

GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES

Request for Proposal - Negotiation
PROFESSIONAL SERVICES

To: Date: April 24, 2018
..... RFP-017-2018 (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-017-2018 (P) Architectural Engineering (A/E) Services for the Restoration of 315 Prince Street, Government House, Frederiksted, 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-017-2018 (P) Architectural Engineering (A/E) Services for the Restoration of 315 Prince Street, Government House, Frederiksted, 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-017-2018 (P) Architectural Engineering (A/E) Services for the Restoration of 315 Prince Street, Government House, Frederiksted, 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-017-2018(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 AWARDED 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 Frederiksted 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 located on 315 Prince Street Frederiksted, 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 on Prince Street between Market and Hill Street Frederiksted St. Croix USVI. The Facility also known as the Danish school is comprised of three buildings and is 35,770 square feet. They were 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 Frederiksted. Plans will be developed as per coordination efforts with the 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 Frederiksted is a historic structure that functions as multi use center for the Government. The repairs and rehabilitation of this facility is vital to the day to day operations for the government. This facility was recognized in 1976 and was determined to be one of the significant buildings in the Fredereriksted 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 Frederiksted 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
REHABILITATION OF
GOVERNMENT HOUSE FREDERIKSTED ST. CROIX VIRGIN ISLANDS
RFP NO. _____

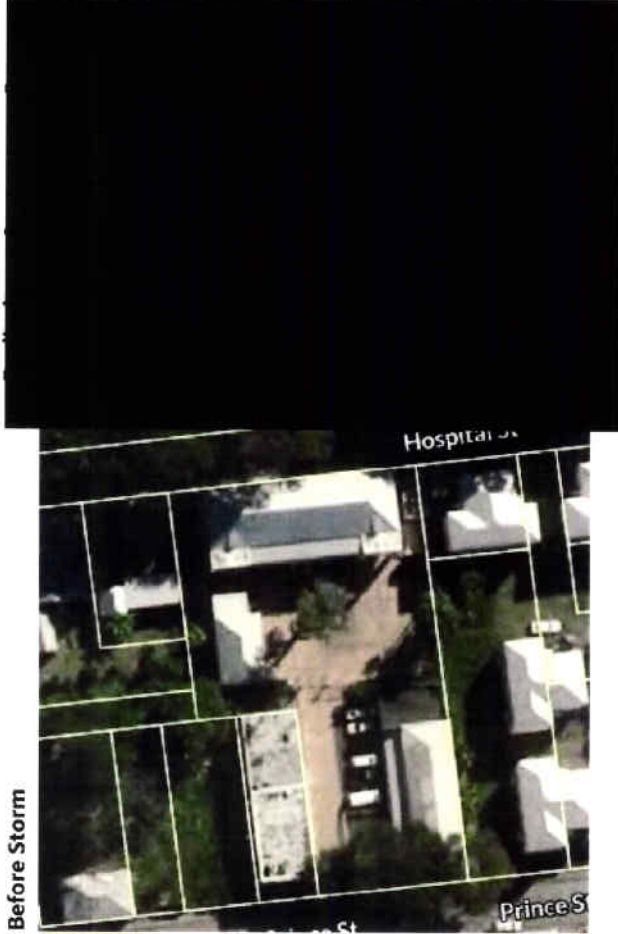
TO
GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PROPERTY AND PROCUREMENT
BUILDING NO.1. SUB BASE THIRD FLOOR
ST. THOMAS, U.S.V.I. 00802

Preliminary Disaster Damage Assessment



Government House, St. Croix, Frederiksted

315 Prince Street, Frederiksted, St. Croix, 00840



Before Storm



After Storm

Major

Damage Rating

1799

Year Built

Non-Flood: Wind Driven, Roof Damage, Water Intrusion.
Disaster Damage
Brick and stone masonry construction with plaster/stucco exterior and corrugated metal roof.

Building Materials

35,770

Square Footage

Preliminary Assessments by Discipline

Discipline	Mechanical/Plumbing	Electrical / Comm/ Security	Fire Protection	Overall Narrative Rating
Architecture Exterior: Overall significant damage. Roofing- majority of gutter and downspout drainage system have been damaged or blown-off due to high wind event. Resealing of all existing roof corrugated metal deck laps joints and flashings required. HAZMAT materials verification recommended prior to any scope of work performance. Wall(s)-portion of existing stucco has been damaged or blown-off due to high wind event. Repainting of exterior facade/ walls areas required. Recommendation for crack/stucco/ waterproofing/ paint for exterior building envelope walls. Replacement of existing broken window/glazing required. Interior minor damages. Plaster, wood trim and paint damaged by water penetration, some mold is present.	Plumbing systems have moderate to catastrophic damage. Plumbing fixtures require moderate repairs or replacement but roof gutter system has substantial damage and leaks. Mechanical has moderate damage to generator exhaust.	Electrical conduits and wiring of branch circuits have been affected. Exterior lighting fixtures have been affected. Exterior disconnect switches have been affected. All need complete replacement.	Some devices damaged, require further inspection.	Severe but repairable - Remediation efforts that will be necessary as a result of roof damage includes replacement of a significant portion of all partitions and building systems.
Structure Minor Damage. Minor wall cracks in second floor and meeting house. Some minor water damage to architectural finishes due to roof leaks.				

US VIRGIN ISLANDS PRELIMINARY DISASTER DAMAGE ASSESSMENT REPORT
AND COST ESTIMATE FOR HISTORIC STRUCTURES

GOVERNMENT HOUSE, Frederiksted, St. Croix.

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Executive Summary

The impacts of Hurricane Maria (Maria) on Government House, Frederiksted, St Croix in the US Virgin Islands have been significant. 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, Frederiksted, 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 Frederiksted.

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, Frederiksted and its respective building systems. Extreme, sustained wind-speeds caused 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 and water leaking is occurring over the main entrance. Water intrusion has caused widespread microbial inculcation (e.g. mold) throughout facility interiors, damaging furnishings, thus undermining the facility's capacity to support essential government functions.

During the week of November 4th, 2017 AECOM conducted a preliminary disaster damage assessment at the Government House in Frederiksted, which included visual observations of impacts to the facility. This report provides an overview of the level of damage observed at the time of that assessment, and also includes a rough order of magnitude cost estimate for repairs of the facilities. The preliminary disaster damage assessment teams included electrical engineers, historic architects and Secretary of Interior-qualified historic preservationists, structural engineers, electrical engineers, and mechanical engineers. [REDACTED]

[REDACTED] To materially understand the scope of damages to the facility and understand costs associated with rehabilitating the facility's disaster damage impacts in accordance with the Secretary of Interior Standards for Historic Rehabilitation under the National Historic Preservation Act, a comprehensive disaster damage assessment is still required along with consultation with the Territory's Historic Preservation Officer.

If mothballing of the facilities is required, *The Secretary of the Interior's Standards for the Treatment of Historic Properties* requires a detailed condition assessment, cleaning, stabilization and shoring of ceilings and damaged structural members, protection from additional water infiltration, removal of valuable antiques, paintings, objects, and architectural details (such as lighting fixtures, hardware, etc.) to secure facilities; securing the buildings to prevent vandalism; provision of sufficient ventilation to prevent additional growth of mold, and a plan to monitor the buildings.

Description of Facilities

- Facility Name: Government House (Danish School), Frederiksted
- Facility Owner: Government of the U.S. Virgin Islands
- Address: 315 Prince Street, Frederiksted, St. Croix, 00840
- Number of Facilities: 4
- GPS Coordinates: UTM's 17.7133 -64.88606
- Square Footage: 35,770
- Parcel Number: Plot Nos. 12 Prince Street & 58, 59, and 60 Hospital Street
- Name & Number of Each Facility:
 - Government House Main Building (Danish School)
 - Type of Facility and Use: Government, civic
 - Facility Description
 - Year Built: 1799 (reconstruction and restoration 2006-09)
 - Building Materials: brick and stone rubble masonry, stucco finish, corrugated metal hipped roof
 - Number of Stories: 2
 - Entry Access Points: 6
 - Conference Room (Kitchen)
 - Type of Facility and Use: Government, civic
 - Facility Description
 - Year Built: 1799 (reconstruction and restoration, 2nd floor addition 2006-09)
 - Building Materials: brick and stone rubble masonry, stucco finish, upper level—wood-framing, wood drop weatherboard siding, corrugated metal hipped roof
 - Number of Stories: 2
 - Entry Access Points: 6
 - Annex Building (Health and Human Services)
 - Type of Facility and Use: Government, civic
 - Facility Description
 - Year Built: 20th century with later addition
 - Building Materials: probably precast concrete, stucco finish, corrugated metal hipped roof (addition has flat roof with parapet, gravel surface)
 - Number of Stories: 1
 - Entry Access Points: ~ 9
- National Register Listing Status:
 - Frederiksted (National Register) Historic District (Contributing Building)
 - Listed August 9, 1976
 - (if known)
- Architectural Provenance (summary level)

Government House in Frederiksted, also known as the Danish School, is a complex of three buildings located on Prince Street between Market and Hill Streets in Frederiksted. The main building, also known as the "Danish School" is a two-story, rectangular building. Originally the residence of a wealthy Danish merchant, the building was converted into a military hospital circa 1798, and was converted in the 19th century into a school to provide compulsory, universal education in accordance with a directive from Danish King Frederik VI. In the mid-20th century, it was converted into police and government offices. The complex includes the "Kitchen" building that features similar details as the Danish School, and an

Annex Building (mid-20th century building, used as a Health & Human Services facility). In 1989, the Danish school was destroyed by Hurricane Hugo and remained a shell until 2006; its restoration and reconstruction was completed in 2009.

The Danish School was determined to be a contributing building to the Frederiksted Historic District in 1976 (see Appendix).



Figure 1: Danish School, Front (West) Elevation, Looking Northeast. Taken 11/7/2017.

The Danish School has brick and rubble stone exterior walls covered in stucco, a few Neo-Classical architectural details, such as symmetrical fenestration, projecting cornice, and Doric columns with stylized capitals. The interior was gutted after the 1989 hurricane, and thus, the current interior is all non-historic construction. The hip roof is covered in painted corrugated metal. A two-story gallery, containing identical iron staircases at opposite ends of gallery to the second floor, extends along the whole front (west) elevation.



Figure 2: Danish School, Rear (East) and Side (North) Elevations, Looking Southwest. Taken 11/7/2017.

The Kitchen, converted to a meeting room and storage space in 2006, is two-story, rectangular building located northwest of the Danish School. The building also has brick and rubble stone exterior walls covered in stucco on the ground floor, and non-historic shiplap siding on the second story. The ground floor contains a small open meeting room, two restrooms, and a maintenance closet. The building has a hip roof covered in painted corrugated metal. The second floor is a large open meeting room that is accessed from a raised porch (possibly an addition) with iron stairs similar to those in the gallery of the Danish School itself. The porch has a shed roof covered in corrugated metal supported by steel columns similar to those on the Danish School. An egress stair is located in the northwest corner.



Figure 3: Danish School Kitchen Building, South Elevation, Looking North. Taken 11/7/2017



Figure 4: Danish School Kitchen Building, East and North Elevations, Looking Southwest. Taken 11/7/2017.

The Annex Building is a single-story, oriented perpendicular to the Danish School and Prince Street, on the south side of the driveway leading up to the School from the street. It has concrete or concrete block walls covered in stucco, with a projecting cornice, and hip roof covered in corrugated metal. A gallery with square columns extends along the front (north) elevation. A later addition on the east end of the building contains two restrooms, a storage room, and a mechanical room. This section has a flat roof. The walls of this section exhibit cracks and movement.



Figure 5: Annex Building, North Elevation, Looking Southeast. Taken 11/7/2017.

- Historic Building Materials, Means & Methods:
 - (Danish School/Kitchen) Exterior, load-bearing walls: brick and rubble stone walls covered by lime-based plaster (interior) and lime-based stucco (exterior).
 - (Danish School/Kitchen) Interior: some surviving, load-bearing brick and rubble stone walls covered by lime-based plaster
 - (Annex Building) Exterior, load-bearing walls: concrete block or poured-in-place concrete walls covered by lime-based plaster (interior) and lime-based stucco (exterior).
 - (All) Interior: modern, non-historic partition walls, ceilings (frame with plaster board), flooring (modern carpet, tile, and wood-veneer)

- Character Defining Features
 - Exterior: Variation of Neo-Classical architectural ornamentation and details: symmetrical design; projecting cornices; two-story gallery with iron stairs; Doric columns with stylized capitals; prominent drain holes from second-floor gallery; hip roof.
 - Interiors: None (non-historic interior surfaces).

- Information on Historic Fabric
 - Load-bearing walls (Danish School, Kitchen) appear to be historic brick and rubble stone walls covered in lime-based stucco; Neo-Classical ornamentation and details appear to be historic or period-appropriate.
 - Interior: Little if any original fabric has survived after the 1989 hurricane and 2006-2009 restoration/reconstruction.

- Do any special conditions affect repairs of damages?

Yes, all repairs will need to meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards)*.

- Does the facility or parts of the facility need to be mothballed to *SOI Standards*?
If the facility is not going to be returned to use immediately, it should be mothballed to *SOI Standards*:
 - Documentation
 - this requires a full condition assessment
 - Clean building
 - Remove water-logged or water-holding materials such as curtains, carpets, upholstery, and drywall
 - Halt and remove mold growth. Non-porous materials, plaster and wood can be cleaned and disinfected rather than removed and disposed.
 - Secure the building
 - Take measures to protect the exterior envelope from additional water infiltration (secure roof tarps to address missing or damaged roofs).
 - This may need to include the removal of valuable objects to a secure location (paintings, tapestries, furniture, tableware, lighting, decorative architectural details, etc.)
 - The building has shutters and security gates. It is likely that closing and locking these on accessible windows and doors from the interior will be sufficient as a security measure.
 - Where doors, windows, and shutters are damaged or destroyed so that they are not secure, if there is a need to board over doors and/or windows or install these panels or temporary security gates, the existing shutters should be temporarily removed and restored and the method of installation of the secure modern feature should not cause permanent damage to historic materials (i.e. plywood panels secured with screws instead of nails).
 - Windows and doors that are not vulnerable to break-ins can be left unshuttered to improve interior ventilation.
 - Provide Adequate Ventilation
 - Masonry buildings in humid climates are difficult to adequately ventilate.
 - Passive, vigorous, air changes of 3 to 4 per hour are required. It may be necessary to consult with a mechanical engineer regarding adequate ventilation while mothballed to prevent new mold growth.
 - If there is no electricity in the building, it may be necessary to open windows and install temporary louvered screens or plywood panels fitted with aluminum louvered vents 24x24 and 24x36. Louvered openings should be equivalent to 5-10% of the sq. footage of each floor. Louvers should be located to give cross ventilation, i.e. both East and West.
 - If entry doors can be secured open with a vent slot of 6" they should not be shut tight.
 - All interior doors should be secured in the open position to allow for chimney effect ventilation.
 - The Main and Meeting areas should have their shutters and sash windows opened all day long with monitoring for usual windward rain.
 - Monitoring devices may be necessary to track internal temperature and humidity

- Secure Mechanical Systems and Utilities
 - Cutting off mechanical systems is not ideal for security and probably not necessary, as the building will likely not be mothballed long-term. Mechanical systems should only be cut if they present a fire hazard.
 - Create a Maintenance Plan
 - Set up a plan for regular building inspection to identify mold, leaks, pest infestation, break-ins, etc.
 - Maintain exterior of the property
 - Clean gutters and downspouts
 - Ensure buildings are secure
 - Trim and clear vegetation
 - Shoring/stabilization
 - Take temporary measures to address any structural members that require shoring to prevent failure and additional damage.
- Are there high-level specifications that must be met to ensure that historic fabric is not damaged during emergency repairs?
 - General: 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.
 - Exterior: to the extent exterior stucco (Figure 1) needs repair, 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. Repairs to shutters, windows, or sections of the roof will probably affect modern replacement materials. One of three non-historic flag poles over the main entrance stair (Figure 2) was destroyed by falling debris.
 - Generally, stucco should be allowed to dry prior to determining if it must be replaced. Loose stucco in immediate danger of failing can be secured in place with screws and plaster washers.
 - Removal and disposal of damaged or moldy materials—historic architectural materials should be retained and preserved in place, wherever possible.
 - Do not dispose of detached 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.) surfaces should be cleaned and disinfected using a standard, all-purpose, non-sudsing, non-phosphate cleanser (i.e., bleach and water solution). Rinse surfaces with clean water, but do not use a pressure washer.
 - Interior: to the extent cracked or water-damaged plaster on historic, load-bearing walls needing repair, care should be taken in the removal of the damaged plaster so as not to dislodge load-bearing rocks or bricks, creating large holes that need to be rebuilt. Repairs to non-historic partition walls, ceilings, and floors will affect only modern materials and may proceed with caution.
 - 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.
- 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 ceiling 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.
 - Although non-historic, care should be taken to protect all interior surfaces during restoration work (repairing plaster, wood plank ceilings, Figures 3 and 4), to the extent possible.
 - The addition on the east end of the Annex Building has a small breezeway that connects the restrooms, storage room, and utility room to the gallery along the front (north) of the building. The non-load-bearing concrete wall on the south end of the breezeway has cracked and is separating from the two adjoining structures (Figure 5).
 - The Annex Building appears to have roof leaks that may have been exacerbated by the hurricane (Figure 6).
- Are there character-defining or other features that must be immediately stabilized or rehabilitated in order to mitigate risk of serious deterioration or loss?
 - Exterior: failing stucco should be carefully removed and replaced with appropriate lime-based stucco painted to match the original, and damaged or missing storm shutters should be repaired.
 - Interior: plaster damage (moisture, water infiltration); cracking, possibly due to settling – failing plaster should be carefully removed and replaced with appropriate lime-based plaster painted to match the original.
 - Mold incultation: should be treated with appropriate solution (i.e., bleach and water) and rinsed with clean water before repainting to match the original.
 - Is the facility in the floodplain? No
 - Site amenities/features (e.g. retaining walls, fountains, courtyards, pavilions)
 - The Danish School includes a courtyard along the west side of the building (south side of the Kitchen) that may have originally been a lawn has been covered with a non-historic (circa 2009) courtyard featuring brick pavers.
 - A two- to three-vehicle carport is located on the northeast corner of the property, accessible from Hospital Street (that extends along the rear of the Danish School building itself). The carport features many of the same design details found on the Danish School building, but dates from 2009.
 - The three flagpoles that extended from the building above the main entrance appear to have been installed circa 2016, based on available images from online sources (TripAdvisor, Google Street view).

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, the majority of metal roof gutters and downspouts were missing or damaged by high windblown debris impact.



Figure 6: Annex Building, North Elevation, damaged gutter. Taken 11/7/2017.

Hurricane force wind damage to the metal roofing system and various windows allowed rain water intrusion into the interior of the building causing water damage to various interior surfaces. As a result of wind driven rain entering the building envelope some gypsum wall board and or plaster ceilings and walls suffered water damage. As a result of the significant rain fall, water intrusion and climatic conditions and the inability to dehumidify the water saturated structure, mold began to grow on various surfaces.

Various exterior fixtures and furnishings sustained damage due to hurricane force winds and debris impact. Hurricane force winds and windblown debris impact damaged building exterior stucco and paint finishes.

The summaries below describe the damage that was observed, AECOM's understanding of the cause of the damage, and a description of what the repair of the system would require for each of the applicable categories that are located within the repair estimate in the Appendix.

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. Additional 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, mold was observed on walls, ceilings, floors and fixtures and furniture. 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.

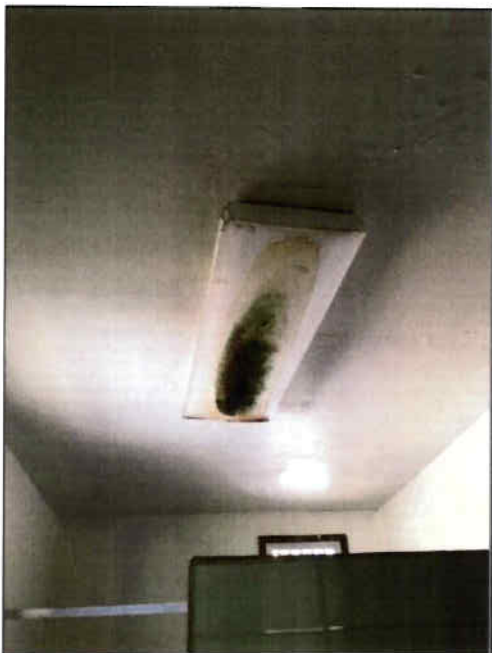


Figure 7: (Left) Annex Building, Detail of Water/Mold Damage to light fixture. Taken 11/7/2017.



Figure 8: (Right) Danish School Building, Detail of Water/Mold Damage to Exterior Stucco, Southwest Corner, Looking Northeast. Taken 11/7/2017.

As a result of storm driven rain water intrusion, 25% of the facility will required mold remediation and 25% of mold damaged material will need to be removed and disposed. In some cases restoration vs replacement will be required due to the historic nature of this structure. Plaster and wood can be cleaned and treated rather than removed and disposed. As most interior finishes are not original, materials may be removed and replaced in-kind.

Storm water saturated earth caused subterranean termites to migrate and invade building areas.

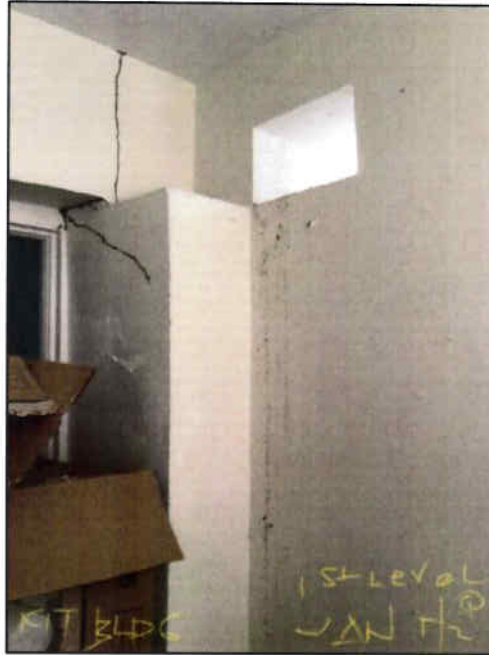


Figure 9: Detail of Termite Trail in Ground Floor, Kitchen. Taken 11/7/2017.

Concrete

As a result of hurricane force winds, five exterior walls suffered minor cracks at the second level of the main building, the meeting house and Annex Building. Repairs should be made with in-kind material that is the same hardness as the surrounding plaster coat to meet *SOI Standards*.



Figure 10: Detail of a Large Crack in the Annex Building's Breezeway Concrete Wall, Looking South. Taken 11/7/2017.

Metals

As a result of hurricane force winds the majority of metal roof gutters and downspouts were missing or damaged. To meet *SOI Standards*, replacement materials should match existing materials, design, dimensions, etc.



Figure 11: Danish School, Rear (East) and Side (North) Elevations, damaged gutter and wood panels. Taken 11/7/2017.

Doors, windows, and louvers

As a result of Hurricane force winds and debris impact damage, 10% of exterior doors were damaged and will to be replaced or restored and 45% of exterior wood shutters and aluminum windows will need to be replaced or restored. These materials are not original to the building, but were installed in a restoration/reconstruction project that met *SOI Standards*, based on historic drawings and photos. If replacement is required, new materials should be in-kind. Refer to figure 11.

Finishes

As a result of Hurricane force winds and debris impact damage, exterior stucco and paint finish would need to be repaired and restored. When painting repairs, oil-based sealers may not be appropriate for use in replacement of the existing paint finish on plaster surfaces, since it traps water—a cured lime wash may be required to meet *SOI Standards*.



Figure 12: Detail of an Example of Interior Plaster Damage due to Water/Moisture Infiltration. Taken 11/7/2017.

Due to wind driven rain intrusion, interior ceiling and wall plaster will need to be repaired and or restored. Interior walls, ceilings and trim will need to be repainted. Non-permeable paint may not be appropriate for use in replacement of the existing paint finish on plaster surfaces, since it traps water—a cured lime wash may be required to meet *SOI Standards*.



Figure 13: Detail of Multiple Roof Leaks in Annex Building, Exacerbated By Wind-Driven Rain, Looking West. Taken 11/7/2017.

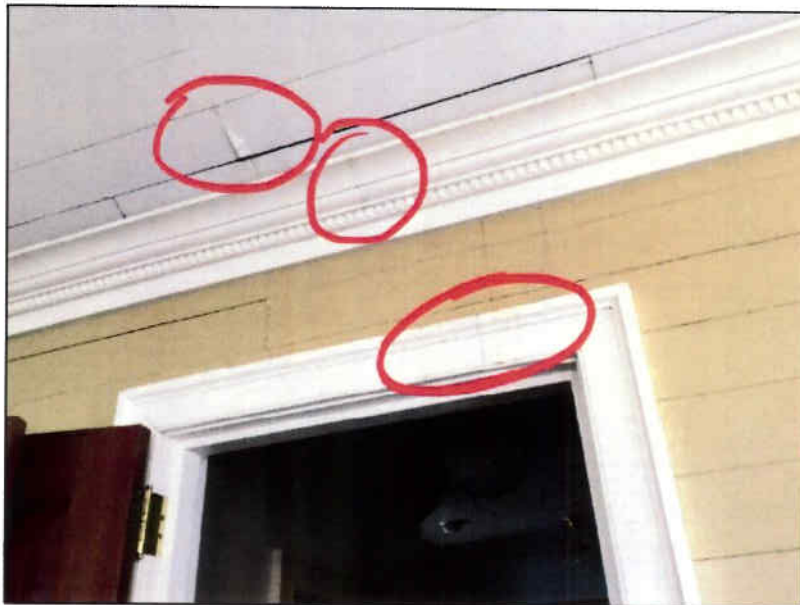


Figure 17: Detail of an Example of Water Infiltration from Room Showing Warped Wood Planks in Ceiling and Staining from Water Dripping. Taken 11/7/2017.

Plumbing

One Urinal fixture does not have running water. One sink is corroded.

Air Conditioning (HVAC)

The generator exhaust duct damaged by hurricane force wind and windblown debris impact damage requires replacement and repair. Repairs to HVAC damage should meet *SOI Standards*, concealing any new ductwork in finished interior spaces and protecting and preserving decorative features.

Electrical

Due to storm driven rain intrusion and hurricane force windblown debris impact damage, 10% of electrical conduit will need to be repaired and replaced, 100% of exterior disconnects will need to be replaced and 25% of exterior lighting will need to be repaired and replaced. This work should be done with care to preservation of reproduction finishes on the interior and exterior of the building and should meet *SOI Standards*.

Safety and Security

As a result of hurricane wind storm driven rain intrusion, 20% of the fire detection system fixtures and conduit will need to be replaced. Repairs should meet *SOI Standards*, concealing any new ductwork in finished interior spaces and protecting and preserving decorative features.

Description Emergency Protective Measures/Emergency Repairs

- Exigent Repairs Required
 - The Kitchen exhibits evidence of termite activity (Figure 7), especially in the ground floor. All three buildings in the complex should be checked for termite activity and the Kitchen, in particular, should be treated either before or at least concurrently with other repairs. When repairing any termite damage, care should be taken to retain as much of the historic wood as possible. In the case of the kitchen, the second floor is of modern construction, so replacement of termite-damaged materials should be in-kind.

Appendices

Appendix A: Architectural Provenance

The building is a contributing resource to the Frederiksted Historic District, which is listed in the National Register of Historic Places. The nomination is attached.

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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

1 NAME

HISTORIC Frederiksted Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER

CITY, TOWN

Frederiksted

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

1

STATE

U.S. Virgin Islands

CODE

78

COUNTY

St. Croix

CODE

0800

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH

PUBLIC ACQUISITION

- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

Multiple ownership

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Register of Deeds

STREET & NUMBER

Government House

CITY, TOWN

Christiansted

STATE

U.S. Virgin Islands

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic American Building Survey

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

National Park Service

CITY, TOWN

Washington

STATE
D.C.

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input checked="" type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Frederiksted Historic District includes all of the original town laid out in a gridiron plan in 1751 by Jens M. Beck. Originally planned as two similar areas four blocks wide by three blocks long separated by an existing lagoon and a proposed fort, the northern section was never developed. Instead, in 1767 an additional double tier of blocks, four blocks wide, was appended to the initial southern edge of the settlement and a single block wide, five block long tier added to the eastern boundary. The plan and town limits of Frederiksted, except for the addition of two blocks to the extreme southeast corner in 1875, remains unchanged to this date. The grid runs on a northsouth axis parallel to the harbor, with the fort and customs house in the northeast section as the focal point of the plan. The market square, part of Beck's plan of 1751, remains at the intersection of Torvegade (Market Street) and Dronnensgade (Queen Street) but never reached the importance intended, and except for a 20th c. market shed is almost unrecognizable today.

New construction in the town was controlled from the start by provisions of a 1747 building code, the same as applied to Christiansted. This code placed all construction at the sidewalk line, controlled building materials and regulated side yards. Coupled with the unwritten act of permitting overhanging upper floor galleries projecting to the street, and the planned width of forty and fifty feet for all streets, the visual character of the Historic District was predetermined at its inception. The resulting low hipped roof, mostly masonry structures fronting on the sidewalk lines with many having arcaded walkways at grade level, and the fact that the government has continuously owned the seaward side of the Strand (Strandgade), permitting only the construction of wharfs and small sheds, gives Frederiksted a unique character, different from the more intensively built towns of Christiansted and Charlotte Amalie.

Development of the town was slow, and by 1755 there were only two houses, in addition to Frederiksfors, begun in 1752. By 1780, however, the upper section of the town had prospered, with King and Queen Streets the location of most of the new buildings, followed by the development along the Strand. Roman Catholic, Lutheran and Moravian churches, with their attendant cemeteries were built in the northeast quadrant of the town during the beginning of the 19th century. However the area to the south was still largely unsettled, until after Emancipation in 1848, when this area was developed for residential use to accommodate the large increase in population.

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input checked="" type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input checked="" type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Frederiksted is important for its collection of architectural styles from the early Danish military and neo classic to an impressive assemblage of late Victorian residential construction. The town also retains important examples of the English Gothic Revival, Georgian and well designed 20th century commercial buildings reflecting the visual character of the earlier arcaded rows.

Frederiksted is also an important example of Danish town planning, and settlement. Laid out in a grid plan by Surveyor Jens M. Beck in 1751 in two symmetrical parts with the fort as the focal point (the northern part was later abandoned), growth of the town was in part governed by a series of exemplar building codes and regulations that contributed to its visual attractiveness.

The town grew slowly with a population of only 1153 by 1800, most of whom were dock and warehouse workers, white and free-colored craftsmen, house servants and a few merchants, planters and government officials. By 1875 the town's population was 3,817, the highest of the 19th century.

Frederiksted was often damaged by hurricanes, and in 1867 a tidal wave did severe damage to buildings on the Strandgade. The most destructive event in the towns history was man-made however, when on October 1-2, 1878, rioting laborers set fire to Frederiksted. Dissatisfied agricultural workers migrated to town from the outlying plantations and within hours four square blocks that comprised the town's business district were destroyed by fire with property losses totalling \$106,300. Among the many grievances contributing to the violence was the maximum daily wage of ten cents. The burnt out area was almost immediately rebuilt, but the town never completely recovered from the incident. This period of general decline lasted until the 1950's, when the economy of Frederiksted was bolstered by the increase in tourist trade experienced by St. Thomas and St. Croix.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

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

Royal Academy of Fine Arts. Three Towns. Copenhagen: Tuttein & Koch, 1964.
Historic American Building Survey.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 101 acres

UTM REFERENCES

A	ZONE	EASTING	NORTHING
C	ZONE	EASTING	NORTHING

A	17°	43' 08" N	64°	53' 06" W
B	17°	43' 08" N	64°	53' 57" W
C	17°	42' 57" N	64°	52' 52" W
D	17°	42' 41" N	64°	53' 52" W
E	17°	42' 34" N	64°	53' 06" W
B	ZONE	EASTING	NORTHING	
D	ZONE	EASTING	NORTHING	

VERBAL BOUNDARY DESCRIPTION

The boundary of the Frederiksted Historic District begin at the Southwest corner of Frederiksted where Fisher Street adjoins the sea, the line runs: approximately East along the South side of Fisher Street to the South-West corner of Plot No. 40E of La Grange where New Street intersects Fisher Street; thence along the East side of New Street to the intersection of Queen Cross Street; thence East along the so-called

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 Islands Historic Survey

ORGANIZATION

Virgin Islands Planning Office

DATE

May 20, 1976

STREET & NUMBER

P.O. Box 2606

TELEPHONE

(809) 774-1730

CITY OR TOWN

Charlotte Amalie, St. Thomas U.S. Virgin Islands 00801

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

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 R. 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

DATE

ATTEST

DATE

KEEPER OF THE NATIONAL REGISTER

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U.S. Virgin Islands Inventory of Historic Places

May 1976 x State

V.I. Planning Office

Charlotte Amalie U.S.V.I.

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Frederiksted suffered periodic damage by hurricanes and the Strand area suffered considerable water damage by a tidal wave in 1867. The Labor Riots of 1878 resulted in the burning of the four block business area in the northeast section of the town, an area quickly rebuilt with many of the structures reflecting the ornate architectural detailing of the Victorian period.

This Historic District, situated on a flat plain along the harbor and rising to a 60 foot high hill in the southeast quadrant, can be divided into three functional areas - the commercial in the northeast section, the institutional area along the eastern edge of town, and the residential section south of Hill Street (Bjergegade).

The commercial area, which extends from the fort to Hill Street between the Strand and Prince Street, is predominantly retail and office in use, with residential uses above in some instances. Most of the existing structures, many of which date from the fire of 1878, are masonry, some with frame upper stories, all one or two stories in height and have hip roofs. Density is medium to high with most block facades a solid row. The condition and maintenance level is high in this section of town. The overall visual character is one of low buildings constructed along the sidewalk line with overhanging galleries supported by arched arcades or on slender wood posts. There is a large amount of exceptional applied Victorian trim, including sawn ballusters, latticework porches and sawn and pierced bargeboards.

The institutional area lies between Prince and New Streets from Custom House Street to the lots facing the south side of King Cross Street. The large scale public buildings (churches and schools) are sited on large lots, surrounded by masonry walls creating a pattern of open space with low density building. Heights vary from one story of the intermingled small residences to three and four stories of the church towers. The non-public buildings are built along the sidewalk line and this pattern is continued by the enclosing walks of the churches and cemeteries. Roof forms are hip for the residences, gable or shallow hips for the public buildings. Building conditions and the level of maintenance of church yards and cemeteries are good. The condition of the residential structures varies from good to poor. There are relatively few arcades and galleries in this area.

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The residential area of the town extends the full five block width of the district, plus the additional two blocks added to the southeast corner, and runs from Hill Street to the southern town limits at Fisher Street. This is an area of low density residential construction with some convenience retail scattered throughout in similar building types. Building materials are about equally divided between rubble masonry, frame and a combination of the two-rubble ground floor with frame, often elaborately detailed, above. Building heights are also equally divided with both one and two story structures, many of the latter provided with projecting galleries. The houses are placed at the sidewalk line and the predominant roof form is hip. Structural and environmental conditions vary from good to poor, with isolated examples of dilapidated buildings scattered throughout the area.

The Frederiksted Historic District is bounded on the north by recreation fields and undeveloped open space, on the east by undeveloped space and a cemetery, on the south by new residential construction and public uses of a very low density and of a distinctly different character, and on the west by the Caribbean Sea.

Pivotal buildings in the District, keyed to the accompanying map, include:

1. Frederiksfort - a rubble masonry fort with two story curtains begun in 1752. The plan of the fort is a trapazoid with the four outer wings enclosing a square courtyard. The west curtain is provided with projecting bastions at the salient angles and is protected by a heavy breastwork with gun platforms between it and the sea. The east wall contains the sally-port and a single bastion to protect the fort from land attack. There is a continuous gun deck over the bastions and along the north and south curtains. There is an enclosed horse yard and stable area north of the fort proper. The clock tower is later. The fort has recently been restored.
2. Customs House - an excellent example of late 18th c. Danish civic architecture, the original design of the building has been somewhat altered by the addition of a second story gallery and a hipped roof. The building is two stories, built of brick (which has been stuccoed) with the later frame gallery in the central section of the second floor.

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PAGE three

The central section of the first floor is divided into three arched bays resting on square pilasters with capital bands. The corners are quoined and there is a belt course at the second floor level and a molded cornice below the original parapet wall at the roof line. The gallery is supported by six slender masonry alternating columns and pilasters, all of which have capitals and bases. The eaves board is decorative sawn scroll work.

3. Victoria House, 7 and 8 Strand - an extraordinary three story residence set back from the street, Victoria House is one of the most elaborately detailed buildings in the Virgin Islands. The six bay masonry with stucco ground story has a projecting stair pavilion with offset stairs leading to the second, or main, floor. A three bay porch at this level overhangs the first level and is trimmed with trefoiled ornamental latticework in the soffits of the three arches. The walls of this story are clapboard with narrow corners, windows are fitted with three panel shutters, and there is a slightly projecting eave with a flat cornice. The third story is inset from the second with an open porch on three sides. The porch has turned balusters and square posts with capitals and chamfered edges. The spaces between the posts at the eaves are filled in with open brackets with latticework. The masonry wall surface has molded quoins, full length shuttered windows and a molded cornice. The main block of the third story has a metal hip roof with shed roofs extending over the porches.
4. Residence, NW corner of Queen and Customs House Street - this two story masonry residence is typical of many of the residential structures in the district dating from the late 19th c. The first story consists of a seven by five bay arcade with stuccoed elliptical arches resting on square posts. The columns have capital bands and shallow bases and the arches are trimmed with brick archivolt and molded keystones. The ground floor has window and door openings reflecting the bay arrangement of the arcade and the wall surfaces are stuccoed. The upper story is bounded on two sides by an overhanging gallery of great distinction. The gallery roof, which

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- is part of the hip roof covering the entire house, is supported by slender square posts with chamfered edges and lamb's tongue terminals and capital bands. The elaborate sawn scroll work in the hand rail is repeated in the soffit of the porch roof. The walls of the second story are exposed masonry block.
5. Market Square - while part of the original plan of Frederiksted, this space, probably due to the fact that the major public buildings and the prime commercial sites were located in the northwest quadrant of the town, never achieved the importance intended for it. At present only one of the four corner lots is in use as a market, with the only structure being a mid 20th c. open shed of minor interest. The three remaining lots fronting on the intersection are now unpaved, overgrown parking lots. The original space, however, is defined by good buildings (built after the fire of 1878) on all sides except the northeast quadrant which has been recently developed for apartment use.
 6. Residence, southwest corner of Prince and Market Streets - this early building is a good example of a two story masonry and frame residence with arcade but no galleries. The ground story arcade consists of four large segmental arches on each street facade. The walls are limestone marl and are trimmed with keystones in the arches, capital bands and a belt course at the upper floor level. The second floor is frame with a high, almost pointed, hip roof. The fire bay exterior walls are shingled, the windows are unglazed but shuttered and there is a shallow molded cornice below the projecting eaves.
 7. St. Patrick's Roman Catholic Church, Prince Street - This limestone church with brick linings at the openings has undergone a number of alterations yet remains as one of the town's most important structures. Constructed in 1848 in the typical cruciform plan, side aisles have been added to give the structure an almost square plan. A large three story brick bell tower with a four sided bell cast roof is also later. The basic architectural style of the church is Gothic Revival with pointed arched windows and doors, but the gable ends of the nave

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and transept are curved in profile, reminiscent of the Spanish Mission style of church building. The arcaded basement level projects slightly from the walls of the church to form a watertable and there is a molded cornice across the gable ends at the eaves line. The end walls have a flat coping along the swung gable, with the south entrance being divided into three bays by flat engaged pilasters. Most of the stained glass is later. The church and cemetery is enclosed with a high masonry wall.

8. St. Paul's Anglican Church, Prince Street - essentially of the square auditorium plan with shallow transepts in the north and south facades, the church is one story high with a hip roof over the main body and gable roofed wings. The church was constructed c. 1810. The walls are stucco over rubble masonry with a watertable and a molded cornice below a low parapet wall. Window and door openings are pointed arches with windows running full length to the floor. The lower sections of the windows are provided with a hand rail and turned ballusters. The north entrance to the church has pointed arched triple doors with flanking windows set into the stepped gable facade. A later three story English Gothic tower (c. 1848) is the main entrance to the church along the west facade. Constructed of limestone marl blocks, unstuccoed the pointed arches are lined with yellow brick. The top of the tower is crenelated, with pinnacles at the corners. The tower has stepped corner buttresses and a belt course at each floor level.

9. Shop and Residence, southwest corner of King's Cross and Queen Streets - this two story hip roof structure is an important example of the early 19th c. combination shop and residence. The six bay by six bay building is surrounded on both street facades by a two story arcade and gallery resting on tall slender square columns with highly decorative sawn and pierced wood brackets. The second story gallery has sawn balusters between square wood posts terminating in very flat elliptical arches. The wall of the lower story is limestone marl without stucco, and the surfaces are undecorated. The second story is frame covered with clapboards

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with full length windows (shuttered) opening on to the gallery. There is an excellent freestanding masonry stairway to the second floor at the south end of the east facade.

10. Benjamin House, 48 Queen Street - this important example of early 19th c. Danish residential design is a two and one half story block with a one story 'L' to the rear. The first two stories of the house are brick, the lower one stuccoed, resting on a slightly projecting brick and rubble foundation. The gable ends of the main block are frame with clapboard. The main block is five by three bays with a six round arched arcade extending across the street facade. A brick belt course divides the building at the second floor line. This upper story is lime washed brick and has full length shutters and jalousied windows. There is a wrought iron balcony across the middle three bays of the five bay front facade. The main block of the house has a jerkin-head roof with three dormers along the street facade. The entire property is enclosed with a 4'-6' masonry wall.
11. Commercial Building, northeast corner of Custom House and King Streets - this large commercial structure is typical of a number of other post fire buildings in the Historic District. Two stories in height with a gable roof running parallel to King Street, the building is eight by six bays and constructed of brick, except for the gable end which is frame and clapboard above the eaves line. The first story is surrounded on two sides by an arcade consisting of flat segmental arches resting on square pilasters. The pilasters have plinth blocks and capital bands. There is a brick belt course at the second floor level and a flat dentilled cornice under the slightly projecting eaves. All window and door openings have flat jack arches and are provided with shutters. A second story gallery projects over the first bay of the building, which is embellished with sawn ballusters and trim in the soffit. The gable has an interesting sawn bargeboard.

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Although the visual integrity of the Fredericksted Historic District is not inviolate, new construction has for the most part not been destructive to the historic town. Recent construction is at the same scale and with the same mass characteristic of older buildings. The over-all effect is non destructive to the continuity of the historic district.

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Fredericksted, one of the two historic towns of St. Croix, has served as an important social, economic and political center for the western district of the island for over 200 years. Easy access to the Caribbean roadstead early made the town a warehousing and transshipment point for the sugar and produce of the sugar plantations in the adjacent hinterland. Fredericksted fort, built by the Danes originally to protect the town from pirates and commerce raiders, served as the government and administrative center. The local market served as a mechanism for both social and economic intercourse for the poorer classes. Plantation owners vied with local merchants in constructing elaborate town houses where the planters could escape the isolation of the countryside. After emancipation Fredericksted became the focus for freed black slaves who sought a more urban life.