Form No. DPP-RFP-PS-68-75
Approved 5/7/75
Revised 3/18/08

GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES

Request for Proposal - Negotiation
PROFESSIONAL SERVICES

To: ..... Date: April 24, 2018

..... RFP-016-2018 (Professional)

Pursuant to 31 V. I. C. § 239 (a) (4) and the Rules and Regulations thereunder issued, the Government of the Virgin Islands, Property and Procurement, will receive proposals for the work described below. Proposals will be received until **Tuesday, May 22, 2018 at 4:00 P.M.**

DESCRIPTION OF WORK

The Government of the Virgin Islands, Department of Property and Procurement is requesting proposals from qualified contractors for the following services: **RFP-016-2018 (P) Architectural Engineering (A/E) Services for the Restoration of 1105 King Street, Government House, Christiansted, St. Croix.**

SCOPE OF SERVICES: SEE ATTACHED

NEGOTIATED PROCEDURES:

The Commissioner of the Department of Property and Procurement will appoint a Selection Committee to assist in the evaluation and selection of the Contractor. Accordingly, current data on qualifications and performance should be submitted with proposals. After reviewing the qualifications and proposals, the Committee will select for discussions from the firm/s or person/s considered not less than three (3), in order of preference, **deemed to be the most highly qualified to provide the services herein required.** Discussions will be conducted successively and severally with the firms or persons so selected regarding the anticipated concepts and the relative utility of alternative methods of approach for furnishing the services hereunder.

FACTORS FOR DISCUSSIONS:

Selection criteria will include (i.) Professional qualifications, registration and general reputation of the principals of the firm; (ii) the extent to which the firm or person specialized in or has designed project of a type and scope similar to that hereunder; (iii) familiarity with the area in which the project is to be located; (iv) capability of meeting schedules; and (v) quality of performances on other projects.

NEGOTIATION:

The Selection Committee shall recommend to the Commissioner **the highest qualified firm or persons with whom a contract shall be negotiated.** The Commissioner, with the assistance of the Selection Committee shall negotiate a contract with such firm or person.

Should the Commissioner be unable to negotiate a satisfactory contract with the firm considered to be the most qualified, at a price he determines to be fair and reasonable to the Government, negotiations with that firm will be formally terminated? Negotiations will then be commenced with the second most qualified, the third most qualified or additional firms, in order of preference and their competence and qualification, and shall continue until an agreement is reached.

Lloyd T. Bough Jr.
Commissioner
Property and Procurement

INSTRUCTION TO PROPOSERS

A. NOTICE

This project is for, the following services: **RFP-016-2018 (P) Architectural Engineering (A/E) Services for the Restoration of 1105 King Street, Government House, Christiansted, St. Croix.**

Information provided in the scope of work is to be used only for purposes of preparing a proposal. It is further expected that each bidder will read the scope of work with care, for failure to meet certain specified conditions may invalidate the proposal.

The Government of the Virgin Islands, hereinafter referred to as GVI, reserves the right to reject any or all proposals or any portion thereof and to accept the proposal deemed most advantageous to GVI. Price shall not be the sole criterion of awarding this project. Scope and quality of work proposed and the ability of the bidder to complete this type of project shall be considered.

Applicants are requested to submit proposals based on the scope of work. Alternative proposals recommending new features and technology other than that requested in the scope of work will receive consideration providing such new features and/or technology is clearly explained. Any exceptions to the requirements requested herein must be clearly noted in writing and be included as part of the proposal.

The information contained herein is believed to be accurate, but is not to be considered in any way as a warranty. Request for additional information clarifying the Scope of Work should be directed in writing to **Deputy Commissioner of Procurement, Dynell R. Williams at Dynell.williams@dpp.vi.gov.**

B. STATEMENT OF PURPOSE

This project has been addressed to assist the Government of the Virgin Islands in meeting The need for the following services: **RFP-016-2018 (P) Architectural Engineering (A/E) Services for the Restoration of 1105 King Street, Government House, Christiansted, St. Croix.**

C. PROPOSED SCOPE OF WORK

SEE ATTACHED

D. TIMETABLE.

1. Proposals will be accepted at the Department of Property and Procurement, no later than **Tuesday, May 22, 2018 at 4:00 P.M.**

2. Last Day for request for written clarification question will be: **Tuesday, May 8, 2018 at 4:00 P.M.**

E. SUBMISSION OF PROPOSAL

All interested parties shall submit five (5) sets of proposals (one (1) original and four (4) copies), which are to be delivered to the Department of Property and Procurement during normal business hours, no later than **Tuesday, May 22, 2018 at 4:00 P.M.**

They shall be addressed to:

Lloyd T. Bough Jr.
Commissioner
Department of Property and Procurement
#3274 Estate Richmond, Christiansted
St. Croix, U.S. Virgin Islands 00820-4200

The sealed envelope containing the proposal must have the following information written on the outside of the envelope:

SEALED PROPOSALS - DO NOT OPEN **RFP-016-2018(P)** (Name of Offeror) (Mailing Address of Offeror) (Telephone Number of Offeror) (Fax Number of Offeror)

Where proposals are sent by mail, the bidder shall be responsible for their delivery to the Department of Property and Procurement before the date and time set for the closing of acceptance of proposals.

F. WITHDRAWALS OF PROPOSAL

A proposal may be withdrawn at any time prior to the time specified as the closing time for acceptance of proposals. However, no proposal shall be withdrawn or canceled for a period of thirty (30) days after said closing time for acceptance of proposals nor shall the successful provider withdraw or cancel or modify his proposal, except at the request of GVI after having been notified that said proposal has been accepted by GVI.

G. INTERPRETATION OF SPECIFICATIONS

If any person contemplating submitting a proposal requires clarification of any part of the scope of work, he/she may submit to the GVI a written request for an interpretation thereof to the **Deputy Commissioner of Procurement, Dynell R. Williams** GVI will not respond to questions received after the above-established date. The person submitting the request will be responsible for its prompt delivery. Any interpretation of the scope of work will be made in writing to all prospective providers. Oral explanations will not be binding.

H. CONSIDERATION OF PROPOSAL

The Commissioner of Property and Procurement shall represent and act for GVI in all matters pertaining to the scope of work and contract in conjunction therewith. **This RFP does not commit GVI to the award of a contract, nor pay any cost incurred in the preparation and submission of proposals in anticipation of a contract. GVI reserves the right to reject any or all proposals and to disregard any informality and/or irregularity in the proposal when, in its opinion, the best interest of GVI will be served by such action.** Proposals failing to provide some of the items in the scope of work shall not be rejected per se, but any deviations from the scope must be clearly noted.

I. ACCEPTANCE OF PROPOSALS

GVI will notify in writing acceptance of one of the proposals. Failure to provide any supplementary documentation to comply with the vendor's proposal may be grounds for disqualification.

J. CONTENTS OF PROPOSAL

The following is a list of information to be included in the written proposal. Failure to comply with all the requirements as outlined may disqualify the applicant.

1. Introductory letter about the applicant:

    a. Firm Name, address, fax and telephone
    b. Type of service for which Firm is qualified.

2. Organization:

    a. Names of Principals of Firm
    b. Names of key personnel with experience of each and length of time in organization.
    c. Number of staff available for assignment. (Local & Off-Territory)

d. Copy of Article of Incorporation
e. Copy of Certificate of Resolution
f. Copy of Valid Business License
g. Copy of Certificate of Good Standing

3. Outside consultants that will be retained for this project and percentage of work to be sub-contracted.
4. Project experience:

   a. List of completed projects of similar type and estimated cost of each.
   b. Current projects underway; scope; percentage completed to date and estimated cost of each.

5. Project References: (including a notarized written consent from the authorized representative which must include: name; telephone number; email address and facsimile number).

6. Project Approach:

   a. Describe how you will approach this project and availability to perform the services requested.

7. ***Cost***: The Cost Proposal must be submitted in a separate sealed envelope.

K. CONFLICT OF INTEREST

A bidder filing a proposal hereby certifies that no officer, agent or employee of GVI has a pecuniary interest in this proposal or has participated in contract negotiations on behalf of GVI; that the proposal is made in good faith without fraud, collusion, or connection of any kind with any other Bidder for the same request for proposals; the Bidder is competing solely in its own behalf without connection, with, or obligation to, any undisclosed person or firm.

L. LICENSE REQUIREMENT

An award will not be made to any firm or individual doing business in the Virgin Islands to perform work with the Government of the Virgin Islands until evidence is submitted that the said firm or individual has a valid V. I. Business License to do similar business in the Virgin Islands. Bidders must submit hard copy of a valid V. I. Business license within ten (10) working days after award.

All Bidders bidding as Joint Ventures that do business in the Virgin Islands must be licensed as a Joint Venture in the Virgin Islands.

M. REQUIRED DOCUMENTS

1. PUBLIC LIABILITY: The successful bidder will be required to obtain and have in place public liability insurance and other insurance necessary as requested in this proposal package. Insurance policy(ies) shall name the Government of the Virgin Islands as "**Additional insured**." The public liability insurance shall have a minimum limit of not less than **one hundred thousand ($100,000.00) dollars** for any one occurrence for death or personal injury and **one hundred thousand ($100,000.00) dollars** for any one occurrence for property damage. Offeror must provide public liability insurance with ten (10) working days after award.

2. WORKERS' COMPENSATION: Within ten (10) working days after award of project the successful offeror must submit a copy of their certificate providing that his firm and his agents are covered by Workers Compensation Employee's Liability.

FAILURE TO PROVIDE THE CERTIFICATES WITHIN THE STATED TIME PERIOD MAY RESULT IN THE PROPOSAL DEEMED AS NON-RESPONSIVE AND MAY BE IMMEDIATELY DISQUALIFIED WITH NO FURTHER CONSIDERATION GIVEN FOR POTENTIAL AWARDING OF THE CONTRACT.

N. REQUIREMENTS FOR CORPORATIONS:

1. ARTICLES OF INCORPORATION
2. CERTIFICATE OF CORPORATE RESOLUTION
3. CERTIFICATE OF GOOD STANDING

THESE WILL BE REQUIRED PRIOR TO AWARD OF CONTRACT.

REQUEST FOR PROPOSALS

March 1, 2018

Project Title: **Architectural Design Services for Government House Christiansted St. Croix Rehabilitation**

Project No. :

Client/Owner: **Government of the Virgin Islands of the United States Department of Public Works**

Funding Agency:

INTRODUCTION

The Territory of the Virgin Islands of the United States is comprised of the islands of St. Thomas, St. John, St. Croix and Water Island. The Department of Public Works is the agency within the Government of the Virgin Islands responsible for the planning, design and construction of the Government Facilities. Similarly, the Department of Property and Procurement is the contracting agency for the government.

SERVICES REQUIRED

The services required under this contract will include providing personnel and equipment for property as-built surveys, measured drawings, and architectural design services for mold mediation and the full rehabilitation of the property known as Government House Christiansted located on 1105 King Street Christiansted, St. Croix U.S.V.I. The scope will also include construction administration and mold remediation. Payment for these services will be based on a Lump Sum Fixed Fee negotiated competitively. Attached for your use is a preliminary Disaster Damage Assessment that was performed by AECOM summarizing the damages along with some recommendations and a Preliminary cost estimate.

PROJECT

The subject project, is located in the Historic District of Christiansted St. Croix USVI. The buildings is 66,170 square feet. It was severely damaged due to Hurricane Maria. The intent of the project is to restore the buildings and remove any hazardous items which would prohibit the building from being used.

SCOPE OF WORK

The scope of work for the project involves preparation of plans, specifications, mold remediation and removal, and cost estimate for the complete restoration of Government House Christiansted. Plans will be developed as per coordination efforts with the National Park Service, Virgin Islands State Historic Preservation Office (VISHPO), The Department of Public Works and the user Agency. All design work must comply with Secretary of Interior (SOI) standards for Historic Structures.

PROJECT INTENT

Government House Christiansted is a historic structure that functions as a center for the Governor and his executive staff. The repairs and rehabilitation of this facility is vital to the day to day operations for the government. This facility is one of the significant buildings in the Christiansted Historic District.

The planned restoration is necessary in order to rehabilitate the building and restore its function. It shall include the following:

A. Detailed Damage Assessment and recommendations
B. Itemized scope of work and description on the plans and Specifications.
C. Repairs and recommendations for all interior and exterior.
D. Roof Repairs
E. Exterior skin repairs
F. FF&E (Fixtures Furnishings and Equipment)
G. Lighting replacement
H. Mechanical System replacement
I. Electrical System replacement
J. Communication, Fire Alarm replacement
K. Plumbing system replacement.
L. Mold Remediation and Removal

DESIGN STANDARDS

- International Building Code latest addition.
- Secretary of the Interiors Standards (SOI)
- International MEP codes Latest addition.

TASKS TO BE ACCOMPLISHED

A. Provide Property as-built Survey.
B. Provide measured drawings to be used for design development and construction documents.
C. Development of project specifications.

D. Development of mold and hazardous material remediation and removal specifications
E. HVAC design and specifications
F. Electrical and Plumbing specifications and construction documents
G. Finalize design and prepare final PS&E package, including all bid documents for submittal to DPNR AND VISHPO.
H. Identify required permits, prepare applications and follow through to issuance of permits.
I. Consultant also shall submit final Plans, Specifications and Engineers Estimate on electronic file. (Microsoft Office Suite, PDF format, Auto Cad DWG files of base drawings to include building floor plans, elevations and as-built property survey)
J. Construction Administration.

CONDITIONS OF PROPOSAL: Government House Christiansted St. Croix Rehabilitation Project

The proposal shall be submitted in two (2) sealed envelopes.

I. Envelope #1 shall consist of:

A. A QUALIFICATION STATEMENT which should contain the following:

1. Firm name, address telephone and fax number.
2. Year established and any former names.
3. Types of services for which firm is qualified.
4. Names of Principals of firm and States which they are registered.
5. Names of key personnel who will be assigned to this project and their resumes of education and experience.
6. Sub-consultants proposed for this assignment and their qualifications.
7. Current workload: Scope, cost, percent completed; both prime contracts and major subcontracts.
8. List of selected completed projects, their scope and cost, and name/phone number of owner's representative we can contact.
9. Narrative description of your approach to this project, your anticipated schedule and any unusual aspects or problems you foresee with this project.
10. Conflict of interest disclosure. Statement to read:

"I certify that I have no present conflict of interest, that I have no knowledge of any conflict of interest that my firm may have, and that I will recuse myself from any capacity of decision making, approval, disapproval, or recommendation of any contractor for selection on any contract if I have a conflict of interest or a potential conflict of interest. Consultants are expected to safeguard their ability to make objective, fair, and impartial decisions when performing work for the Department, and therefore may not accept benefits of any sort under circumstances in

which it could be inferred by a reasonable observer that the benefit was intended to influence a pending or future decision of theirs, or to reward a past decision. Consultants performing work for the Department should avoid any conduct (whether in the context of business, financial, or social relationships) which might undermine the public trust, whether or not that conduct is unethical or lends itself to the appearance of ethical impropriety. I realize that if I am involved in the development of a specification/scope of work or the development of selection criteria to be used for evaluation in a procurement of a commodity/service, my firm cannot compete in that procurement. I realize that violation of the above mentioned standards could result in the termination of my Work for the Department."

Print Name
Signature

B. An IMPLEMENTATION APPROACH which should contain at least the following:

1. A narrative description of your approach to this project, including a detailed description of the phases and sequence of work proposed and who will perform them. If sub-consultants will be used, specify the number of professional hours and tasks that they will perform.
2. The anticipated schedule and interim products.
3. Any unusual aspects or problems you foresee with project.
4. It is expected that the work schedule being proposed be completed in 3 months (90 days) or less.

II. Envelope # 2 shall consist of:

A. Price Proposal which should contain at least the following:
1. A Lump sum cost and duration for each task.
2. Your professional and support staff proposed hourly and overhead rates.

After the Proposals have been evaluated, the highest rated firm will be selected and the submitted price proposal will be opened for review and evaluation.

EACH PROPOSER IS ASKED TO SUBMIT FIVE (5) COPIES OF THEIR PROPOSAL ENTITLED:

PROPOSAL FOR ARCHITECTURAL DESIGN SERVICES FOR THE REHABILATION OF
GOVERNMENT HOUSE CHRISTIANSTED ST. CROIX VIRGIN ISLANDS
RFP NO._____

TO
GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PROPERTY AND PROCUREMENT
BUILDING NO.1. SUB BASE THIRD FLOOR
ST. THOMAS, U.S.V.I. 00802

Government House, St. Croix, Christiansted

AECOM

[redacted]

1105 King Street, Christiansted, St. Croix 00820 USVI

Major

Damage Rating

1742

Year Built

Non-Flood: Wind Driven, Water Intrusion.

Disaster Damage

Brick and stone masonry construction with plaster/stucco exterior and corrugated metal roof.

Building Materials

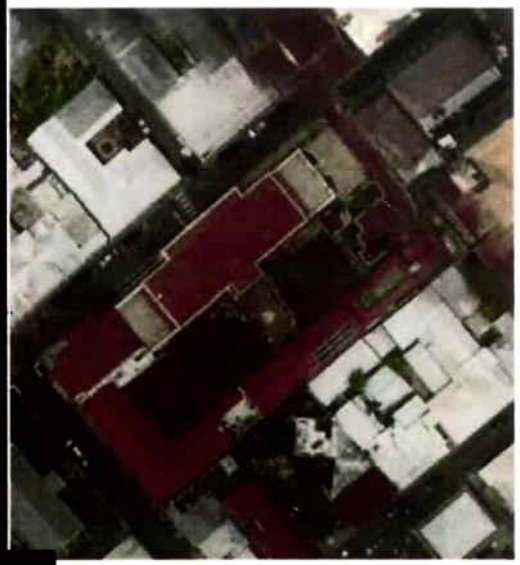
66,170

Square Footage

Before Storm

[redacted]

After Storm



Preliminary Assessments by Discipline

Architecture	Structure	Mechanical/Plumbing	Electrical / Comm/ Security	Fire Protection	Overall Narrative Rating
Exterior: Overall minor damage. Roofing-Damage to portion of gutter and downspout drainage system. Resealing of all roof corrugated metal deck laps joints required. HAZMAT materials verification recommended prior to any scope of work performance. Wall(s)-Damage requires crack and stucco repairs (chimney and walls). Repainting of exterior facade/ walls areas required. Interior moderate damages. Plaster, wood trim and paint damaged by water penetration, some mold is present.	Moderate Damage. Exterior cracks to column capitals, exterior walkway slab cracks due to possible foundation settlements, ceiling damage, and minor wall cracking at third floor kitchen wall.	Mechanical equipment has minor to significant damage. Exterior louvers sustained a majotiry of the damage ranging from blockage and screen damage to bent louver blades. Exterior condensing units had moderate coil damage. Plumbing equipment suffered moderate to catastrophic damage. Roof drains and gutter systems were significantly impacted causing leaks and other damage.	Electrical conduits and wiring of branch circuits have been affected due to roof leaking. One of two generators is not operational. The elevator is not working. Almost half of all exterior lighting fixtures have been affected.	Fire alarm system damaged. Fire alarm devices suffered moderate to catastophic damage in the Inner Courtyard.	Major - Remediation efforts that will be neccesary as a result of roof damage includes replacement of a significant portion of all partitions and building systems.

US VIRGIN ISLANDS PRELIMINARY DISASTER DAMAGE ASSESSMENT REPORT

AND COST ESTIMATE FOR HISTORIC STRUCTURES

GOVERNMENT HOUSE, Christiansted, St. Croix.

Table of Contents

Executive Summary

The impacts of Hurricane Maria (Maria) on Government House, Christiansted, St Croix in the US Virgin Islands have been severe. This building is one of the largest governor's residences. Since Hurricane Maria made landfall in September 2017, essential government services including social and cultural events have been severely suspended as a result of direct damages from Hurricane Maria. The day-to-day services transacted with the Territory's government are essential to restore personal and business affairs, all of which are needed to restart the Territory's social and economic recovery, post-disaster.

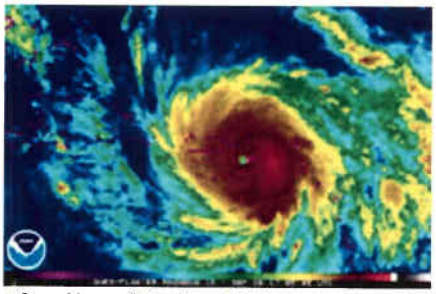
In addition to critical disruptions associated with the essential government services transacted within the facility, Government House, Christiansted, St Croix is one of a small number of iconic historic buildings within the Virgin Islands and acts as an unique culture marker in the 18th century Danish style and anchor to community life in the town of Christiansted.

On St. Croix, Maria produced peak sustained winds of 175 MPH. The impacts of Maria's unprecedented winds combined with the storm's torrential rains caused severe damages to Government House, Christiansted and its respective building systems. Extreme, sustained wind-speeds caused in minor roof failures and resulted in significant water intrusion that compromised major facility's systems such as heating ventilation and air conditioning systems (HVAC), electrical systems, and exterior envelope and fenestrations and damaged fixtures, furnishings and equipment. Due to hurricane force windblown debris impact damage, there is significant damage to the roof gutter. 30 ft of gutter has been ripped off of the roof and there is a leak in the roof gutter over the main entrance. Water intrusion also caused widespread microbial inculcation (e.g. mold) throughout facility interiors, damaging furnishings, thus undermining the facility's capacity to support essential government functions.

Event Declaration & Event Description

Hurricane Maria (Maria) was an extremely powerful hurricane, the tenth strongest observed in the Atlantic. Maria was the second Category 5 hurricane to strike the US Virgin Islands (USVI) within a period of two weeks and caused widespread and catastrophic damages on St. Croix.

According to the National Hurricane Center, Maria's unprecedented strengthening developed from a tropical storm on September 16, 2017 into a Category 5 hurricane on the Saffir–Simpson scale by late on September 18. Maria reached its peak strength when the eye was located 30 miles South of St. Croix. Early on September 20, the outer wall of Maria made impact with St. Croix.



Infrared loop of Hurricane Maria passing St. Croix, Vieques, and landfalling on Puerto Rico on the morning of September 20

In addition to sustained winds recorded upwards of 175 mph, Maria dumped ten inches of rain on St. Croix over the event period, causing flooding and mudslides in addition to severe wind impacts. St. Croix suffered an island-wide blackout with only 2% of the energy grid intact after the storm. Two people were killed in the USVI as a direct result of Hurricane Maria.

FEMA designated the Hurricane Maria incident period for USVI from September 16-22, 2017 and issued a major disaster declaration covering all developed and inhabited islands within the Territory on September 20, 2017. The FEMA designation for USVI Hurricane Maria is DR-4340.

Disaster Damage Type(s)

- Damage Cause:
  Non-Flood: Wind Driven, Water Intrusion.

Description of Facilities

- Facility Name: : Government House, Christiansted
- Facility Owner: Government of The US Virgin Islands
- Address: 1105 King St., Christiansted, St. Croix 00820
- Number of Facilities: 1
- Name & Number of Each Facility:
    - GPS Coordinates: 17.461, -64.7036
    - Square Footage of Facility: 66,170
    - Type of Facility and Use: Government, civic.
    - Parcel Number: 204903130100
    - Facility Description
        - Year Built: original portion of building 1742-47, additional construction 1794-97, later portions constructed 19th and 20th century; modifications 1830-32, 1850s and 60s, 1936 (fire)
        - Number of Stories: 3
        - Entry Access Points: 3
- National Register Listing Status:
    - Listed as a contributing resource to the Christiansted Historic District, which is also a National Historic Site (listed both in NRHP and as an NHS in 1976—see appendix).
    - Also individually eligible for listing in the National Register under Criteria A and C (and probably B) at the state level of significance, with the legal boundary of the property as the NR boundary.

    - Architectural Provenance (summary level)
      Government House in Christiansted, St. Croix is a large building with a central courtyard constructed and renovated from the mid-18th to the late 20th century.

Figure 1: Interior courtyard with brick well

The main periods of construction or renovation were:

- 1742—47: the central northeast portion of the building was constructed as a residence for the Schopen family.
- 1772—74: purchased by the crown and the Mansard roof and attic/third floor.
- 1794—97: the southwest portion of the building was constructed as a residence for the Sobotker family.
- 1830—32: the two buildings were connected, the east stair was added, the great hall space was created, and the monogram was added to the main entrance on the northeast corner
- 1856: an outbuilding was removed from the area that is now the courtyard
- 1862: the Governor's apartment replaced the offices on the third floor
- 1936: a fire damaged the Sobotker portion of the building; its third floor was removed
- Late 19th—20th centuries: southeast portion of the building added (garage and utility buildings are context sensitive additions, but less than 50 years old)
- 1941: courtyard gardens developed
- 2000: small mechanical addition to courtyard side of center of Schopen portion of building, containing elevator.
- Original drawings on file with Library of Congress as part of Historic American Buildings Survey collection

- Historic Building Materials, Means & Methods:
  - Load-bearing rubble masonry walls with applied stucco on exterior
  - Low, hipped roof covered with corrugated metal set into parapet wall
  - Smooth plaster interior walls and ceilings
  - Cast iron metal stairs and covered patios

Figure 2: Stucco finish on rubble masonry walls, keystone, pediment, quoins, 1st floor gallery with arched openings, parapet on roof, brick steps, marble busts on stair newel posts, porch gallery with arched openings, plaster pilasters, Danish regent's crest.

- Character Defining Features
  - Rubble masonry walls with stuccoed exterior and interior finishes
  - Interior spatial organization in Governor's apartment on third floor and second floor spaces, Schopen portion of building

Example of interior character-defining space, with historic wood panel doors

  - Original or reproduction finishes in 3rd floor apartment and 2nd floor spaces

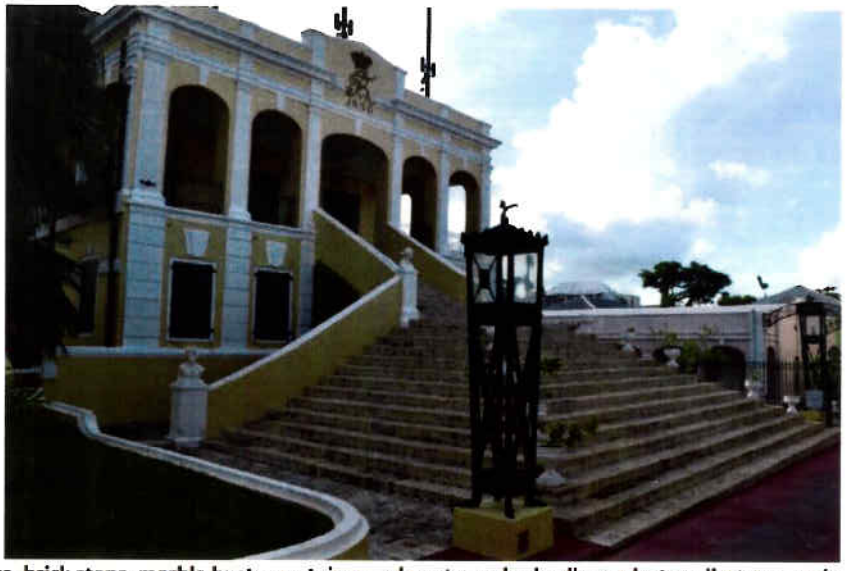


Figure 3: Pilasters, brick steps, marble busts on stair newel posts, arched gallery, plaster pilasters, quoins, Danish regent's crest

- Parapet wall with inset, low, hipped roof covered with corrugated metal and no eaves on Schopen portion of building
- 1st story galleries with arched openings on exterior walls opening into interior courtyard
- 2nd story galleries with wooden picket railing on exterior walls opening into interior courtyard
- Well in center of courtyard

- Urns flanking entrance on center of Schopen portion of building, northwest elevation
- Shutters on windows and exterior doors
- Marble tile patios

Marble tile patio

- The exterior elevation of the 1st and 2nd floors of the Schopen portion of the building retains much of its 18th century features:
    - First level arched gallery on northwest elevation
    - Decorative plaster keystones
    - Pediments
    - Quoins
    - Arched entranceways
    - Cornices

Figure 4: Late 19th century addition, view from interior courtyard, showing 2-story gallery, with arched openings on lower level

- Large porch on northeast corner of building retains much of its 19th century features:
    - Arched gallery
    - Attached decorative pilasters
    - Marble busts on stair newel posts
    - Brick steps
    - Danish regent's crest above porch
    - Metal freestanding lamps at base of steps

Figure 5: Entrance on northwest elevation, flanked with decorative urns

- Information on Historic Fabric

- Windows are non-historic replacement units and don't match historic units in as-built drawings from 1919 and photos from 1960 on file in the Library of Congress, Historic American Building Survey collection.
- While the outside envelope of the building dates to the 17th to 20th centuries, interior partition walls and ceilings may be modern construction (studs with plasterboard).
- Historic finishes are limited to the Governor's quarters and main spaces in the Schopen portion of the building.

- Do any special conditions affect repairs of damages or repairs?
  Yes, any repairs to the building will require coordination with the National Park Service, Advisory Council on Historic Preservation, and US Virgin Islands State Historic Preservation Office under Section 106 of the National Historic Preservation Act. Repairs will need to meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.
  - Does the facility or parts of the facility need to be mothballed to Secretary of Interior Standards (SoI) for permanent Historic Rehabilitation?
    This is a major center of government, and the least damaged of the government buildings with residential space for the governor, so it is unlikely that mothballing will be anything but a short-term option. However, if mothballing is required, the *Secretary of the Interior's Standards for the Treatment of Historic Properties* must be applied.

  - Are there high-level specifications that must be met to ensure that historic fabric is not damaged during emergency repairs? YES
    - Drying out the buildings
      - Using heat to dry out the structures may damage historic materials. Natural ventilation is the best way to dry architectural materials.
      - Open windows and doors to provide natural ventilation. However, if windows or doors are swollen shut, do not force them to open.
      - Fans can help speed the ventilation process without further damage to materials. Fans directing air from the inside to the outside can also help move mold spores out of the building after cleaning.
    - Security
      - If there is a need to board over unsecure doors and/or windows or install security gates, the existing shutters should be temporarily removed and stored for future reinstallation.
      - The method of installation of the secure modern feature should not cause permanent damage to historic materials.
    - Removal and disposal of damaged or moldy materials
      - Historic architectural materials should be retained and preserved in place, wherever possible.
      - If there is a need to remove valuable objects (antique furniture, paintings, etc.) and/or important files, store the materials in a secure location and refer to material conservationists for cleaning and repairs, as needed.

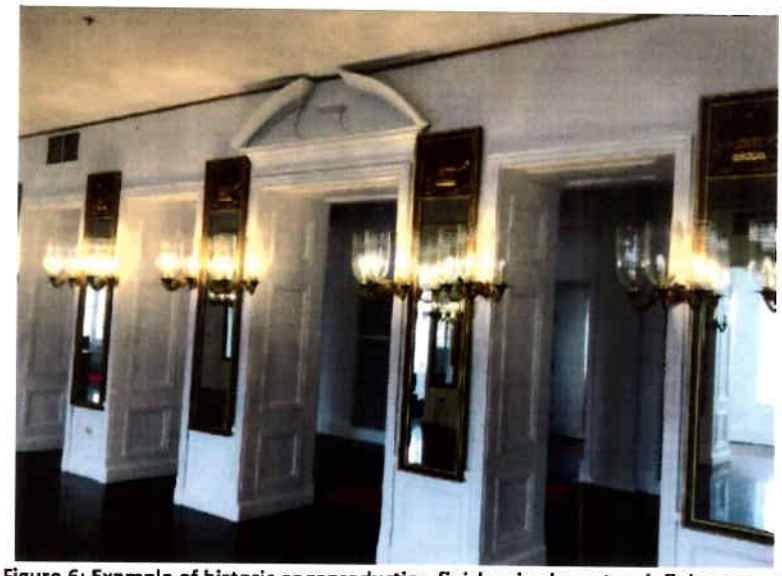
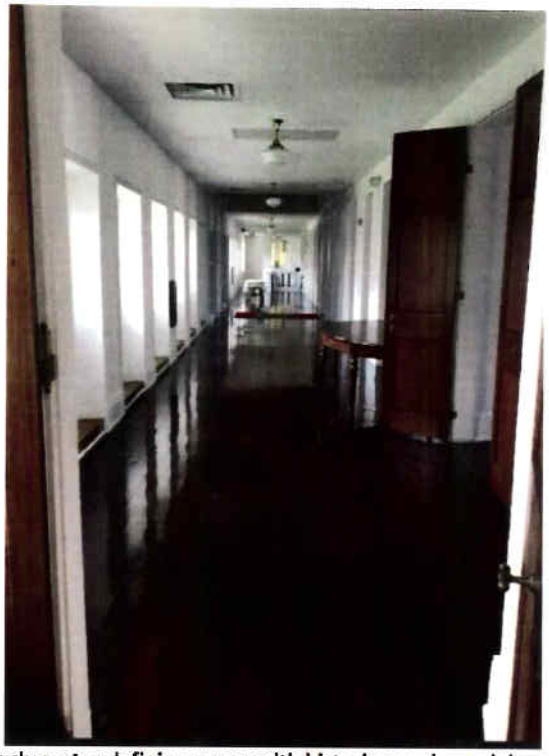
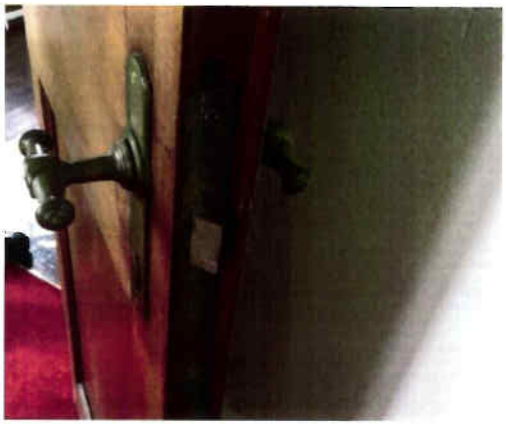


Figure 6: Example of historic or reproduction finishes in character-defining spaces

- Do not dispose of detached historic architectural materials. Mark where they came from, if known, and store for possible future reinstallation.
- To remove soil and mold on historic non-porous materials, plaster finishes, and wood (trim, doors, windows, etc.) surface cleaned and disinfect using a standard, all-purpose, non-sudsing, non-phosphate cleanser (generally use a solution of bleach and water). Rinse surfaces but do not apply pressure wash.
- Generally, plaster should be allowed to dry prior to determining if it must be replaced. Loose plaster in immediate danger of failing can be secured in place with screws and plaster washers. However, areas of plaster ceilings with a sagging area with a diameter of 3 feet or greater may need to be carefully removed to prevent injury and minimize damage to surrounding material. In some cases, ceiling medallions can be held in place with a fabric sling as a stabilization method.
- If plaster or wood ceilings contain standing water, these may need to be removed. Drill drain holes to allow water to drain and retain removed architectural materials, where possible.
- Historic hardwood floors should be retained, if possible and should not be removed as part of emergency repairs (the decision as to whether the floors can be retained can be made at a later stage). Removing nails, screws, or tacks will allow for movement and prevent warping. Wood floors should also be protected from foot traffic until completely dry and ready to refinish.
- Historic wood doors, cabinets, and trim that have been damaged by water may be carefully removed prior to cleaning and sanitizing them and allowed to dry thoroughly, but should be marked with location and saved for reinstallation.



Example of interior character-defining space, with historic wood panel doors



Historic hardware

- Emergency repairs to plaster/stucco on wall surfaces
  - Where mortar is failing on exposed rubble walls, replace mortar without dismantling the wall, where possible, with a loose mortar to fill the voids. Loose mortar should not be too hard for the surrounding stone or mortar.
  - Care should be taken in the removal of the damaged stucco so as not to dislodge load-bearing rocks or bricks, creating large holes that need to be rebuilt.

Sobotker portion of the building, with hipped roof, lower level gallery with arched openings and upper level with arched openings infilled with windows

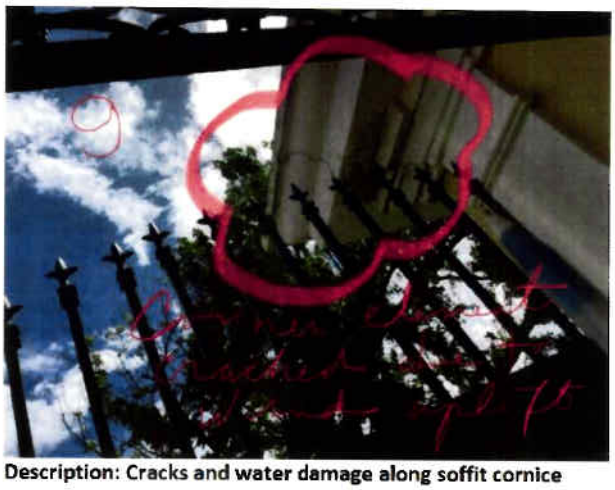
- Are there character-defining or other features that must be immediately stabilized or rehabilitated in order to mitigate risk of serious deterioration or loss?
    - Roof should be covered with tarp or repaired to prevent additional water infiltration and damage to materials in interior of building.
    - Brick chase/ chimney should be stabilized
    - Mold should be removed and surfaces treated to prevent regrowth
    - Metal Danish royal crest above main entrance of the building (northwest corner) is rusting (probably the metal fastener) and should be addressed to prevent damage to wall and exterior plaster finish. It may require removal of the crest and temporary storage for later reinstallation.
    - One large section of cornice on the rear addition (facing the courtyard) of the Schopen portion of the building appears to be failing and may require mechanical attachment. This portion of the building was constructed in 2000, so it is not historic, but that cornice may require stabilization or removal with care to surrounding historic materials.

- Is the facility in the floodplain? NO
- Site amenities/features (e.g. retaining walls, fountains, courtyards, pavilions)
    - Paved walkways
    - Concrete drive
    - Rubble masonry walls
    - Metal driveway gate
    - Ornamental trees
    - Garden walls
    - Brick well

Description of Direct Disaster Damages & Causation

Based on the initial assessments that were conducted by AECOM from 4-9 November 2017, the overall damage to the facility is considered Severe - repairable.

The facility sustained hurricane force winds that caused significant damage to 10% of the exterior envelope including minor roof damage. Exterior structural walls were observed to be cracked allowing water penetration damage. Due to the wind driven rain entering the structure through the storm damaged walls and roof, 25% of all interior surfaces were saturated with water. Gypsum board and/or plaster ceilings, walls, and wood trim suffered severe water damage. The remediation efforts necessary as a result of this water and impact damage will require replacement of a significant portion of wall partitions and building systems.



Description: Cracks and water damage along soffit cornice

Description: Wood Flooring is water damaged

Due to the significant rain fall, water intrusion, climatic conditions, and the inability to dehumidify the water saturated structure, mold began to grow in the walls and the ceilings.

Structural damage was noted in the structural aspects, as 25% of all columns and walkways exhibited cracks and/or settlement.

Description: Structural cracks along walkway

The summaries below describe the damage that was observed. Our preliminary analysis of the disaster damage and a description of the requirements to repair the damage are delineated by general category below. The quantities of effort by specific area from this preliminary assessment are detailed in Appendix B of this document.

General Requirements

Throughout the process of repairs outlined below temporary protective measures will be required to protect portions of the historic structure as different phases of repairs are underway.

In addition, temporary protective measures will be required to prevent further damage to the existing historic structure. These measures would be required to repair the building envelope and prevent additional water infiltration, mold growth, and other damages.

Existing Conditions

The extreme winds experienced during the hurricane caused significant damage to the building envelope. The term building envelope is used to describe the systems that separate the interior of the building from the outside environment. It is a generic term that includes roofing, windows, doors, exterior wall systems, and the transitions between these elements (roof to wall, door to wall, etc.).

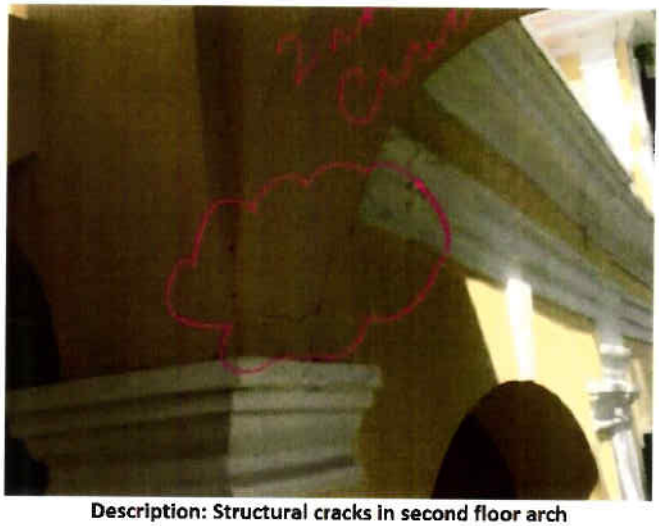
Because of the damaged envelope, wind driven rain infiltrated the building, creating a moist environment that is conducive to mold growth. The facility has become infused with mold, with mold observed on walls, ceilings, floors, fixtures, and furniture, not only superficially, but inside wall cavities, and above ceilings as well. In addition to mold growth, the penetration of water due to the failure of the building envelope caused direct damage to some building systems, including the heating, ventilation, and air conditioning (HVAC) systems. Also, electrical systems have been damaged as a result of the hurricane.

As a result of storm driven rain water intrusion, 30,000 square feet of the facility will required mold remediation. 16,000 square feet of mold damaged material will need to be removed and discarded. In some cases restoration vs. replacement will be required due to the historic nature of this structure.

Masonry

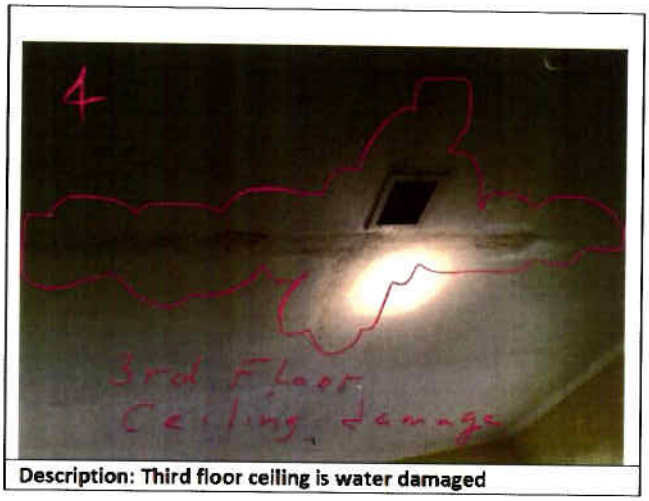
As a result of storm driven rain intrusion and high winds, the concrete masonry and foundation have settled causing cracks. 5 structural elements including column capitals, arches, and walls were cracked along with the second floor exterior walkway.

Description: Structural cracks along upper level of exterior corridor



Description: Structural cracks in second floor arch

Water damage on the third floor ceiling was noted as there is a possible structural roof leak.



Description: Third floor ceiling is water damaged

Doors, windows, and louvers

As a result of Hurricane force winds and debris impact damage, 10% of wood framing was damaged and will need to be removed, 10% of selective millwork will need to be replaced or restored, and 25% of all wood framing at the ceilings will need to be replaced.

Openings

As a result of storm driven rain intrusion and hurricane force windblown debris impact damage, 45% of the hollow metal doors need to be replaced. All of the aluminum windows need to be replaced, including the frames and the glass & glazing.

Finishes

As a result of storm driven rain intrusion and hurricane force windblown debris impact damage, 45% of gypsum plaster interior ceilings and walls will need to be repaired and or restored, 100% of interior walls, ceilings, and trim will need to be repainted, and 45% of interior wood floors will need to be refinished. Some exterior finishes were removed due to the severity of the storm as well.

Description: Damaged paint

Description: Water damage at wall and celling due to water intrusion from above

Air Conditioning (HVAC)

Due to storm driven rain intrusion and hurricane force windblown debris impact damage, one inoperable exhaust fan will need to be replaced. Air Conditioning condenser units will need to be replaced. Air Conditioning refrigerant piping insulation was saturated with water and will need to be replaced, and Air Conditioning fan coil units suffered water intrusion damage and will need to be replaced.

Plumbing

Due to hurricane force windblown debris impact damage, there is significant damage to the roof gutter. 30 ft of gutter has been ripped off of the roof and there is a leak in the roof gutter over the main entrance. The 30 ft of gutter will either need to be repaired or replaced.

Description: Roof metal gutter is missing

Description: Roof metal gutter is damaged

The men's restroom 166 sink connections are rusted and need to be replaced. The mop sink fixture and drain are also corroded and need replacement. The drinking fountain and purifier outside of the mens room need to be replaced.

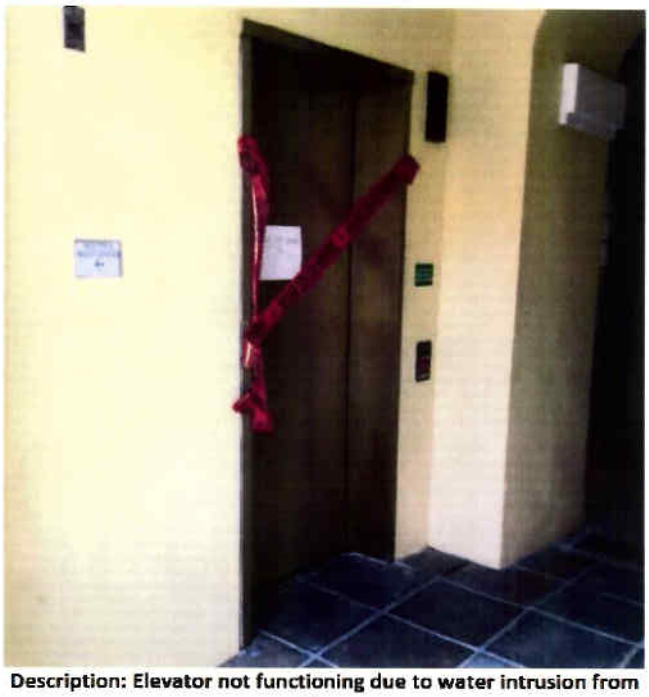
HVAC

Due to hurricane force windblown debris impact damage, there is significant buildup and damages to the louver systems. Seven 100 square foot louvers are filled with dirt and insects with the screens damaged. One 150 square foot louver is filled with dirt and insects with the screen damaged. 800 square

feet of louvers along the roof suffer the same damages. There are 40 louver blades along the ballroom that are bent from wind debris damage. Two Generator Exhaust louvers are filled with dirt as the seals on the backdraft dampers are detached.

Electrical

Due to storm driven rain intrusion and hurricane force windblown debris impact damage, 10% of interior enclosed electrical switches and circuit breakers will need to be replaced, 10-25% of all interior lighting fixtures and conduit will need to be replaced, 45-75% of all exterior lighting fixtures and conduit will need to be replaced, and the Emergency Generator was observed to have sustained significant damage and will need to be evaluated for repair and or replacement. The elevator system is non-functional due to water intrusion.



Description: Elevator not functioning due to water intrusion from above

Safety and Security

As a result or hurricane wind storm driven rain intrusion, 10% of the fire detection system fixtures and conduit will need to be replaced.

Appendices

Appendix A: Architectural Provenance

The building is a contributing resource to the Christiansted Historic District, which is listed in the National Register of Historic Places and is a National Historic Site. The nomination is attached to this report.

Drawings and photographs of the historic building are also on file with the Library of Congress, Historic American Building Survey collection. This data can be found at the following link: https://www.loc.gov/resource/hhh.vi0088.photos?st=gallery

orm No. 10-300 (Rev. 10-74) PH0671843 DATA SHEET 37

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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RECEIVED JUN 3 1976
DATE ENTERED JUL 30 1976

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC ** Christiansted Historic District HABS

AND/OR COMMON

2 LOCATION

STREET & NUMBER

CITY, TOWN Christiansted ___ VICINITY OF ___ NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT 1

STATE U.S. Virgin Islands CODE 78 COUNTY St. Croix CODE 0800

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
X DISTRICT	___ PUBLIC	X OCCUPIED	___ AGRICULTURE	X MUSEUM
___ BUILDING(S)	___ PRIVATE	X UNOCCUPIED	X COMMERCIAL	___ PARK
___ STRUCTURE	X BOTH	___ WORK IN PROGRESS	X EDUCATIONAL	X PRIVATE RESIDENCE
___ SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	___ ENTERTAINMENT	X RELIGIOUS
___ OBJECT	___ IN PROCESS	___ YES: RESTRICTED	X GOVERNMENT	___ SCIENTIFIC
	___ BEING CONSIDERED	X YES: UNRESTRICTED	___ INDUSTRIAL	___ TRANSPORTATION
		___ NO	___ MILITARY	___ OTHER:

4 OWNER OF PROPERTY

NAME Multiple Ownership

STREET & NUMBER

CITY, TOWN STATE

___ VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Recorder of Deeds

STREET & NUMBER Government House

CITY, TOWN Christiansted, St. Croix STATE U.S. Virgin Islands

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Select properties within the district have been surveyed by HABS.

DATE

X FEDERAL ___ STATE ___ COUNTY ___ LOCAL

DEPOSITORY FOR SURVEY RECORDS Library of Congress and National Park Service

CITY, TOWN Washington STATE D.C.

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	X DETERIORATED	X UNALTERED	X ORIGINAL SITE
X GOOD	X RUINS	X ALTERED	_ MOVED DATE_____
X FAIR	X UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The visual and architectural character of the Christiansted Historic District is primarily the result of three historic factors: (1) that the grid street system was preplanned, (2) that most of the development of the town was concentrated in the last half of the 18th c. by the Danish West India and Guinea Company as the seat of Danish Government in the islands, and (3) building setbacks, materials and size were almost immediately governed by a building code imposed in 1747.

The site chosed in 1734 by governor-to-be Moth for the future town of Christiansted lies in a reef-sheltered harbor on the north side of St. Croix, east of the Columbus landing site. The town is situated on a low flat plain near the water, which forms the north and east edges, and rises in three separate ridges to the mountains forming the southern and south-western boundaries of the original settlement. The rigid application of the grid street plan over the undulating terrain, with the resulting NE-SW major axis of the grid, indicates that the plan of the town was predetermined and made to fit the selected site. The varying length of the blocks along the major axis was dictated by the three north-south ridges, but the depth of the blocks are constant, except for those which front on the harbor. Company Street was intended as the major street in the plan, on axis with the entrance to the fort and terminating at the large burial ground at the western border of the town. Two market spaces are located on or off this street: Market Square, a one block long, one lot deep open space between Company and King Streets in the western end of the town, and the Sunday Market, originally occupying both sides of Company Street (now limited to the south-side) in the middle of the block bounded by King's Cross and Queen's Cross Streets.

The first street of the town, Strandgade was laid out by Moth in May 1735 along the edge of the harbor, followed during the next decade by a number of parallel streets with slightly more narrow streets intersecting them. The early part of the grid plan focused on the recently rebuilt Fort Christian and the new buildings of the Danish West India and Guinea Company being erected in the north-easterly quadrant of the town. The settlement continued to grow outward from this area, with construction regulated by the building code of 1747 which specified among other things that:

1. New buildings were to be built in a straight line along the building line.

2. New buildings were to be constructed of masonry or wood with shingled roofs (later to be changed to tile).

3. If wood construction (except on Strandgade), to be built on masonry footings or foundations, and also

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	X RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	X MILITARY	__SOCIAL/HUMANITARIAN
X 1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
X 1800-1899	X COMMERCE	X EXPLORATION/SETTLEMENT	__ PHILOSOPHY	__TRANSPORTATION
__1900-	__COMMUNICATIONS	__INDUSTRY	X POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Christiansted is of special significance for its well preserved architectural examples including Danish Neo Classic, Renaissance revival and Danish West Indian vernacular structures. Fort Christian dominating the the harbour, presents a typical 18th century fortification. The town has not experienced great physical damage from fire or hurricane. Modification have been made to several buildings and a few intrusions exist, however, the town retains the scale and feeling of a 19th century West Indian port and market.

Founded on the site of an older French settlement of Bassin, the town was laid out in 1734 by Frederik Moth, later the first Danish governor of St. Croix. Moth platted streets, subdivided the town into building sites, built an earth fort for protection and promulgated a series of exemplar building restrictions and codes whose effects are seen today in the town's attractiveness and visual order.

Prior to French occupation, Bassin was probably the site of an Dutch settlement that was contested by both the English and Spanish. The contest was settled in 1650 by a French military occupation followed by sale of St. Croix to the Knights of Malta. Bassin did not flourish and at best was a collection of crude huts when Moth and the Danes arrived.

Christiansted grew rapidly in the last quarter of the 19th century reflecting the general prosperity of the sugar industry and the towns displacement of Charlotte Amalie as the seat of government in 1755. The port flourished, shipping the many hogsgead of sugar required to generate specie, much needed to pay plantation debts and to purchase imported luxuries.

By 1800 merchantile importance was at a peak with a population of 5,284 somewhat increased by wealthy planters who found it fashionable to own a townhouse in addition to a great house on their sugar plantation estate. The town became a flourishing center for plantation society.

A general decline in the sugar industry began after 1820 causing the town to remain static. By 1829 there were only 12 more buildings

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Dookhan, Isaac. A History of the Virgin Islands of the United States. Epping Essex: Bower Publishing Company, 1974

Gosner, Pamela. Historic Architecture of the United States Virgin Islands Durham, N.C.: Moore Publishing Co., 1971
Historic American Building Survey

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 135.9 acres

UTM REFERENCES

	ZONE	EASTING	NORTHING
A			
B			
C			
D			

A	17°	44' 57" N	64° 41' 57" W
B	17°	44' 43" N	64° 41' 57" W
C	17°	44' 25" N	64° 42' 35" W
D	17°	44' 57" N	64° 42' 35" W

VERBAL BOUNDARY DESCRIPTION

Beginning at a point which is the extension of Lobster Street at the edge of the harbor, then running southwesterly along ~~the south side of~~ Lobster Street to its intersection with Hospital Street, thence running east along ~~the north side of~~ Hospital Street to the intersection of New Street, thence running southwesterly along ~~the south side of~~ New Street to its intersection with Princess Street, thence running northwesterly along ~~the west side of~~ Princess Street to a

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE
Russell Wright, Thomas Richards, Virgin Island Historic Survey

ORGANIZATION
Virgin Island Planning Board

DATE
May 22, 1976

STREET & NUMBER
P.O. Box 2606

TELEPHONE
(809) 774-1730

CITY OR TOWN
Charlotte Amalie, St. Thomas, Virgin Islands 00801

STATE

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL X STATE ____ LOCAL ____

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Thomas L. Blake

TITLE Director of Planning

DATE May 25, 1976

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE 7-30-76

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: Charles A. Lung

DATE 7-30-76

KEEPER OF THE NATIONAL REGISTER

GPO 892-4

Form No. 10-300a
(Rev. 10-74)

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U.S. Virgin Islands Inventory of Historic Places
May, 1976 State
Charlotte Amalie, U.S.V.I.

GPO 892 455

Form No. 10-300a
(Rev. 10-74)

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4. Prohibited thatched roofs in town, except for the "poorer class" who were restricted to the waterfront and the western section of town.

Two other factors that contributed to the original character of the town that obtains today were the long tradition that property owners built out over the public sidewalks, creating the impressive series of arcades and galleries, and a 1749 act which established a public cemetery at the western end of town, with all other burials prohibited except at the small cemeteries of the three approved churches.

By 1800, most of the part of town north of Dronningensgade (Queen Street) was developed as the commercial and more pretentions residential quarter of the town, with parts of the hills at the end of Ostergade (East Street) and Bjergegade (Hill Street) reserved for other prestigious residences. The remainder of the town, an 'L' shaped area below the mountains to the south and in the western half of the settlement, was developed as a residential section for the free-colored of which there were over 1,000 living in town by 1800. The land around the Market Place was developed as a commercial area to serve these families. This socioeconomic development pattern is reflected in the visual and architectural character and quality of these two distinct districts.

The commercial and governmental core area of the Christiansted Historic District is a six block section bounded by properties along the north side of Strand Street, Church Street, properties fronting the south side of Company Street, and by an arbitary line drawn approximately in mid-block between Princess and King's Cross Streets. Kongensgade (King Street) is the most important street with many of the towns most significant structures located on or just off it, followed by Company Street, with the Sunday Market and rows of many fine residences. Almost all the original public buildings and many of the towns finest larger residences are located on these two streets, with the most important concentration occurring in the Government House area at the intersection of King and Queen's Cross Streets. Strangely, except for the area near the fort and vistas provided down King's Cross and Queen's Cross Streets, the harbor is hardly noticable and has very little relationship to the core area.

Building heights in the core area are two and three stories with most one story heights limited to accessory structures. As required in the 1747 building code, buildings front on the sidewalk line and

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form almost solid rows for the entire length of the block, accented by the exceptional arcaded walkways with galleries projecting to the street line. Most of the ground floor of the structures are in commercial or office use with many of the upper floors used for residences. The predominant method of construction is masonry (brick and rubble, usually stuccoed) with a good number of the buildings having frame upper stories, entrance to which is either by internal stairway or through a rear courtyard. The presence of these courtyards reduces the overall density of the core area to an acceptable level. Virtually all of the buildings, except recent construction and the gable roofed churches, have the traditional West Indian high hipped roof. Building conditions are excellent.

Density of the residential areas to the south and west of the core area is considerably lower, except for the built-up sections along King and Company Streets. Although the buildings are situated along the sidewalk lines, many of which have suspended galleries, they are smaller structures with much larger side yards thereby creating a low density. With the exception of the King-Company Street tier, virtually all of the structures are one story in height, most are frame covered with shingles (earlier) or clapboards or novelty siding (later). Except for the areas around the Market Space, land use is predominantly residential with scattered convenience commercial uses and churches serving the residential community. Building conditions vary from good to poor, especially in the Water-Gut area. The residential area is one of small, detached hip roofed cottages in rows along narrow streets climbing the three hills in the southern section and spread out along the flat open land near the Water-Gut area, west of the core area along the harbor.

The Christiansted Historic District is set off from the surrounding area by the harbor along the south and east boundaries, by the largely undevelopable hills and mountain to the south, and by the change in land uses and visual character of the western ridge, which is composed of three cemeteries, newer residential construction and a large scale public housing project. The boundaries indicated on the accompanying map are those of the 1779 Oxholm map.

Pivotal buildings in the Christiansted Historic District, keyed to the map, include:

1. Fort Christian - a square citadel with bastions and gundecks at the salient angles, typical L 18th c. plan of island fort.

Masonry curtains are one and two stories in height, surrounding one room deep wings which encloses a square court. The main entrance is protected by a ravelin, whose entrance gates are flanked by quoined masonry posts-all other openings are undecorated except the exterior facade of the sally port, which is pedimented and flanked by engaged fluted pilasters. There is a horse yard and stables to the southeast. The fort was constructed over the ruins of an earlier French fortification, completed in 1749. Part of the Christiansted National Historic Site.

2. Customs House and Post Office - two story seven bay wide, heavy masonry structure incorporating parts of a 1751-52 building in its first story, the remainder of which was built in 1805. The second story was added in 1828-30, and the entire structure rehabilitated in 1840-42. The building has a projecting entrance pavilion served by a long buttressed stairway. The arcaded lower floor has segmented arched openings with stuccoed keystones and decorative banding on the pilasters. There is a double belt course at the second level and a molded cornice below a stepped parapet wall which surrounds a later, low pitched hip roof. This building, part of the Christiansted National Historic Site, served as the Danish custom house from the 1760's to 1878.

3. Steeple Building - built 1750-53 by the Danish West India and Guinea Company as a Lutheran Church, Our Lord of Zebaoth. The original structure was a simple one story rectangular masonry block with a low hipped roof. The existing Georgian steeple, from which the building derives its name, was added 1793-96. The church was vacated by the Lutheran congregation in 1831, at which time it reverted back to the Danish government. The building was greatly altered in 1841-42 when the roof was removed, two walls extended and the other two lowered. The church was restored to its c 1800 appearance by the National Part Service in 1961-65 and is part of the Christiansted National Historic Site.

4. Government House - the large three story masonry structure occupies one-quarter of a full town block and served as the residence of the Governor and offices of the colonial government during most of the Danish era. The three story, highly decorated Baroque center section was constructed as a private residence in 1747. Flanking wings were added to this

part c. 1800. A 1794-97 private residence along Queen's Cross Street was joined to the rest of Government House in 1830, at which time the monumental staircase was added to the eastern section. Much of the first floor of the central portion is arcaded while the upper stories are divided by heavy belt courses supported by a series of engaged pilasters with bases and capital bands. The entire building is surrounded by a molded cornice below a low stepped parapet wall with a shallow pediment over the center entrance.

5. 67 East Street - a two story masonry and frame structure on a terraced site with a double curved stairway (welcoming arms) ending in a drum shaped platform. The first story is solid masonry, while the upper story is frame with a combination of shingles and clapboarded sidings and an open gallery typical of much of the residential architecture of Christiansted. The house has a hip roof with a flat section over the drum like pavilion. (In poor condition).

6. Quinn House, 4 & 5 Hill Street - another hilltop, two story residence reached by a long flight of stairs from the street. The first floor is masonry (brick and rubble, stuccoed) while the upper floor is a combination of masonry and wood frame construction. Of special interest is the five bay gallery using three different sized arched openings with keystones, the central arch accommodating the entrance. The house has a hip roof with slightly projecting overhangs at the eaves.

7. Bjerge, 56-58 Hill Street - one of the finest town houses on the island, the house is a two story with basement rectangular block, with a six bay gallery running parallel to the street. Wall construction is stucco over brick and rubble masonry and the roof is the typical hip form. Four round arches with square columns support the projecting second floor gallery and two flanking arches with recessed columns complete the six bay facade. The four central arches are decorated with fluted keystones, panelled railings and capital bands on the columns. The central pavilion has a double belt course at the second floor level.

8. Markoe House, 17 Church Street - an unusual but important example of the large size town houses in the Historic District. Three stories in height with a steeply pitched

roof, the structure is 7 bays by 4 bays with a low arcade at the ground level. The 7 bay facade is divided by 8 full height, engaged pilasters terminating in a continuous molded cornice. There are also molded belt courses at each floor level. All but one bay of the house is of masonry construction, and in the typical Christiansted manner it is sited at the sidewalk line with upper galleries projecting to the curb.

9. Pentheny Hotel, 45 A & B King Street - a 'U' shaped three story residence with inner courtyard, now used as a guest house. One of the finest remaining examples of the large residence in Christiansted, the building is of masonry construction, stuccoed on the front and side walls, with exposed brick in the courtyard. The stucco is scored to simulate dressed stone. The main block is 7 x 3 bays with a one bay deep projecting gallery supported by segmental arches with keystones, resting on square pilasters decorated with molded capital bands. There is a molded belt course at the second and third floor levels and a molded continuous cornice in the eaves below a low parapet which encloses a hip roof. The window openings in the upper floors are trimmed with molded castings. A two story wing to the north is brick on the ground floor with frame above.

10. Newton House, 56 Company Street - a two story, 'U' shaped masonry residence with an interior courtyard. The residence features an exceptional segmental arched arcade, the openings of which are reflected in the recessed ground floor facade. The second floor gallery is part of the original block of the house and is enclosed in the typical hip roof. The main wing of the house is 9 x 3 bays, with a belt course and a continuous molded cornice below the eaves of the overhanging hip roof. The courtyard is enclosed by a high masonry wall and contains a cookhouse.

11. Christiansted Lutheran Church
Built prior to 1740 as the Dutch Reformed Church, the building was repaired in 1831-34 and reconsecrated as the Christiansted Lutheran Church in 1834. The church is one story cruciform plan with a later (1831-34) three tiered tower. The gable roof is enclosed in highly decorative, curved and parapet walls in Dutch Rennaisance style. The

lower section of the tower, which serves as the main entrance porch, has large arched openings in its three walls and exhibits much of the same detailing as the body of the church and may date from the original construction period. The upper portions of the brick tower are transitional Gothic Revival. The walls of the church are rubble masonry with brick linings at all openings and at the corners serving as quoins in the nave and as engaged pilasters at the transept and sacristry porch to the rear. The main block of the church is 7 x 3 bays with a side entrance centered in each long facade. Door and window openings are semi-circular except for the door to the sacristry which is eliptical. There is a molded cornice and each gable end has a decorative finial at the ridge line.

12. Lutheran Parsonage, 51 King Street - good example of a medium sized, two story 'U' shaped town house with an interior courtyard. The house is masonry rubble with brick linings at all openings and quoining at the corners, a molded belt course at the second floor level and a plastered cornice with dentils set below a parapet wall. The parapet extends over the three center bays and is decorated with tympanum. The main wing is 5 x 4 bays with a second floor gallery to the street line supported by an arcade of five keystoned arcades on square pilasters. The pilasters have molded capital bands and plinths. The main entrance is centered in the street facade and is flanked by engaged Tuscan columns supporting a molded triangular pediment.

13. The Anglican Church - constructed in 1849 to replace a church of 1761 and restored after a fire in 1868. The church is a large 7 x 3 bay two story with 3 tiered tower structure of the cruciform plan. Built with dressed limestone and brick, the church exhibits many details of the English Gothic Revival-pointed arched windows and doors, three step triangular applied buttress piers, molded brick parapets with crenellations, and pinnacles with crockets at the gable ends. The tower is centered in the street facade and has a pyramidal roof, while the body of the church is roofed with cross gables.

The Christiansted Historic District includes all of the

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(Rev. 10-74)

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Christiansted National Historic Site and all of the Christiansted Historic and Architectural Control District.

The Federal government has custody over the following buildings in the historic district,all of which are owned by the Virgin Islands Government:

Customs House
Old Post Office
Library
Government House
Fort Christian
The Steeple Building

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more buildings than the 664 which existed in 1796. Except for minor expansion, Christiansted remained within its 18th century limits. Present day expansion is, for the most, to the west and has not disrupted the integrity of the historic town.

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DATE ENTERED JUL 30 1976

Knox, John P. A Historical Account of St. Thomas, W.I. New York: Charles Scribner, 1852.

Lewisohn, Florence. St. Croix under Seven Flags. Hollywood, Florida: The Dukane Press, 1970.

Royal Academy of Fine Arts. Three Towns. Copenhagen: Tutein & Koch, 1964.

Zabriskie, Luther K. The Virgin Islands of the United States of America. New York: G.P. Putnam's Sons, 1918.

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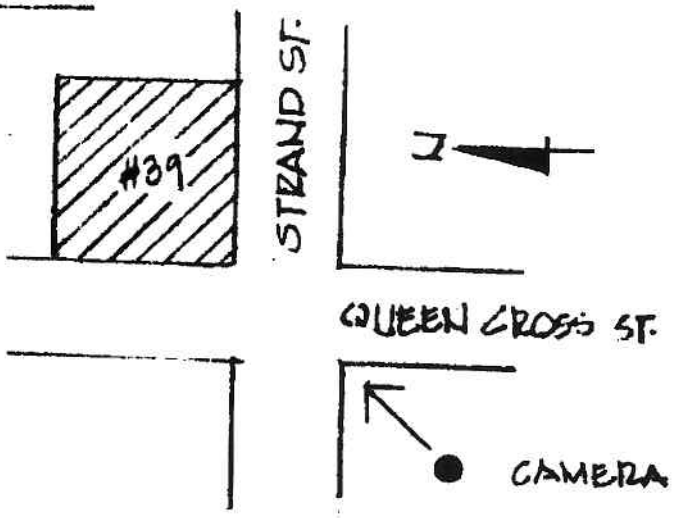
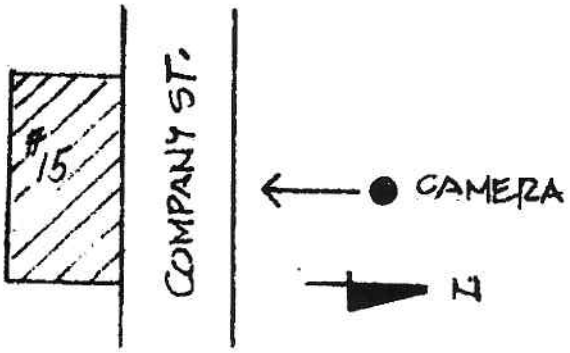
point 100' south of East Street,thence running parallel to East Street until this line intersects with East Street at a point 200' east of Peter's Farm Hospital Street,thence running south for a distance of 300',thence turning and running west for a distance of 200' parallel to East Street to a point which is the extension of Peter's Farm Hospital Street,thence continuing north along Peter's Farm Hospital Street to its intersection with Western Suburb Street,thence running east along ~~the north side of~~ Westernern Suburb Street to a point 100' west of West Street,thence running north parallel to West Street to a point 125' north of West Lane,thence turning and running easterly 100' to ~~the west side of~~ West Street,thence running along ~~the west side of~~ West Street to the harbor,thence continuing along the shoreline to the point of beginning.

CHRISTIANSTED

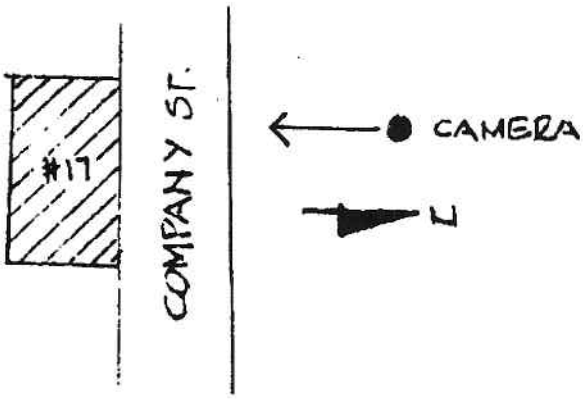
5. N° 39 STRAND ST.
WEST & SOUTH FACADE



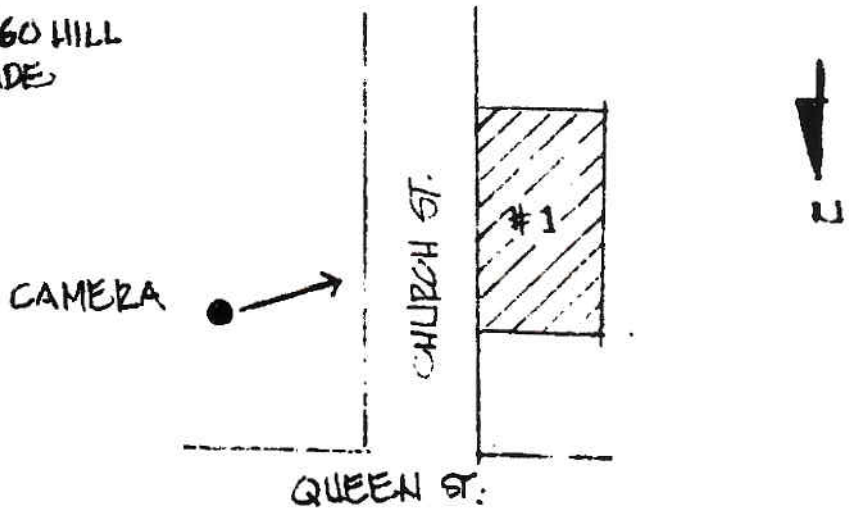
6. N° 15 COMPANY ST.
NORTH FACADE



7. N° 17 COMPANY ST.
NORTH FACADE



8. N° 1 QUEEN & 60 HILL
EAST FACADE



Appendix B: Quantities

Div 01		
Date:		11/10/17
Building Name:		Government House, St. Croix, Christiansted
Address:		1105 King Street, Christiansted, St. Croix 00820 USVI
Approximate Gross Square Footage:		66,170 Sq. Ft.
Number of Beds:		Beds
Divison	**Description**	**Quantity, Unit, Description**
Div 02		
02 41 16	Structure Demolition	
02 41 19	Selective Demolition	
	Water Removal	
	Debris Removal	
02 42 10	Building Deconstruction	
02 81 20	Transportation and Disposal of Hazardous Materials	
02 82 13	Asbestos Abatement	
02 85 16	Mold Remediation (Per ANSI/IIRC S500)	30,000 sf mold remediation
02 85 33	Removal and Disposal of Materials with Mold	16,000 sf removal
Div 03		
03 05 05	Selective Concrete Demolition	
03 30 53	Cast-In-Place Concrete - Structure	Cracking in about 5 structural elements including walls and column capitals. Cracking 2nd floor exterior walkway. Water damage on ceiling due to possible structural roof damage.
03 30 53	Cast-In-Place Concrete - Slab on Grade	
02 41 19	Selective Demolition	
02 42 10	Building Deconstruction	
02 81 20	Transportation and Disposal of Hazardous Materials	
02 82 13	Asbestos Abatement	
02 85 16	Mold Remediation	
02 85 33	Removal and Disposal of Materials with Mold	
Div 04		
04 05 05	Selective Masonry Demolition	
04 22 10	Concrete Masonry Units	
02 85 16	Mold Remediation	
02 85 33	Removal and Disposal of Materials with Mold	
Div 05		
05 05 05	Selective Metals Demolition	
05 31 13	Steel Floor Decking	
05 31 23	Steel Roof Decking	
05 41 13	Load Bearing Metal Stud Framing	
Div 06		
06 05 05	Selective Wood Framing Demolition	10% removal
06 05 05	Selective Millwork & Trim Demolition	10% replacement
06 11 10	Wood Framing	25% replacement at ceiling

Divison	Description	Quantity, Unit, Description
06 16 23	Subfloor	
06 16 33	Board Sheathing	
02 85 16	Mold Remediation	
02 85 33	Removal and Disposal of Materials with Mold	
Div 07		
07 05 05	Selective Thermal & Moisture Protecting Demolition	
07 31 13	Asphalt Shingles	
07 41 13	Metal Roof Panels	
07 42 13	Metal Wall Panels	
07 51 13	Built-Up Bituminous Roofing	
07 71 19	Manufactured Gravel Stops & Fascia	
07 71 23	Manufactured Guttes & Downspouts	
07 71 23	Manufactured Gravel Stops & Fascia	
07 92 13	Joint Sealants	
Div 08		
08 05 05	Selective Openings Demolition	
08 11 16	Aluminum Doors & Frames	
08 12 13	Hollow Metal Frames	
08 13 13	Hollow Metal Doors	45% replacement
08 14 16	Wood Doors	
08 36 13	Overhead Commerical Doors	
08 43 13	Aluminum Framed Storefronts	
08 51 13	Aluminum Windows	100% replacement
08 71 20	Door Hardware	
08 81 10	Glass & Glazing	100% replacement
8	Louvers	
Div 09		
09 05 05	Selective Finish Demolition	
09 21 16	Gypsum Board Assemblies	45% gyp./plaster needs repair
09 22 16	Non-Structural Metal Stud Framing	
	Paint	100% needs new paint
	Wood floor	45% restoration
Div 21		
21 13 13	Wet Pipe Sprinkler System	
21 31 16	Fire Pumps	
Div 22		
22 05 05	Selective Plumbing Demolition	
22 11 13	Facility Water Distribution Piping	
22 13 16	Sanitary Waste & Vent Piping	
23 13 19	Sanitary Sewerage Pumps	

Divison	Description	Quantity, Unit, Description
22 14 26	Facility Storm Drains	30 FT of gutter screen has been torn off. Roof gutter leaks at main entrance. 30 FT of roof drain need to be repaired/replaced
22 33 33	Electric Water Heaters	
22 41 13	Water Closets & Urinals	
22 41 16	Lavatories & Sinks	Mens Restroom 166 sink connections are rusted and should be replaced. Mop sink fixture and drain corroded.
22 47 13	Drinking Fountains	Outside Mens Restroom 132, drinking fountain and purifier to be replaced.
Div 23		
23 05 05	Selective HVAC Demolition	
23 09 33	HVAC Controls	
23 13 23	Above Ground Fuel Storage Tanks	
23 31 13	Metal Ducts	
23 34 13	HVAC Fans	
23 37 13	Diffusers, Registers & Grilles	
23 37 15	Louvers	(7) 100 SF of louvers filled with dirt, insect screens damaged. 10% minor. (1) 150 SF of louvers filled with dirt, insect screens damaged. 10% minor. 800 SF of louvers at the roof filled with dirt, insect screens damaged. 10% minor. 40 SF louver blades bent at ballroom, 45% damaged. Two (2) Generator Exhaust Louvers 6x12 with Backdraft Damper filled with dirt seals on backdraft dampers detached. 25% Damage.
23 64 00	Chillers	(10) Outdoor condensing units aluminum fins bent/damaged 15%.
23 73 13	Indoor Central Station Air Handling Units	
23 74 33	Dedicated Outdoor Air Units	
23 81 13	Packaged Terminal Air-Conditioners	
23 82 19	Fan Coil Units	
Div 26		
26 05 05	Selective Electical Demolition	Consider demlolition for items as shown below.
26 05 13	Medium Voltage Cables	
26 05 33	Conduit	10-25% require replacement.
26 12 19	Pad Mounted Medium Voltage Transformer	
26 22 13	Low Voltage Distribution Transformers	
26 24 13	Switchboards	
26 24 16	Panelboards	
26 24 19	Motor Control Centers	

Divison	Description	Quantity, Unit, Description
26 25 13	Bus Duct	
26 28 16	Enclosed Switches & Circuit Breakers	10% require replacement.
26 32 13	Generators	Generator with significant damage, It must be evaluated and tested by a local contractor.
26 51 13	Interior Lighting Fixtures	10-25% require replacement. Wiring could be damaged because of roof leaking.
26 56 13	Exterior Lighting	45-75% require replacement.
Div 27		
27 41 33	Master Antenna Television System	
27 51 16	Public Address System	
Div 28		
28 16 16	Intrusion Detection System	
28 23 13	Video Surveillance System	
28 21 23	Fire Detection & Alarm System	10% including wiring requires replacement. Further
28 33 33	Gas Detection System	
28 39 10	Mass Notification System	