



Section 106 Effects Case Study Report for the Charles B. Anderson House, Pasco County, Florida

Submitted to:

Pasco County Library Services Department
8012 Library Road
Hudson, Florida 34667

PaleoWest Technical Report No. 21-278

May 20, 2021

SECTION 106 EFFECTS CASE STUDY REPORT FOR THE CHARLES B. ANDERSON HOUSE, PASCO COUNTY, FLORIDA

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PaleoWest Technical Report No. 21-278

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May 20, 2021

EXECUTIVE SUMMARY

The Pasco County Library System is proposing to repurpose portions of their Centennial Park Branch Library campus located at 5740 Moog Road in Holiday, Pasco County, Florida. The Centennial Park Library Remodel-Anderson Family Park Project is located in Township 26 South, Range 16 East on the Elfers, Florida quadrangle. The proposed undertaking is funded in part by a Community Development Block Grant (CDBG) from the United States Department of Housing and Urban Development (HUD). Pursuant to *24 CFR § 58.2(a)(7)* and *§ 58.10*, Pasco County Library Services Department (Pasco County) is serving as the Responsible Entity and has assumed HUD's environmental responsibilities including compliance with Section 106 of the National Historic Preservation Act

The Area of Potential Effect (APE) for the proposed undertaking consists of parcels 20-26-16-0000-00600-0010 and 20-26-16-0680-00000-00A0. The Charles B. Anderson House (8PA00561) and the Samuel Baker House (8PA00387), both listed on the National Register of Historic Places (NRHP), are located within the project's APE.

The purpose of this Case Study Report is 1) to summarize Pasco County's efforts to develop project alternatives or modifications to the undertaking that could avoid, minimize, or mitigate adverse effects; 2) to evaluate the effects of the Preferred Alternative on historic properties within the APE; 3) to document public and agency coordination efforts to date; and 4) to propose potential mitigation measures to resolve adverse effects.

Pasco County developed two alternatives to demolition of the Anderson House, a No Action Alternative and a Repair/Rehabilitation Alternative. **The No Action Alternative and the Repair/Rehabilitation Alternative are not recommended** as neither satisfies the project's need nor definitively avoids adverse effects to the Anderson House. While the Demolition Alternative will have an adverse effect on the Anderson House, this alternative satisfies the project's need while remaining consistent with the goals of the CDBG program and the priorities outlined in Pasco County's Strategic Plan. As such, **Pasco County has identified Demolition as the Preferred Alternative**. There is no feasible alternative to this demolition that meets the needs of the project.

The proposed undertaking requires demolition of the Anderson House (8PA00561), which would result in an **adverse effect** to the property. No alterations are proposed to the Samuel Baker House (8PA00387), and as the historic viewshed of the resource has been significantly altered, the proposed improvements have no potential to introduce new adverse visual effects. As such, **the preferred alternative will have no adverse effect on 8PA00387**.

Further coordination and consultation will occur among the SHPO, Pasco County, the Advisory Council on Historic Preservation (ACHP), other potential consulting parties, and the public to fulfill the requirements of Section 106. Final mitigation measures will be arrived at through consultation and will be documented in a Memorandum of Agreement (MOA) to resolve the adverse effect.

CONTENTS

EXECUTIVE SUMMARY	3
1.0 INTRODUCTION.....	5
2.0 PROJECT DESCRIPTION AND NEED	8
3.0 ANALYSIS OF PROJECT ALTERNATIVES	9
3.1 ALTERNATIVE 1: NO ACTION	9
3.2 ALTERNATIVE 2: REPAIR/REHABILITATION.....	10
3.3 ALTERNATIVE 3: DEMOLITION.....	11
3.4 PREFERRED ALTERNATIVE – DEMOLITION	11
4.0 EVALUATION OF EFFECTS.....	13
5.0 MITIGATION MEASURES.....	14
6.0 PUBLIC INVOLVEMENT	15
7.0 SUMMARY AND CONCLUSIONS.....	16
8.0 REFERENCES	17
APPENDICES	
Appendix A. SHPO Consultation Letter, December 17, 2020	18
Appendix B. Project Concept Plans	20
FIGURES	
Figure 1. The APE on modern aerial imagery.	6
Figure 2. Topographic map with APE.....	7

1.0 INTRODUCTION

The Pasco County Library System is proposing to repurpose portions of their Centennial Park Branch Library campus located at 5740 Moog Road in Holiday, Pasco County, Florida (Figure 1). The Centennial Park Library Remodel-Anderson Family Park Project is located in Township 26 South, Range 16 East on the Elfers, Florida quadrangle (Figure 2; USGS 1975). The proposed undertaking is funded in part by a Community Development Block Grant (CDBG) from the United States Department of Housing and Urban Development (HUD). Pursuant to *24 CFR § 58.2(a)(7)* and *§ 58.10*, Pasco County Library Services Department (Pasco County) is serving as the Responsible Entity and has assumed HUD's environmental responsibilities including compliance with Section 106 of the National Historic Preservation Act.

The Area of Potential Effect (APE) for the proposed undertaking consists of parcels 20-26-16-0000-00600-0010 and 20-26-16-0680-00000-00A0. The Charles B. Anderson House (8PA00561) and the Samuel Baker House (8PA00387) are located within the project's APE. Both structures are listed on the National Register of Historic Places (NRHP). The proposed undertaking requires demolition of the Anderson House (8PA00561), and in a letter dated December 17, 2020 (Appendix A), the Florida State Historic Preservation Officer (SHPO) determined that the structure's demolition would result in an adverse effect to the property.

The purpose of this Case Study Report is 1) to summarize the Pasco County Library Services Department's efforts to develop project alternatives or modifications to the undertaking that could avoid, minimize, or mitigate adverse effects; 2) to evaluate the effects of the Preferred Alternative on historic properties within the APE; 3) to document public and agency coordination efforts to date; and 4) to propose potential mitigation measures to resolve adverse effects.



Figure 1. The APE on modern aerial imagery.

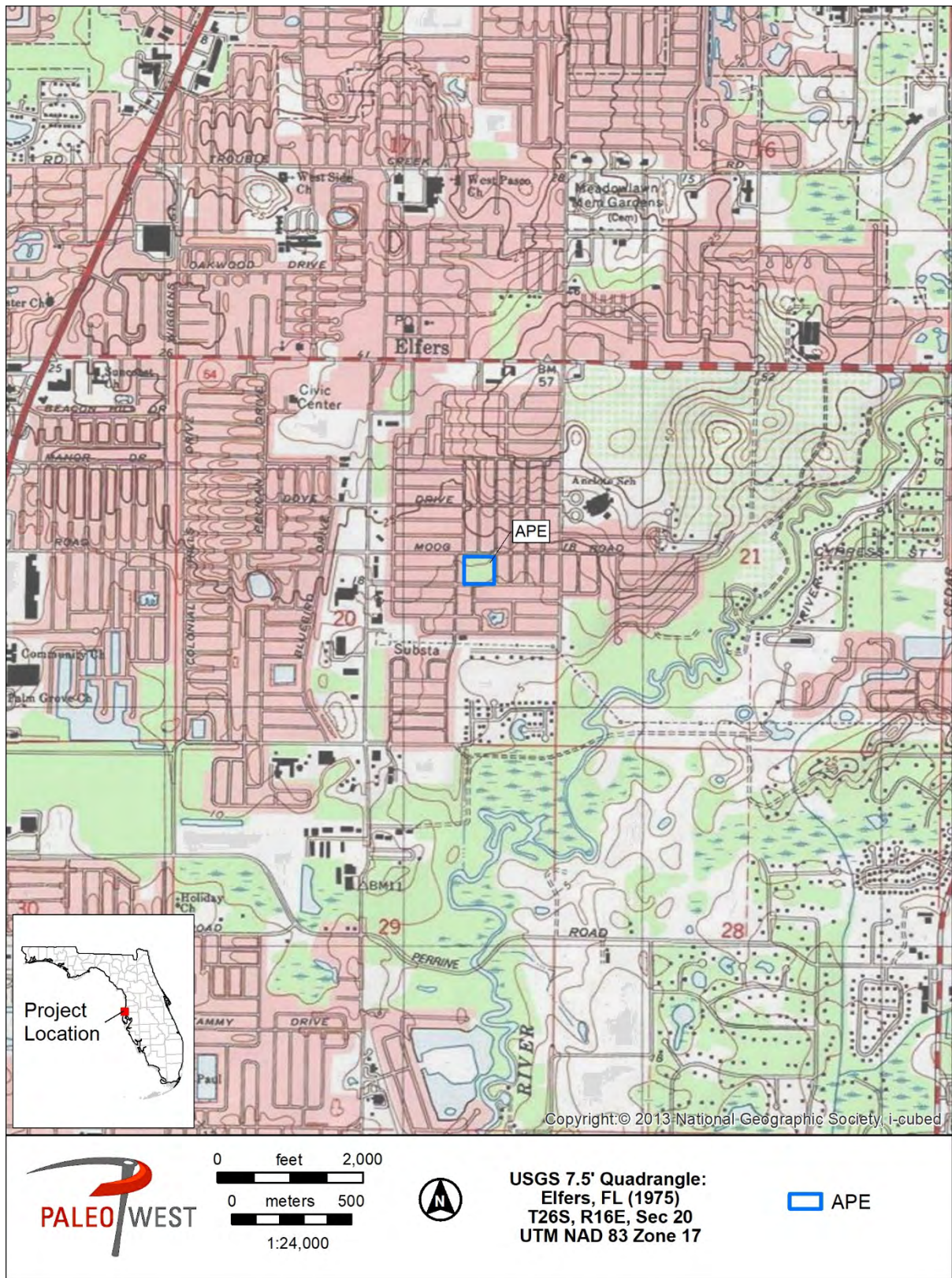


Figure 2. Topographic map with APE.

2.0 PROJECT DESCRIPTION AND NEED

Pasco County is proposing to repurpose portions of their Centennial Park Branch Library campus to create a neighborhood park. The proposed park includes gathering and interactive spaces, playground equipment, an amphitheater, open space for a variety of gathering types, and an elevated pathway through an existing retention basin (Appendix B).

The proposed undertaking is funded in part by the CDBG program, which provides annual grants to develop viable urban communities by providing decent housing and a suitable living environment, and the proposed project will help accomplish this mission. Coupled with the existing library facilities, the proposed park will provide residents of the Holiday area a healthy and safe public space in which to engage and socialize with other members of the community, and to maintain physical, mental, and intellectual health.

The need for the proposed project is based on economic challenges facing the Holiday community, and a lack of outdoor recreational opportunities and community spaces in the area.

The Anderson House, located in Holiday, lies within Pasco County's West Market Area. This is identified as a "Geographic Priority Area" in the Pasco County 2018-2022 Consolidated Plan (Pasco County Community Development Department 2018:70):

This area was identified by the County and approved by the HUD to receive an intense infusion of resources to help stabilize these neighborhoods. These areas are generally lower income, have an older and poorer housing stock, depressed property values, and lower homeownership rates than many areas of the County. With CDBG and the Section 108 assisting with infrastructure and Neighborhood Stabilization Program and other housing programs assisting with the housing stock, the [Pasco County] Community Development Division feels that it has the resources to help several neighborhoods within the target area.

Additionally, according to the 2018 American Community Survey, Holiday has a 21.9% poverty rate compared a national rate of 11.8% (US Census Bureau 2018).

In addition to the economic challenges facing Holiday, the area lacks sufficient neighborhood parks and other community gathering spaces, and offers residents little opportunity to engage with nature and other members of the community. According to the Trust for Public Land only 8% of Holiday residents live within a 10-minute walk of a park; this falls well below the national average of 54%. Additionally, the County has identified the need for greenspace, specifically neighborhood parks, under long range planning documents. Further, despite multiple attempts to limit damage and prevent unauthorized use of the space since its vacancy, the Anderson House has been subject to frequent vandalism and other criminal activity. Retaining the house in its current state runs counter to the goals of the project and the purpose of the CDBG program.

3.0 ANALYSIS OF PROJECT ALTERNATIVES

The proposed undertaking requires demolition of the Anderson House (8PA00561), and in a letter dated December 17, 2020, the Florida State Historic Preservation Officer (SHPO) determined that the structure's demolition would result in an adverse effect to the property (Appendix A). In accordance with 36 *CFR* § 800.6(a), Pasco County has developed and evaluated alternatives or modifications to the undertaking that could avoid, minimize, or mitigate adverse the effect. The following project alternatives were considered: 1) No Action; 2) Repair/Rehabilitation; and 3) Demolition. Based on a thorough evaluation of these alternatives, the County has determined that due to the cost of repairs, Americans with Disabilities Act (ADA) compliance requirements, and local code compliance, preservation of the Anderson House is not feasible.

3.1 ALTERNATIVE 1: NO ACTION

The Anderson House has been unoccupied since 2015, and its upkeep is funded by Pasco County through facilities maintenance programs. Population growth and increasing facility demands, however, have resulted in fewer dollars allotted to the maintenance of the structure. Growth projections reflect further increased demand for capital and repair/improvement needs. Priority will continue to be given to occupied spaces providing essential services to the citizens of Pasco County. Without significant funding, the property will continue to deteriorate, contribute to neighborhood blight, and impact the quality of life of surrounding residents and patrons of the neighboring structures.

As stated above, the need for the proposed project is based on the economic challenges facing the Holiday community, and a lack of outdoor recreational opportunities and community spaces in the area. The No Action Alternative precludes the development of much needed recreational opportunities and community spaces, and will result in a greater financial strain on the County. As occupied spaces providing essential services will remain Pasco County's funding priority, deterioration of the Anderson House will continue, and the cost of required repairs will increase.

The Anderson House was occupied by the Pasco Fine Arts Council, a nonprofit entity, for a thirty-year period from 1985 to 2015 under a cooperative style lease agreement with Pasco County. The terms of the agreement called for the Pasco Fine Arts Council to be responsible for the day-to-day maintenance of the exterior and interior of the structure, and any major repairs or replacements necessary for the Lessee's continued occupancy and utilization of the structure. Excessive costs related to structural integrity concerns and weatherization near the end of the lease term resulted in Pasco County assisting with the relocation of the Pasco Fine Arts Council to an alternate County location.

Since its vacancy, the Anderson House has been subject to frequent vandalism and other criminal activity. Despite multiple attempts to limit damage and prevent unauthorized use of the space, the County was forced to terminate utility services and board up all openings and access to the house. The No Action Alternative will result in further neglect of the site; as described in 36 *CFR* § 800(a)(2)(vi) "neglect of a property which causes its deterioration" constitutes an adverse effect. As such, **the No Action Alternative is not recommended** as it neither satisfies the project's need nor definitively avoids adverse effects to the Anderson House.

3.2 ALTERNATIVE 2: REPAIR/REHABILITATION

A Repair/Rehabilitation Alternative was thoroughly evaluated by Pasco County throughout project development. Repairs are simply actions that would allow the structure to be safely occupied. Rehabilitation as defined in *36 CFR § 68.2(b)* is “the act or process of making possible an efficient compatible use for a property through repair, alterations and additions while preserving those portions or features that convey its historical, cultural or architectural values.”

Multiple avenues were exhausted in pursuit of securing grant funds to allow for preservation of the site, but no such funds were awarded. Such attempts at securing funds for the Repair/Rehabilitation Alternative include:

1. Historic Preservation Special Category Grant, Florida Department of State, Division of Historical Resources (DHR)
 - a. Applied 2016 for Funding Year 2018
 - b. Requested amount \$283,262 for rehabilitation
 - c. Result: Not Funded
2. Historic Preservation Special Category Grant, DHR
 - a. Applied 2017 for Funding Year 2019
 - b. Request amount \$269,434 for rehabilitation
 - c. Result: Not Funded
3. HUD CDBG via Pasco County CDBG Public Development and Economic Activities Program
 - a. Applied 2019 for Funding Year 2019
 - b. Request amount \$600,000
 - c. Result: Not Funded
4. Small Matching Historic Preservation Grant, DHR
 - a. Applied 2020 for Funding Year 2022
 - b. Requested amount of \$25,000 for planning
 - c. Result: Ranked but funding not yet confirmed. Pasco County has withdrawn the application since securing CDBG funds for the proposed park.

In 2016, the County retained the services of Williamson Dacar Associates to develop an evaluation report and cost estimate for the repair of the Anderson House. The evaluation report identified structural, architectural, mechanical, electrical, and plumbing deficiencies that must be addressed in order to stabilize the house and make it safe for use. The estimate for these repairs was \$555,797 in 2016. According to inflation rates provided by the US Bureau of Labor Statistics (2021), this is equal to roughly \$626,500 as of April 2021. Note that this estimate is for repairing the premises such that the structure can be safely occupied. As described in *36 CFR § 800(a)(2)(vi)* and such repairs may still result in an adverse effect. While the cost of rehabilitating the Anderson House according to the Secretary of the Interior’s Standards for the Treatment of Historic Properties (*36 CFR Part 68*) has not been evaluated, it would likely exceed the repair estimate.

As discussed above, Pasco County has limited maintenance and capital improvement funds available, and funding prioritization is given to occupied spaces. The County has also not identified a use for the facility and, with limited local resources, has been unable to maintain the premises as an unoccupied site.

The Repair/Rehabilitation Alternative is not feasible as sufficient funds to rehabilitate the structure in accordance with Secretary of the Interiors standards are not available. Repair of the structure may be more cost effective, but it also remains beyond the funding capabilities of Pasco County. Further, as described in *36 CFR § 800.5(a)(2)(vi)* “Alteration of a property, including restoration,

rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access, that is not consistent with the Secretary's standards for the treatment of historic properties (36 CFR part 68) and applicable guidelines” constitutes an adverse effect. Additionally, should repairs return the Anderson House to a state that is safe for occupation, the County has not identified a use for the structure that meets the needs of the project and the mission of the CDBG funds. As such, **the Repair/Rehabilitation Alternative is not recommended** as it neither satisfies the project’s need nor definitively avoids adverse effects to the Anderson House.

3.3 ALTERNATIVE 3: DEMOLITION

In 2020, Pasco County once again retained Williamson Dacar Associates to evaluate alternate uses for the site of the Anderson House that were consistent with the County’s long-range planning documents. As these documents identified a lack of park spaces, the consultant developed a concept plan for a park at the site of the Anderson House. The park replaces the existing structures as usable space. Estimates developed for the park detail work across four phases, each allowing for immediate use of the premises by the public. Phase I includes demolition of the Anderson House at a cost ranging between \$40,000 - \$75,000. Lighted park facilities will be completed during Phase I and Phase II of the proposed project.

In response to this proposed alternative, Pasco County identified a potential funding source in the CDBG program, which had previously denied funding for restoration of the Anderson House in 2019. In 2020, the County submitted an application for the proposed park project, to include demolition of the Anderson House, and was subsequently awarded funding in the amount of \$283,948.50. Projects awarded CDBG funds must meet one of three of the programs’ National Objectives. The proposed improvements meet the objective to “aid in the prevention or elimination of slums or blight.”

As part of the ongoing assessment of Pasco County facilities, it has been determined that there remains no defined use for the Anderson House. Additionally, the County has identified the need for greenspace, specifically neighborhood parks, under long range planning documents. The Centennial Park Campus, home to Centennial Park Library, Anderson House, and Baker House, is adjacent to a retention basin that, while providing open space and shade trees, is unusable as a park. Razing of the Anderson House will eliminate neighborhood blight in addition to providing revitalization opportunities through creation of healthy outdoor spaces.

3.4 PREFERRED ALTERNATIVE – DEMOLITION

The **No Action Alternative and Repair/Rehabilitation Alternative are not recommended** as neither satisfies the project’s need nor definitively avoids adverse effects to the Anderson House. While the Demolition Alternative will have an adverse effect on the Anderson House, this alternative satisfies the project’s need while remaining consistent with the goals of the CDBG program and the priorities outlined in Pasco County’s Strategic Plan. As such, **the County has identified Demolition as the Preferred Alternative**. There is no feasible alternative to this demolition that meets the needs of the project.

The County proposes to demolish the Anderson House to allow for development of a neighborhood park (see Appendix B). The park will feature gathering and interactive spaces for use independently and in conjunction with the remaining campus structures, playground equipment, a small amphitheater, open space for a variety of gathering types, and an environmental walk that would allow users to traverse an elevated pathway through the retention basin. With its placement on the library campus, the proposed undertaking will provide a

combined outdoor and indoor space for Holiday residents to play, work, socialize and engage with their community.

4.0 EVALUATION OF EFFECTS

This Section 106 Effects Case Study Report documents the potential effects the preferred alternative will have on the Charles B. Anderson House (8PA00561) and the Samuel Baker House (8PA00387). Both structures are listed on the NRHP. The Criteria of Adverse Effect, as defined in 36 CFR § 800.5(a)(1), were applied to both resources. An adverse effect is defined as follows:

An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance, or be cumulative.

Examples of adverse effects on historic properties, found in 36 CFR § 800.5(a)(2), include but are not limited to:

- i) Physical destruction of or damage to all or part of the property;
- ii) Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access, that is not consistent with the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable guidelines;
- iii) Removal of the property from its historic location;
- iv) Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;
- v) Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features;
- vi) Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and
- vii) Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

The preferred alternative requires the demolition the Charles B. Anderson House (8PA00561). In accordance with 36 CFR § 800.5(a)(2)(i), **the preferred alternative will have an adverse effect on 8PA00561**. In a letter dated December 17, 2020 (Appendix A), the Florida SHPO confirmed that the structure's demolition would result in an adverse effect to the property.

No changes or alterations are proposed to the Samuel Baker House (8PA00387). The structure is currently surrounded by a chain link fence and is bounded on its east and north sides by a parking lot. As the historic viewshed of the resource has been significantly altered, the proposed improvements have no potential to introduce new adverse visual effects. As such, **the preferred alternative will have no adverse effect on 8PA00387**.

5.0 MITIGATION MEASURES

As detailed above, there is no feasible or cost-effective means of avoiding demolition of the Anderson House (8PA00561) while meeting the needs of the project. Demolition will result in an adverse effect to 8PA00561, and in accordance with 36 *CFR* § 800.6(a), the following potential mitigation measures are proposed to resolve the adverse effect.

- Preparation of a historical narrative for a Florida Historical Marker and completion of a Florida Historical Marker Program Application for the Anderson House to be installed following the redevelopment of the site.
- Development of interpretative materials and exhibits to be utilized at the Centennial Park Library. This may include, but is not limited to, indoor exhibits within the library and outdoor panels that may be installed along the environmental walk or other appropriate location. Alternatively, it could include online exhibits and interpretation.
- Naming of the grounds as Anderson Family Park as tribute to the former owners and occupants of the Anderson House.
- Completion of Historic American Building Survey (HABS) documentation for the Charles B. Anderson house or production of a high-resolution 3D model.

These measures are neither exhaustive nor final; additional measures can be arrived at through consultation with SHPO, Pasco County, other potential consulting parties, and the public. Pasco County will execute a Memorandum of Agreement (MOA) with SHPO and, if participating in consultation, the Advisory council on Historic Preservation (ACHP) pursuant to 36 *CFR* § 800.6(c).

6.0 ACHP AND PUBLIC INVOLVEMENT

On April 30, 2019, the Pasco County Library System hosted a Public Listening Session at the Centennial Park Library to solicit feedback on improvements for the Centennial Park Campus. The session was moderated by Pasco County Library System personnel and included panel guests from Facilities Management as well as design consultants with Williamson Dacar Associates and Library Interiors of Florida. During the session, project plans for the library interior and exterior campus were presented. The County's Facilities Management Director also presented the project alternatives for the Anderson House: No Build, Repair/Rehabilitation, and Demolition.

The Public Listening Session was attended by twenty-six persons, including press from the Suncoast News. Discussion regarding the Anderson House was inconclusive with no majority opinion revealed for preferred use or demolition of the structure. Several attendees noted that, with the structure listed on the NRHP, funding for a potential restoration effort should come from associated State or Federal government agencies (Graves 2019).

To obtain additional public input on alternatives or modifications to demolition of the Anderson House, Pasco County maintained survey/comment cards in the Centennial Park Library from May to September 2019. (The Centennial Park Branch has been closed since October 2019.) No comments were submitted during this period.

Pursuant to *36 CFR §800.6(a)(4)*, Pasco County shall make the information presented in this Case Study Report available to the public, and shall provide an opportunity for members of the public to express their views on resolving adverse effects of the undertaking. The Case Study Report will be uploaded to the [Centennial Park Library Remodel project website](#) and hard copies will be made available at Pasco County Library facilities.

Pasco County will hold two public comment opportunities, but public comments on the project and proposed mitigation measures will be accepted throughout development of the MOA. First, a Soft Opening for the Centennial Park Library will be held on Monday, May 24, 2021. Information on the project's impacts to historic properties, the potential mitigation measures, and the public's role in the Section 106 process will be made available, and public comments will be solicited.

A Public Meeting will be held on June 16, 2021 at 6pm. The sole purpose of the meeting will be to discuss the project's impacts to historic properties, present potential mitigation measures, and solicit public input on the undertaking and these measures to resolve adverse effects. PaleoWest will present this information via teleconferencing software, and the meeting may be recorded and uploaded to the project website. Public comments will be accepted, verbally or in writing, at the meeting and throughout the comment period, which will remain open until the terms of the draft MOA are agreed upon.

Per *36 CFR 800.6 § (a)(1)*, Pasco County will notify the ACHP of the adverse effect finding and will invite the ACHP to participate in consultation. The notification and required documentation outlined in *36 CFR § 800.11(e)* will be delivered by Pasco County via the ACHP's e106 system.

7.0 SUMMARY AND CONCLUSIONS

The Pasco County Library System is proposing to repurpose portions of their Centennial Park Branch Library campus located at 5740 Moog Road in Holiday, Pasco County, Florida. The proposed undertaking is funded in part by a CDBG grant from HUD, and pursuant to *24 CFR § 58.2(a)(7)* and *§ 58.10*, Pasco County Library Services Department is serving as the Responsible Entity and has assumed HUD's environmental responsibilities including compliance with Section 106 of the National Historic Preservation Act.

The APE for the proposed undertaking consists of parcels 20-26-16-0000-00600-0010 and 20-26-16-0680-00000-00A0. The Charles B. Anderson House (8PA00561) and the Samuel Baker House (8PA00387), both listed on the NRHP, are located within the project's APE.

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The proposed undertaking requires demolition of the Anderson House (8PA00561), which would result in an **adverse effect** to the property. No alterations are proposed to the Samuel Baker House (8PA00387), and as the historic viewshed of the resource has been significantly altered, the proposed improvements have no potential to introduce new adverse visual effects. As such, **the preferred alternative will have no adverse effect on 8PA00387**.

Further coordination and consultation will occur among the SHPO, Pasco County, the Advisory Council on Historic Preservation (ACHP), other potential consulting parties, and the public to fulfill the requirements of Section 106. Final mitigation measures will be arrived at through consultation and will be documented in an MOA to resolve the adverse effect.

8.0 REFERENCES

Graves, Brian

- 2019 Centennial Park library renovations discussed. *The Suncoast News*, May 7, 2019. https://www.suncoastnews.com/news/centennial-park-library-renovations-discussed/article_7be5dce0-70ee-11e9-8544-8b60dd9a638b.html

Pasco County Community Development Department

- 2018 *Pasco County 2018-2022 Consolidated Plan*. U.S. Department of Housing & Urban Development. Accessed online May 2021: <https://www.pascocountyfl.net/566/Consolidated-Plans>.

United States Bureau of Labor Statistics

- 2021 Consumer Price Index Inflation Calculator. Accessed online May 2021: https://www.bls.gov/data/inflation_calculator.htm.

United States Census Bureau

- 2018 American Community Survey Data Release. Accessed online May 2021: <https://www.census.gov/programs-surveys/acs/news/data-releases.2018.html>.

**Appendix A.
SHPO Consultation Letter,
December 17, 2020**



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

Nancy Fredericks
Libraries Administrator
Pasco County Library Services Department
8012 Library Road
Hudson, Florida 34667

December 17, 2020

RE: DHR Project File No.: 2020-7080, Received by DHR: December 19, 2020
Project: *HUD-CDBG - Demolition: Charles B. Anderson House*
5744 Moog Road, Holiday, Florida
County: Pasco

Ms. Fredericks:

The Florida State Historic Preservation Officer reviewed the referenced project for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places* (NRHP). The review was conducted in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended, and its implementing regulations in *36 CFR Part 800: Protection of Historic Properties*.

The subject property, the Charles B. Anderson House, 5744 Moog Road, Holiday, Florida (Florida Master Site File No. 8PA0561) is listed in the NRHP. As the Charles B. Anderson House is listed in the NRHP, the structure's demolition would result in an adverse effect to the property. Therefore, as HUD's responsible entity for the project, Pasco County Library Services Department is directed to follow the process described in 36 CFR Part 800.6, *Resolution of Adverse Effects* to complete the Section 106 process. To complete this process, the Pasco County Library Services Department should undertake the following actions:

1) According to 36 CFR 800.6(a), the Agency (Pasco County Library Services Department) shall continue consultation with the SHPO and other consulting parties to develop and evaluate alternatives or modifications to the undertakings that could avoid, minimize, or mitigate adverse effects on historic properties. The Agency shall submit a case study* outlining these efforts for review by the SHPO.

* A case study is a document that outlines the agency's efforts to develop and evaluate alternatives or modifications to a project that could avoid or minimize adverse effects to cultural resources. The case study provides a record of an agency's due diligence to carefully consider the impacts of its actions upon cultural resources. The document may also reveal previously unidentified but feasible alternatives that will avoid impacts altogether.

(2) In accordance with 36 CFR 800.6(a)(4), the Agency shall make information regarding this finding available to the public, providing the public with an opportunity to express their views on resolving

Division of Historical Resources
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adverse effects of the undertakings. Pursuant to 36 CFR 800.11(e), copies or summaries of any views provided by consulting parties and the public shall be made available to the SHPO as part of the case study outlined in (1).

(3) The Agency shall notify the Advisory Council on Historic Preservation (ACHP), 401 F Street NW, Suite 308, Washington, DC 20001-2637, of the adverse effect finding per 36 CFR 800.6 (a)(1). The notification to the ACHP should be similar to the project information submitted to this office and should include the following documentation as outlined in 36 CFR 800.11(e). The ACHP will advise of its decision to participate in consultation within fifteen (15) days of receipt of this notification or other request. If the ACHP chooses not to participate in consultation, the Agency shall resolve the adverse effect without ACHP participation and pursuant to 36 CFR 800.6(b)(1). Notification of the ACHP can also be completed digitally; information for digital notification is available at <https://www.achp.gov/e106-email-form>.

(4) If the Agency, the SHPO and, if applicable, the ACHP agree on how the adverse effects will be resolved, they shall execute a Memorandum of Agreement (MOA) pursuant to 36 CFR 800.6(c).

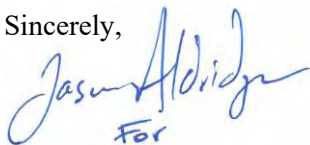
(5) If the Agency and the SHPO fail to agree on the terms of the MOA, the Agency shall request the ACHP to join the consultation. If the ACHP decides to join the consultation, the Agency shall proceed in accordance with 36 CFR 800.6(b)(2). If the ACHP decides not to join the consultation, the ACHP will notify the Agency and proceed to comment in accordance with 36 CFR 800.7.

Our office looks forward to further consultation with Pasco County Library Services Department in order to develop appropriate measures to avoid, minimize, or mitigate the adverse effect. If the rehabilitation of preservation of the Charles B. Anderson House is not feasible and the adverse effect cannot be avoided, our office recommends the following as possible measures to mitigate the adverse effect:

- Completion of Historic American Building Survey documentation for the Charles B. Anderson
- The development of interpretative materials, an exhibit, and/or a Florida Historical Marker for the Charles B. Anderson to be installed following the redevelopment of the site.

If you have any questions, please contact Corey Lentz, Historic Preservationist, by email at Corey.Lentz@dos.myflorida.com, or by telephone at 850.245.6339.

Sincerely,



Timothy A Parsons, Ph.D.
Director, Division of Historical Resources
& State Historic Preservation Officer

Appendix B. Project Concept Plans



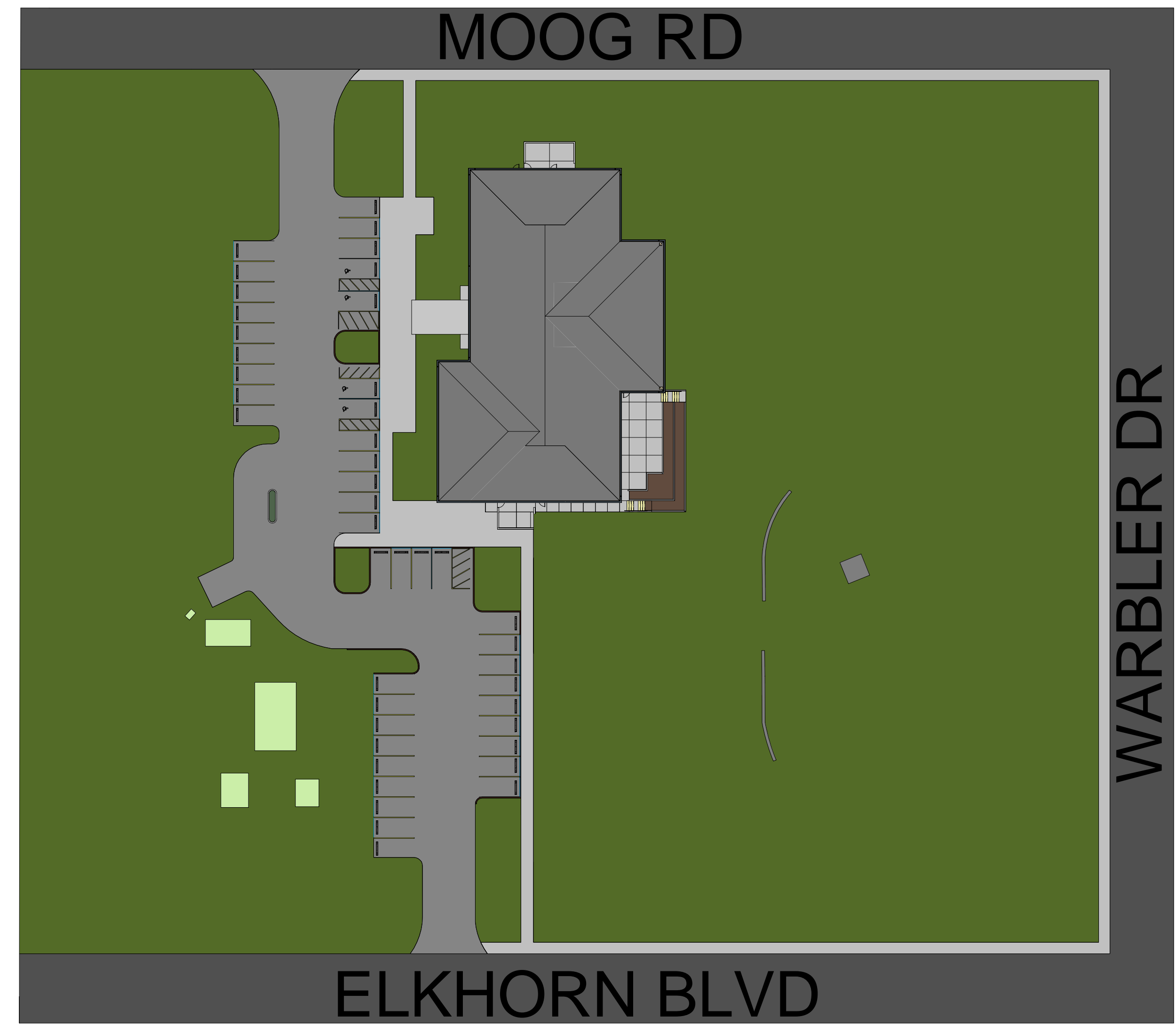
COLOR LEGEND

- CENTENNIAL PARK LIBRARY
- VISITOR PARKING
- CIRCULATION
- BAKER HOUSE
- ENVIRONMENTAL WALK
- OUTDOOR ACTIVITIES - ODEON
- OUTDOOR ACTIVITIES - PLAYGROUND





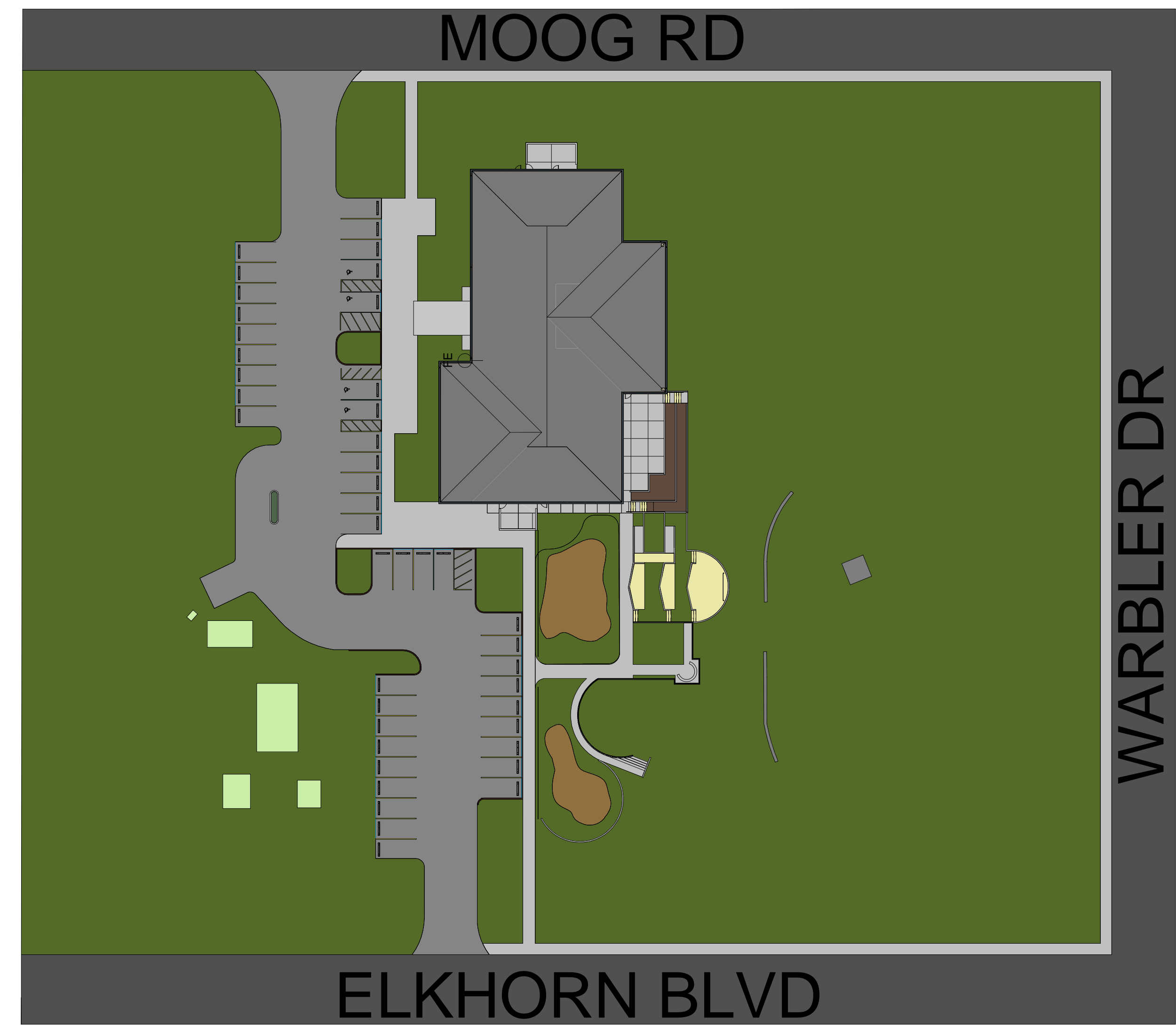
3 PHASE 3
P1.2 1" = 40'-0"



1 PHASE 1
P1.2 1" = 40'-0"



4 PHASE 4
P1.2 1" = 40'-0"



2 PHASE 2
P1.2 1" = 40'-0"

