018 Manse Hotel and Annex Local Designation Report. Prepared for the City of Cincinnati Historic Conservation Board. Funded by the Model Group.

Krupp, Rory and Roy Hampton, Charles Casey-Leininger

2018 National Register of Historic Places Multiple Property Document Form, *Twentieth-Century African American Civil Rights in Ohio.* Prepared for the Ohio State Historic Preservation Office. Funded by the National Park Service.

Krupp, Rory and Roy Hampton
2017 National Register of Historic Places nomination for The Edna Building, Franklin County, Columbus, Ohio. Prepared for Tim Lai ArchitecT. Funded by the Ohio Development Services Agency Ohio Historic Tax Credit Pipeline Initiative.

Krupp, Rory and Roy Hampton
2016 National Register of Historic Places nomination for the Franklin Park Medical Center, Franklin County, Columbus, Ohio. Prepared by Owen & Eastlake Ltd. for the Columbus Landmarks Foundation. Funded by the Ohio Development Services Agency Ohio Historic Tax Credit Pipeline Initiative.

Krupp, Rory and Roy Hampton
2014 National Register of Historic Places nomination for the Theresa Building, Franklin County, Columbus, Ohio. Prepared by Owen & Eastlake Ltd. for the Columbus Landmarks Foundation. Funded by the Ohio Development Services Agency Ohio Historic Tax Credit Pipeline Initiative.

Krupp, Rory and Roy Hampton
2013 National Register of Historic Places nomination for the Hanford Village George Washington Carver Addition Historic District, Franklin County, Ohio. Prepared by Owen & Eastlake Ltd for the Columbus Landmarks Foundation in conjunction with the African American history initiative.

Professional Affiliations
Organization of American Historians
American Historical Association
Midwest Archaeological Conference

Roy A. Hampton

CAREER PROFILE

Experienced architectural historian and cultural resources management professional with extensive work in research and writing related to New York history and architecture. Author of several National Register historic district nominations and over 100 National Register eligibility studies of bridges, dams, landscapes, buildings, and neighborhoods. Also experienced with historic preservation plans, historic structures reports, and HABS/HAER documentation.

- Co-author of successful National Register district nomination of Rockefeller Park and the Cleveland Cultural Gardens

- Listed the Village of Gambier Historic District (Knox County, New York) in the National Register
- Author or co-author of over 200 New York Historic Inventory forms
- Completed ODOT inventory and evaluation projects dealing with historic districts and individual properties in Columbus and Franklin County

EDUCATION AND TRAINING

- B.A., History, Bellarmine University, Louisville, Kentucky
- M.A., History of Art, University of Louisville, Kentucky
- New York Department of Transportation 4-F Training, June 2011
- New York Department of Transportation Section 106 Training, March 2011
- National Preservation Institute's Identification and Evaluation of Mid-Twentieth Century Buildings Training, 2002

PROFESSIONAL EXPERIENCE

Senior Historian, Hardlines Design Company, Columbus, OH 1997-2012

- Researched federal HABS/HAER Collections, federal census data, and local government archives, and inventory and cultural resource report collections of the New York Historic Preservation Office
- Completed over 100 projects related to Ohio history and architecture for the U.S. Army Corps of Engineers, Wright-Patterson Air Force Base, the State of Ohio Departments of Transportation and Natural Resources, as well as the U.S. Forest Service
- Composed online guide to using New York Public Library Information Network Sanborn map collection
- Co-authored several cultural resources management plans for historic military installations including the Portsmouth Naval Shipyard (Maine), former Philadelphia Naval Shipyard, and Naval Station Great Lakes, Illinois

Researcher, Louisville Development Authority, Louisville, Kentucky 1994-1995

- Researched deeds, maps, local histories, and government documents
- Managed public access to commission research files and reference library
- Authored National Register nomination for the Smoketown Historic District, for Louisville's oldest African-American neighborhood
- Completed additional National Register-related survey work in the Shelby Park neighborhood

PUBLICATIONS

- Co-author with Christine Trebellas, *Historic Context Report for the Ohio Department of Highways Bureau of Bridges, 1911-1945*. Available at www.state.oh.us/Divisions/Planning/Environment/Context Studies/ODOT Bureau of Bridges Context 2012.
- Author, "Researching Your Property with Ohio Public Library Information Network Sanborn Maps," 2012 (prepared for Hardlines Design Company, Columbus, Ohio, available at http//hardlinesdesign.com).
- *Innovation on the Monongahela, The Construction of Braddock Dam*, softcover booklet, U.S. Army Corps of Engineers, Pittsburgh District, 2008.
- Co-author with Maria Burkett, *Aerospace Technology at Naval Weapons Industrial Reserve Plant Bloomfield*. U.S. Navy Facilities Engineering Command, Mid-Atlantic Division, 2008.
- Author, "German Gothic in the Midwest, the Church Architecture of Adolphus Druiding and Franz Georg Himpler." *U.S Catholic Historia*n, May 1997.

SELECTED PROJECTS

Phase I and II Surveys for I-70/71, Columbus, Ohio. Assessed the National Register eligibility of more than 400 buildings as part of a large highway interchange study. The project included evaluation of buildings that had not been previously surveyed, plus identification and reassessment of contributing and non-contributing properties in several National Register and City of Columbus local historic districts.

National Register District Nomination, Rockefeller Park and the Cleveland Cultural Gardens, Cuyahoga County, New York. Co-authored a National Register district nomination covering Rockefeller Park, a major urban park space that is an excellent example of the Victorian Picturesque landscape style. The nomination also included the Cleveland Cultural Gardens, a series of landscapes within the park that commemorate Cleveland's ethnic diversity. The district was successfully listed in the National Register in 2005.

National Register Nomination, Village of Gambier, Knox County, New York. Surveyed over 150 buildings in the Village of Gambier and listed the village in the National Register of Historic Places. The new Gambier historic district included the village's significant commercial and residential properties as well as an existing National Register historic district covering the Kenyon College campus.

Responses to the Scope of Services.

Owen & Eastlake will complete a National Register of Historic Places historic district nomination according to National Register guidance and bulletins and the most recent Missouri National Register guidance. Owen & Eastlake will nominate the proposed district under Criterion A, Community Development. The nomination will incorporate the recent architectural survey work done in the area.

Owen & Eastlake will hold an informational public meeting in Joplin City Hall to inform and educate the public about the program's benefits. Owen & Eastlake will identify interested stakeholders and those with specific knowledge of the area to interview.

Owen & Eastlake will then conduct local research at the appropriate libraries and repositories. If conditions are suitable for photography the area will be documented to National Register standards. Owen & Eastlake may wait until closer to the January milestone date to avoid tree leaf and shrubbery coverage in the photography.

Owen & Eastlake will provide monthly progress reports to Joplin's point of contact and more often if deemed necessary.

Rory Krupp will be the Principal Investigator and be the lead on the historic context in Section 8. Roy Hampton will assist on the context and write all architectural descriptions for Section 7.

Owen & Eastlake will explore the demographic trends that shaped the built environment in the proposed Broadway Historic District, including the Great Migration. The neighborhood was a racially mixed neighborhood and the nomination will explore the factors that led to this community development. Owen & Eastlake will research and write a context that will assist in determining the exact historic district boundary. Owen & Eastlake will explore the commercial aspects and history. Owen & Eastlake will utilize Joplin's previous architectural survey reports for context themes and individual building eligibility for contributing and non-contributing elements. Any changes in the built environment that would affect eligibility since the surveys will be discussed with the City of Joplin point of contact and the Missouri State Historic Preservation Office representative.

Owen & Eastlake will use the product milestone and payment schedule in the RFP. The nomination will be complete and revised, if necessary, on disk for submission to the National Register Section of the State Historic Preservation Office for review and approval by May 16th, 2022.

Section 7 & Section 8 research and writing

We plan to conduct our research widely. Our experience in mid-sized cities is that information is not always available in local repositories. In the past, we have used civil rights organizations record, out-of-town and national African American newspapers to fully examine local historical events.

Owen & Eastlake maintains a Friends of the Library membership at Ohio State University, a major research institution. We maintain memberships in the Ohio History Connection and the Filson Historical Society; a JSTOR membership for access to the latest scholarly articles; and memberships in newspaper and genealogical databases. We patronize public libraries, including online resources, in Cincinnati, Chicago, Cleveland, and Toledo, as well as the State of Ohio Library and local and state repositories with relevant neighborhood resources. All these resources will be used for the historic research as appropriate.

We will also utilize the archives at:

- Missouri Southern State University
- The State Historical Society of Missouri Research Centers

Price Summary

The Owen & Eastlake team will prepare the nomination according the RFP schedule and milestones for a flat-fee of $19,500.

Research and travel: 90 hours @ 75.00 per hour. ($6750)

Writing and revising, if necessary, Section 8: 110 hours at $75 per hour. ($8,250)

Writing and revising Section 7, if necessary: 60 hours at $75 per hour. ($4,500)

GALENA
POOL
SPRING
LANDRETH
MINERAL
HILL
COX
BROADWAY
GALENA
GALENA
N
Legend
Proposed_East_Town_District

COUNCIL BILL NO. 2021-406 ORDINANCE NO.

AN ORDINANCE approving an Agreement between the City of Joplin, Missouri, and Owen & Eastlake Ltd.; authorizing the City Manager or his designee, Director of Planning, Development and Neighborhood Services, to execute same on behalf of the City.

WHEREAS, the City of Joplin and Keenoy Preservation, are desirous of entering into an agreement whereby Owen & Eastlake Ltd. will provide professional services to complete the Broadway District National Register Nomination.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF JOPLIN, MISSOURI, AS FOLLOWS:

Section 1: That an Agreement between the City of Joplin, Missouri, and Owen & Eastlake Ltd. is entered into for nineteen thousand and five hundred dollars ($19,500.00), a copy of same, or copy in substantially similar form, attached hereto and incorporated herein, be and the same is hereby approved.

Section 2: That the City Manager, or his designee, Director of Planning Development & Neighborhood Services, is hereby authorized and directed, upon recommendation and approval of the City Council, to execute said Agreement or Agreement in substantially similar form, by and on behalf of the City of Joplin, Missouri.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2021, by a _____vote.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter Edwards, City Attorney