



# CITY OF NEW PORT RICHEY

## **RFP 15-004**

# **HACIENDA HOTEL REHABILITATION**

## **-REQUEST FOR PROPOSALS- ARCHITECT/ENGINEERING PROFESSIONAL SERVICES**

Submissions are due on or before:  
**December 1, 2014 at 3:00pm**

Submit Printed Proposals to:  
Attn: Ms. Doreen Summers, City Clerk  
Second Floor  
City of New Port Richey  
5919 Main Street  
New Port Richey FL 34652

Primary Contact:  
Mario Iezzoni, Economic Development Director  
City of New Port Richey FL  
5919 Main Street  
New Port Richey FL 34652  
(727) 853-1019  
[IezzoniM@CityofNewPortRichey.org](mailto:IezzoniM@CityofNewPortRichey.org)

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**REQUEST FOR PROPOSALS**  
**RFP15-004 Hacienda Hotel Rehabilitation**

**For Professional Architect and Engineering Services**  
**for**  
**Rehabilitation of the Historic Hacienda Hotel**  
**National Register Property: 96001185**

**Section One –Introduction and Background**

The City of New Port Richey has been awarded a Special Category Grant (CSFA 45.032) by the Division of Historical Resources (grant number MP501) for the Hacienda Hotel Rehabilitation, in the amount of \$1,000,000. Funds for this grant have been appropriated in the FY 2014-2015 General Appropriations Act on line 3113A.

All work must meet the *Secretary of the Interior's Standards and Guidelines*, requirements of the State of Florida, Division of Historical Resources and the City of New Port Richey.

The intent of this RFP is to have the firms under consideration specifically address the Scope of Work and provide a well-considered price proposal for those services.

The City is looking for a “turnkey” approach, where the contractor will provide the following:

1. Completion of elements in the attached Scope of Work
2. Hiring and management of subcontractors. Contractors and subcontractors are to have experience with historic building construction.
3. Ensure that required permits are obtained and inspections satisfactorily completed.
4. Regular site observations of any subcontractors during the construction phase and sign off on all elements of construction.
5. This project is expected to be completed and pass inspection by March 31, 2016.

The property generally known as the "Hacienda Hotel of New Port Richey" is located at 5621 Main Street (presently vacant) consisting of 0.79 acres. The subject site is a rectangular shaped parcel located at the North West corner of the intersection of Main Street and Bank Street. This places the subject property in the Downtown District of New Port Richey, Pasco County, Florida. Adjacent to the subject property on the west and north is Sims Park with a playground in a river setting following the Pithlachascotee River.

The site is improved with a two story Spanish design structure with partial basement and a tower. (A brief history of timeline is provided as Exhibit A.) The building was built in 1922 and has improvements of 24,261 square feet; 21,763 square feet of heated and cooled area according to the property records of Pasco County. The first level consists of 13,066 SF and the second level with 11,195 SF. The tower measures 14' X 14'.

The subject property is on the national record as a historic structure (added in 1996 Building #96001185; AKA 8PA339.) As noted in the City's Land Use Plan, a stated goal is the preservation and rehabilitation of existing historical structures. The City visions the permitted use of this structure as a Destination Use: Boutique Hotel, Banquet Facility, Lyceum, Fine Dining Restaurant, Meeting and Events Center, or a Bed and Breakfast/Hospitality Venue.

Letters of Interest must be submitted in accordance with the terms and conditions of this Request for Proposals. Requests for additional information in regard to the RFP for this Property must be submitted in writing or email to:

Mario Iezzoni, Economic Development Director  
City of New Port Richey  
5919 Main Street  
New Port Richey, FL 34652  
Phone (727) 853-1019  
[iezzonim@cityofnewportrichey.org](mailto:iezzonim@cityofnewportrichey.org)

## SECTION TWO – Questions

Interested parties will be given the opportunity to ask questions of City representatives concerning the Hacienda of New Port Richey, the City's goals with respect to the project, submission requirements and the selection procedure, etc. **All questions must be submitted in writing not later than November 7, 2014, 3:00pm** and can be submitted via mail or email to [iezzonim@cityofnewportrichey.org](mailto:iezzonim@cityofnewportrichey.org) Mailed questions must arrive on or before November 7th.

Written responses to requests for additional information shall be disseminated in writing to a master distribution list for the RFP 15-004 "Hacienda Hotel Rehabilitation". Any party desiring to be placed on the distribution list is to make such request to the Economic Development Department of the City of New Port Richey in writing with their contact information.

The City will hold a **pre-submission conference** at the New Port Richey Council Chambers on **Friday, November 14, 2014 at 1:00 p.m.** A tour of the property will be available immediately following the meeting.

Written responses to requests for additional information shall be distributed at the pre-submission conference and mailed or emailed to all parties that have requested in writing that the City include their name on the master distribution list for the Hacienda Hotel Rehabilitation RFP15-004.

### SECTION THREE –Submissions and Deadline

A signed original and seven (7) copies in an 8 1/2" x 11" format must be sealed, properly identified and delivered prior to the deadline to:

Ms. Doreen Summers, City Clerk  
Second Floor  
City of New Port Richey  
5919 Main Street  
New Port Richey, FL 34652

Each submittal shall be marked on the outside in bold letters as follows: CITY OF NEW PORT RICHEY, REQUEST FOR PROPOSALS RFP 15-004 “HACIENDA HOTEL REHABILITATION.” No facsimile/fax copies will be accepted. **Submissions will be accepted by the City of New Port Richey until 3:00 pm on December 1, 2014.** All of the submissions received will be forwarded for review and evaluation by city staff.

In addition, the City requests that a PDF submission copy be emailed to Mario Iezzoni at [IezzoniM@CityofNewPortRichey.org](mailto:IezzoniM@CityofNewPortRichey.org)

The City reserves the right to accept any proposals deemed to be in the best interest of the City, to waive any irregularities in any proposals, or to reject any and/or all proposals and to re-advertise for new proposals. In evaluating each proposal, city staff will consider, but not be limited to, the proposer's experience, capabilities, financial strength and the pricing/costs proposed.

Depending on the quantity of submissions, city staff will review the qualifications and proposals and make a recommendation to City Council on December 16, 2014. Any consultation meetings will be held promptly, as will any negotiations over fees and scope of work, final negotiations, and execution of an Agreement. Prior to finalization, contract agreements must be approved by the Grantor, Bureau of Historic Resources as per the City of New Port Richey’s contract requirements as Grantee.

#### Summary

1. Friday, October 24, 2014 .....Release of RFP
2. Friday, November 7, 2014 @ 3:00 pm .....Last date to submit questions
3. Friday, November 14, 2014 @ 3:00pm ..... Pre-submission conference
4. Monday, December 1, 2014 @ 3:00pm ..... RFP submissions due

## **SECTION FOUR - Required Information**

As this proposal is for renovations to a historic building, please answer the questions providing information to support each.

1. Provide the following information:
  - a. Name of firm
  - b. Complete address
  - c. Contact person
  - d. Telephone number
  - e. Fax number
  - f. Internet address
  - g. E-mail address
  
2. Provide a General Statement of Qualifications that responds to the Scope of Work attached and explain your firm's experience in historic restoration/rehabilitation.
  
3. Personnel
  - a. List the professional and support positions and number of personnel in each position and include a resume or biography on key personnel.
  - b. All contractors and subcontractors must have previous experience with historic buildings.
  - c. List professional consultants outside your firm whom you propose would provide services not available in your firm. Provide specific information documenting their work on historic buildings projects (minimum 3 projects in the last five years).
  
4. Historic Facilities
  - a. Submit a list of all historic building projects your firm currently has in progress or has completed and the status of each.
  - b. For your last three historic building projects, provide the following:
    - i. Name of project,
    - ii. Client contact information,
    - iii. Client's total initial budget,
    - iv. Total project cost,
    - v. Did the project require approval from the State Historic Preservation Office and/or a local historic preservation commission? If so, which State Office and/or the name of the commission.
  - c. List your three best projects and the project personnel, including consultants, for those projects.
  - d. Provide the names of any awards your firm has received for historic building projects.
  
5. Construction Services
  - a. Provide information on your current workload and how you will accommodate this project.
  - b. Provide a work-plan with milestones and schedule for the Scope of Work attached.
  
  - c. Describe the types of problems you have encountered on similar projects and explain what you did to resolve the problems.
  - d. List the steps in your standard change order procedure.

## 6. Legal Concerns

- a. Explain the circumstances and outcome of any litigation, arbitration or claims filed against your company by a client.
- b. Provide evidence of your workers compensation and insurance coverages.
- c. Include evidence of your current licenses with the State of Florida.

## 7. Fees

- a. Provide information on your fee structure based on the Scope of Work attached, including anticipated reimbursable costs.

## SECTION FIVE – Scope of Work

### Project Description

The Scope of Work for the Hacienda Hotel will involve active measures necessary to sustain the existing form, integrity, and materials of this historic property.

### Goals

- Preliminary measures to protect and stabilize the Hacienda Hotel and common area.
- Focus upon ongoing maintenance and repair of historic materials and architecture.
- Limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code- required work; including accessibility and life safety requirements.
- Provide for a reasonable degree of public access and historical experience.

All work must be completed within the framework and guidelines of the Division of Historical Resources and *Secretary of the Interior's Standards and Guidelines* available online at [www.nps.gov/tps/standards.htm](http://www.nps.gov/tps/standards.htm).

The structural preservation effort is prioritized based on how critical each repair item is to the overall structural integrity of the building. An initial engineering assessment recommended the items listed below as immediate concerns. These concerns serve as the basis for establishing the timeline and scope of work. Depending on the degree of severity, due to funding limits, it's plausible any items with the highest priority may be completed. Field work starts with protection and stabilization of the building then moves forward toward historical preservation, thus setting the stage for subsequent phases of the restoration effort.

Item 1: Geotechnical survey to assure underground stability (Completed)

Item 2: Termite inspection and termite inspection and treatment of affected areas

Item 3: Fire protection inspection performed by a fire protection expert

Item 4: Perform invasive investigation of suspect areas not exposed to view

Item 5: To insure thoroughness and completeness of the structural repair work, a structural design for the building that includes computations, drawing and specific actions should be completed before restoration work is started.

Item 6: Repair concrete foundation and elevated concrete slab in Room 9

Item 7: Reconstruction of the roof—Reconstruction should address the requirements to transfer vertical and lateral loads to the building shell. This construction will need to be performed in a manner that will minimize the potential for exposing the building interior to inclement weather.

Item 8: Reinforce ballroom steel beams and support walls at beam ends.

Item 9: Repair all moisture and insect damaged timber framing.

Item 10: Repair all cracks and moisture damage in exterior walls and reinforce the walls to resist wind bending.

Item 11: Level the first and second story floors and reinforce or replace the floor decking to promote diaphragm action.

Item 12: Add connection hardware to anchor the building structural elements to the foundation and resist wind uplift.

Item 13: Repair all moisture and insect damaged exterior finish and trim.

Item 14: Additional repairs to plumbing, HVAC, electrical, ADA compliance, and other related preservation aspects.

## Project Budget

Budgeted Costs		
Special Category Grant - MP501 Hacienda Hotel Rehabilitation		
Scope of Work		
1	Architectural/Engineering Fees	\$ 81,662
2	Roof Repair/replacement/reinforcement	300,000
3	Floors, Walls, Structural Restoration	283,338
4	HVAC, Plumbing, Electrical Work	285,000
5	Administrative Fees	50,000
	Total Grant	\$ 1,000,000

Exhibit A

**The Hacienda Hotel**



Exterior view of the Hacienda, from an early post card; the fountain, photographed in 2003

*This page was last revised on June 24, 2006.*

In 1926 it seemed possible that New Port Richey, Florida, might become another Hollywood. Thomas Meighan, one of the top stars of the silent screen, had purchased property and was about to build a mansion on the Pithlachascotee River. He hoped to convince other figures from Hollywood to move to New Port Richey. A new theater under construction was to be named for Meighan.

The Hollywood connection to New Port Richey had begun a number of years earlier, when Earl Benham, an actor, costumer, and songwriter, purchased some large tracts of land on high ground overlooking the Cotee River. Benham's wife was sister to the wife of Raymond Hitchcock, a comic star. The Hitchcocks visited New Port Richey in the 1920s. Benham also sold tracts of land to Thomas Meighan and his brother James E. Meighan. In early 1926, the local weekly newspaper, the *New Port Richey Press*, reported that songwriter Irving Berlin, bandleader Paul Whiteman, and Raymond Hitchcock had purchased property in the town; these reports, however, may have been untrue.



On the night of May 25-26, 1926, the Enchantment Inn, New Port Richey's major hotel, was destroyed by fire. (The hotel had also been known as the Inn and the Sass Hotel.) By June 1926 the officers and directors of the Community Hotel, Inc., had approved plans for a new hotel (not yet named the Hacienda) which, it was hoped, might help to attract Hollywood celebrities. The architect selected was Thomas Reed Martin of Sarasota. The officers of the corporation were Warren E. Burns, president; James E. Meighan, vice-president; James H. Becker, vice president and treasurer; and Charles F. Hoffman, secretary. Directors were Warren E. Burns, James H. Becker, Edward C.

Blum (?), C. W. Barnett, Edward P. Campbell, Charles F. De Woody, Frank I. Grey, Charles F. Hoffman, Dr.



William W. Hunt, Moses A. Fullington, James E. Meighan, Richard Morgan, Leland C. Poole, Fred A. Shaw, George R. Sims, Charles E. Snell, Edgar A. Wright. The executive committee consisted of Warren E. Burns, James H. Becker, James E. Meighan, Charles F. Hoffman, and George R. Sims.

On June 4, 1926, the *New Port Richey Press* reported, "The plans call for a modern, fifty-room hotel of extreme Spanish design, equipped with a steam-heating plant and comfortably furnished throughout. Several unique features of design are planned for the hotel. It will have an open-air dining room, for one thing, and the patio-effect of the dining place will be bordered by palms. The dining room and lobby will be beamed in Spanish grille fashion. Paintings of the lobby and main dining room interiors are on display at the Chamber of Commerce rooms."

A September 1926 newspaper article referred to the new Community Hotel, and quoted Oliver LeMay, supervisor of construction, as saying that he hoped construction would be completed by New Year's Day.

On Nov. 12, 1926, the name Hacienda Hotel was chosen for the new hotel, according to a 1974 article by Wilfred Neill, which also reported that about \$30,000 worth of furnishings were bought from the Tampa Hardware Co. on Dec. 10, 1926.

A 1927 *Tampa Tribune* article reported that the hotel cost \$100,000 and furnishings cost an additional \$30,000. The *Tribune* article also stated, "The building was erected, furnished and received its first guests in 184 days from the day of the breaking of the ground, a record in itself in rapid high grade construction."

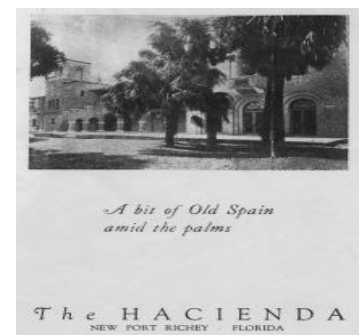
The property for the hotel was donated by Mr. and Mrs. James E. Meighan. Wilfred Neill wrote in a 1974 newspaper column, "The corporation issued 2,500 shares of preferred stock at \$100 each, par. It also issued 2,500 shares of common stock, with a nominal value of \$20 each. On March 15 a drive was begun, and by March 19, two-thirds of the necessary money had been raised."

The informal opening of the Hacienda Hotel took place on Feb. 5, 1927, when the first guests were welcomed, dinner was served, and the hotel was thrown open for inspection. Eight hundred persons attended, according to the *New Port Richey Press*, which reported, "The outpouring of citizens was the largest since New Port Richey was settled."

Arthur A. Boardman was named manager of the Hacienda. Bennett Mallard was assistant manager, and A. R. Poole and James Tiffany were also on the staff.

According to the *New Port Richey Press*, the formal opening of the Hacienda took place on Feb. 17, 1927. The newspaper reported that more than 120 persons attended the event sponsored by the City Club of New Port Richey. Charles F. Hoffman, President of the City Club, was the toastmaster, and the speakers were New Port Richey Mayor Edgar A. Wright, Charles E. DeWoody, Dr. W. W. Hunt (or Hurt?), and C. W. Lyons of Tampa. (Several accounts say that actor Ed Wynn was the master of ceremonies at the opening of the Hacienda. This seems unlikely, as he is not mentioned in the contemporary newspaper articles.)

The *New Port Richey Press* carried a photo of the Hacienda in 1930 with the caption: "Here were assembled at various times some of the most famous living celebrities of stage and screen, including Thomas Meighan, Leon Errol, Madeline Cameron, Frances Ring, Flora Zabelle, and numerous others as well as such noted writers as Bob Davis, George Ade, Ring Lardner, Hal W. Lanigan and others. Gay parties from St. Petersburg, Tampa, Clearwater and other cities motored here to enjoy the delightful atmosphere of this 'Bit of Old Spain Amid the Palms.'" Others who stayed at the Hacienda in the 1920s, 1930s, and 1940s were Mrs. Oscar



Hammerstein (formerly known as the actress Dorothy Dalton); songwriter Walter Donaldson; writer George Ade; attorney Clarence Darrow; W. J. Wells, general manager of Macy's and President of the Retail Managers Association of the U. S.; and Frank Case, owner-operator of the Algonquin Hotel in New York and a writer. (It is said that Gloria Swanson visited the Hacienda, although this cannot be confirmed.)

According to the 1974 Wilfred Neill article, "The Hacienda weathered the Great Depression. In the years that followed, the hotel's ownership changed several times as stock shares were bought and sold. At one time, the hotel was owned by Maxine Stein, who also had a theatrical makeup company in Los Angeles. Later owners developed a Spanish theme. An addition to the hotel was named the La Fonda steak room. The cocktail room was renamed the Matador Lounge. Bullfight posters adorned its walls. Waitresses and barmaids wore toreador pants and bolero jackets."

In 1935 the Community Hotel Corporation sold the Hacienda to Robert Holmes Sr., whose sons Gray and Robert Jr., managed it.

On Nov. 1, 1935, the *New Port Richey Press* reported that Gray Holmes and his brother Robert Holmes Jr. had recently taken over the operation of the Hacienda and expected to open for the season on November 15. It also reported that Gray Holmes had been operating a first class hotel in Douglas, Ga., for the past several years, and that Robert Holmes Jr. had had charge of the DeSota hotel in Tampa recently. The article also reported, "The hotel has been under the management of Major H. Stanford for the past several years. Major Stanford left last Spring to operate the Ferry Tavern, at Old Isle (?), Conn."

On January 25, 1938, the *New Port Richey Press* reported: "Thirty-three guests were registered Tuesday at the Hacienda, New Port Richey fine hotel, indicating greater travel through this section. Many of those registered will remain for some time in this section."

On Nov. 14, 1944, the *New Port Richey Press* reported that the Hacienda Hotel had been sold the previous week to Rev. Dr. William T. Watson of St. Petersburg. The article reported that Watson was "a leader in religious work in St. Petersburg." It also reported, "Owing to war conditions the hotel has not been operated to full capacity in the past three years." Watson was the founder of the Florida Bible Institute at Temple Terrace.

In a recent letter to Bill W. Lanpher, President of Trinity College, Dr. Watson's son recalled that his father purchased several hotels which he thought might be a good location for the Florida Bible College, one of which was the Hacienda. He wrote, "However, the town of New Port Richey did not want to lose their only hotel. We operated it as a hotel with no official connection to the school, of which I am aware. The school did hold their annual end of the year Banquets there."

[It is claimed that evangelist Billy Graham worked as a waiter at the Hacienda while he was attending Bible College. However, according to his biography he actually worked as a waiter at the restaurant on the campus of Florida Bible Institute in Tampa, which he attended from 1937 to 1940. In 1969, Graham recalled that in 1937 while attending Temple Terrace Independent Bible School in Tampa, his first recreational trip and picnic was to New Port Richey.]

In 1950 Watson sold the hotel to Mr. and Mrs. H. W. Schuldt, formerly of Omaha.

In 1951 Schuldt sold the hotel to Mr. and Mrs. M. Gates, who had operated the Delaware Towers at Chicago, and Mr. and Mrs. Phillip Merkatz, who had operated the Royal Inn at Woodbourne, N. Y.

In November 1953 the hotel was purchased by Maxine Stein, formerly of Chicago.

On Dec. 24, 1953, the *New Port Richey Press* reported, "Currently plans are being prepared for the construction of a 75 foot swimming pool, a crescent drive from which a canopy covered walk will lead to the new Main Street entrance."

The newly furnished and redecorated Hacienda Hotel opened on Dec. 29, 1953. Ray Miller was the manager.

On Mar. 17, 1955, a *New Port Richey Press* article named Mrs. Maxine Strompsen of the Hacienda Hotel.

On Sept. 25, 1955, the *New Port Richey Press* reported that the hotel was sold by Mrs. Maxine Stromson to Mrs. Francis Supic, formerly of Milwaukee, and that it would reopen on Oct. 1 with Mrs. Supic's son Karl J. Gabriel as manager. [Ownership information from the 1950s to the 1970s is currently lacking.]

On March 26, 1959, the *New Port Richey Press* reported that Robert Semple of Tarpon Springs purchased the Hacienda from Mrs. Frances Supic, who had owned the hotel for approximately 3 1/2 years.

The hotel staged a gala re-opening on Oct. 3, 1959, following improvements which were made during the summer months.



1959 photos by Angelo Decicues

On October 24, 1974, the fiftieth anniversary of the incorporation of New Port Richey was celebrated with a dinner at the Hacienda Hotel. The menu -- turkey, cornbread, corn, and all the trimmings -- duplicated the one that was served to celebrate the opening of the Hacienda.

In 1974 Jacqueline A. and Michael N. Battista purchased the hotel.

Several years later New Port Richey realtor E. Ed Smith filed suit to foreclose on the hotel the couple had failed to make mortgage payments.

On July 26, 1985, the *St. Petersburg Times* reported that Gulf Coast Jewish Family Services Inc. had selected the Hacienda Hotel as the site of Florida's first "House for Special Services," and that the Hacienda was expected to close its doors after 60 years in the hotel business. The article referred to Michael Battista as the owner of the hotel.

On Aug. 6, 1986, the Harry L. Green Hacienda Home for Special Services, operated by Gulf Coast Jewish Family Services, opened in the former Hacienda Hotel. The program was initially described an ACLF for persons 18 and older who were free of acute conditions or infectious diseases. More recently, the facility was described as a 75-bed home for elderly persons with mental disabilities.

On Oct. 24, 1996, the Hacienda Hotel was added to the National Register of Historic Places.

On Aug. 12, 2003, the New Port Richey City Council voted to purchase the Hacienda Hotel from Gulf Coast Jewish Family Services for \$2.2 million. The city subsequently leased the facility to that organization while it arranged relocation of the residents.

In May 2006 New Port Richey City Manager Scott Miller reported that Gulf Coast Jewish Family Services would vacate the premises by June 1.

The address of the Hacienda is 5621 Main Street, New Port Richey, Florida 34652.

\*\*Information provided by the West Pasco Historical Society through [www.fivay.org](http://www.fivay.org)

ON FLORIDA'S WEST COAST

**HACIENDA HOTEL**  
NEW PORT RICHEY, Florida

ON FLORIDA'S WEST COAST

**HACIENDA HOTEL**  
NEW PORT RICHEY, Florida

New Port Richey is especially well located for visitors coming into Florida by automobile . . . being on U. S. Highway No. 19 (Fla. 210) which is the through short route south from Brooksville. Excellent highways open up exciting sight-seeing to you in all directions. Famous Moon Lake Gardens and Dude Ranch are only 9 miles from the Hacienda Hotel. New Port Richey is largely a resort community and you will see here many beautiful winter homes of prominent persons.

We invite you to come and enjoy with us this fine atmosphere of friendly hospitality and comfort; and whether you stay one day, a week or the entire season the same pleasing service is at your disposal.

**AMERICAN PLAN**  
Rates begin at \$5 daily, single.  
\$9 daily, double.

Weekly and seasonal rates on application.

GRAY HOLMES - ROBERT HOLMES, Jr.  
General Managers

**A HOTEL WHOSE FRIENDLY HOSPITALITY WILL PLEASE YOU**

*View of the Lobby through to the Dining Room*

*Views of the Cotee River from Hotel Grounds*

*The Patio and Part of the Shady Hotel Lawn*

**T**HIS is an invitation to you to come and visit the Hacienda Hotel at New Port Richey, Florida, . . . a friendly hotel, open November 15th to April 15th, which offers every conceivable modern comfort and convenience in an atmosphere of such charm and beauty that, once experienced, you will want to come again and again.

The Hacienda Hotel is one of the most beautiful smaller resort hotels in the Sunshine State . . . authentically Spanish in architecture and richness of appointments . . . located on the banks of the tropical Cotee River . . . with fifty guest rooms, each with private bath, solid carpeted floors, steam heat, telephones and available with either twin or double beds. Guest rooms are available singly or in combination en suite with sun parlors.

From your first glimpse of the Hacienda Hotel you will find an ever-increasing array of features appealing to your sense of beauty, your love for comfort, enjoyable environment and hospitality. You will delight in the true tropical splendor of the spacious grounds comprising acres of grassy lawns studded with shrubbery, palms and flowers. You will love the wide terraces, the arched doorways, the inviting balconies and the large patio.

You will find a new sense of luxury, relaxation and comfort in the big lobby with its massive open fireplace, with its large doorways opening on the terrace on one side and the cloister on the other. Hacienda Hotel service is planned to anticipate, inobtrusively, your every need for comfort and entertainment whether you come to rest or to enjoy outdoor sports and recreations.

The dining room of the Hacienda Hotel enjoys a splendid reputation along the west coast of Florida. A cuisine of variety, freshness and goodness tempts your appetite for every meal.

Outdoor sports have always attracted Hacienda guests. The Cotee River bordering the grounds offers some of Florida's finest fresh and salt water fishing. It is only two miles from the hotel dock to the open Gulf of Mexico and the hotel maintains a 25-foot launch as well as small boats for the use of guests. Within the hotel grounds are shuffleboard courts, putting greens and tennis courts. Only a few miles away is the Tarpon Springs golf course and within 30 to 45 minutes drive from the hotel are Tampa, Clearwater and St. Petersburg with all their numerous attractions.

**Brochure for the Hacienda Hotel, late 1930s or early 1940s.**

Images courtesy of Mary O'Benar