



# HISTORIC PRESERVATION COMMISSION WORK SESSION

City Council Chambers, 448 East First Street, Salida, CO

Wednesday, May 12, 2021 - 4:00 PM

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## AGENDA

Please register for the Historic Preservation Commission Work Session:

<https://attendee.gotowebinar.com/register/7000655820131409163>

### CALL TO ORDER BY CHAIRMAN

### DISCUSSION ITEMS

- 1. Salida Historic Survey** - Commission review of the Request for Proposals (RFP) received from qualified Consultants

**From:** [Duvic - HC, Erica](#)  
**To:** [Kristi Jefferson](#)  
**Subject:** Re: Salida Historic Survey - Front Range RFP  
**Date:** Tuesday, April 27, 2021 9:51:48 AM

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Thanks! The Simmons are well qualified and do a lot of work for our CLGs.

**Erica Duvic**

**Preservation Planner**

**Certified Local Government (CLG) Program Coordinator**

Pronouns: [she](#), [her](#), [hers](#)

History Colorado | State Historic Preservation Office

**720-693-0065** | [erica.duvic@state.co.us](mailto:erica.duvic@state.co.us)

History Colorado Center | 1200 Broadway | Denver, CO 80203 | [HistoryColorado.org](http://HistoryColorado.org)



*Under the Colorado Open Records Act (CORA), all messages sent by or to me on this state-owned e-mail account may be subject to public disclosure*

**Please Note:** The State Historic Preservation Office is teleworking indefinitely, and accepting [electronic submissions](#) for all office functions. E-mail is the fastest way to reach me.

On Mon, Apr 26, 2021 at 2:05 PM Kristi Jefferson <[kristi.jefferson@cityofsalida.com](mailto:kristi.jefferson@cityofsalida.com)> wrote:

Erica,

Attached is the RFP from Front Range Research and Associates.

Kristi Jefferson

Planner

City of Salida

448 East First Street

Suite 112

Salida, CO 81201

ph: 719-530-2626

fax: 719-539-5271

## Letter of Interest

**Front Range Research Associates, Inc.**  
**3635 W. 46th Avenue**  
**Denver, Colorado 80211**  
**303-477-7597, frraden@msn.com, www.frhistory.com**

April 26, 2021

Ms. Kristi Jefferson, Planner  
City of Salida  
448 East First Street, Suite 112  
Salida, Colorado 81201, 719-530-2626

Dear Ms. Jefferson:

Front Range Research Associates is pleased to submit a proposal for preparation of a survey plan for the City of Salida. This type of project falls squarely within our firm's knowledge, experience, and capabilities. Tom and Laurie Simmons, the principals of Front Range, will devote their extensive experience and expertise to the project.

Between 2001 and 2007, our firm conducted three intensive surveys of Salida's downtown and other areas, encompassing 266 properties and providing us with knowledge of the city's historic resources, history, and research sources. The work included preparation of historic overviews of Salida neighborhoods. Our other Salida work has included the nomination of the Bode-Stewart House to the National Register, historical research on the Salida Hydro Plant for Public Service Company, and two Smelertown projects: site-specific research and fieldwork on existing historic resources at the Ohio and Colorado Smelter site and a National Register nomination for the Pedro-Botz House. Our broader work includes surveys and nominations throughout Chaffee County.

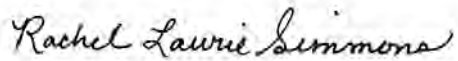
We applaud the City's goal of addressing the history of Salida's underrepresented communities. In addition to the Latino population, this effort might be expanded to include other untold stories of underrepresented or marginalized groups, such as those of other minority and ethnic populations, women, and LGBTQ residents. We have prepared a statewide survey plan for African American travel and recreation resources during segregation, and completed National Register and National Historic Landmark nominations associated with Latinos (the Trujillo Homesteads in Alamosa County and the Rio Vista Bracero Reception Center in Socorro, Texas), African Americans (Wink's Panorama near Pinecliffe), Asian Americans (three World War II Japanese American relocation camps), and Native Americans (a chapter house on the Navajo Reservation associated with political and public health leader Annie Dodge Wauneka and the home of Crow Chief Plenty Coups in Montana). Our current research on properties in Buena Vista has uncovered resources associated with Jewish residents and women entrepreneurs.

Front Range uses parcel-level GIS databases for its reconnaissance and intensive survey efforts. Recently we have used GIS in producing survey plans for the Morse Park neighborhood of Lakewood (2018-19) and for a current citywide survey plan for Trinidad. A similar database will

be developed using Chaffee County assessor parcel data for use in the Salida survey plan project.

This project will explore Salida's rich architectural and historical heritage and assist the city in prioritizing future areas for intensive and reconnaissance surveys. We believe our combination of knowledge, skills, and familiarity with Salida make our team an excellent choice for this project. Thank you for your consideration of our proposal. Please feel free to contact us with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Rachel Laurie Simmons". The signature is written in black ink on a light-colored background.

R. Laurie Simmons  
President

## A. Business Background

**General Information.** Front Range Research Associates, Inc., 3635 West 46<sup>th</sup> Avenue, Denver, Colorado, 303-477-7597

**Email/Website.** frraden@msn.com www.frhistory.com

**Number of Employees.** Two full-time; others hired to contribute special skills if needed.

**Legal Organization:** Subchapter S corporation organized under Colorado law.

**Historic Surveys.** Front Range Research Associates, Inc., is a small business founded in 1985 in Denver. The firm has completed thousands of historic resource survey forms for a variety of residential, commercial, public, educational, agricultural, religious, governmental, and industrial buildings. We undertake projects for towns and cities, federal and state agencies, private companies and nonprofit organizations, and individuals and groups throughout Colorado and the West. Front Range has completed more than thirty historic building surveys since 2001. Our work includes survey plans and both reconnaissance and intensive surveys.

Front Range has conducted historic buildings surveys in Colorado cities of varying sizes. Among these are: Salida, Buena Vista, Eads, Denver, Genoa, Cañon City, Fort Collins, Colorado Springs, Durango, Montrose, Canon City, Golden, Florence, Greeley, Timnath, Trinidad, Arvada, Boulder, Gunnison, Saguache, and Littleton. These surveys have provided us with strong skills in identifying and researching building types, architectural styles, building uses, and building features.

**Survey Plans.** In 2018-19 Front Range prepared a survey plan for the 1.5-square-mile Morse Park neighborhood of Lakewood, Colorado. In 2020-21 we completed a statewide survey plan for resources associated with African American travel and recreation during the era of segregation, a task that included creating a database of hotels, motels, tourist homes, and other facilities listed in *The Green Book* and other travel guides. Currently, we are in the final stages of producing a citywide survey plan for the City of Trinidad.

As part of previous historic resource surveys, Front Range provided recommendations to cities and towns on appropriate areas and levels of documentation for future surveys. For Salida and Cañon City we prepared GIS-generated maps showing future survey areas and ranking them by priority. Rankings were based on an area's apparent historic physical integrity and its potential for designation.

**Geographic Information System Capability.** Front Range possesses an in-house GIS capability (ArcGIS) that will enable us to analyze and display Salida's assessor parcel data. This will be useful in understanding spatial patterns of historical development and subdivision layouts, and provide a means of producing presentation quality maps for public meetings and the survey plan report.

**References.** The following History Colorado staff members are familiar with our work:

- Mr. Jason O'Brien, National and State Register Historian, jason.obrien@state.co.us, 303-866-4684, 970-218-0382 (cell)
- Ms. Jenny Deichman, Survey Specialist, jennifer.deichman@state.co.us, 303-866-2896, 303-482-6575 (cell).

Client contact information for recent survey plans and historic building surveys and nominations are provided below:

- *Morse Park Survey Plan, Lakewood, Colorado (2018-19)*. Front Range prepared a survey plan for the 1.5-square mile, 5,500 population Morse Park neighborhood in Lakewood. The project followed History Colorado's template for a survey plan and included an assessment of previous work, a windshield survey of the area, development of historic contexts, and prioritization of areas for future survey. *Client Contact*: Alexis Moore, Principal Planner, City of Lakewood, Planning, 470 South Allison Parkway, Lakewood, Colorado, 80226, 303-987-7503, alemoo@lakewood.org.
- *Colorado African American Travel and Recreation Resources Survey Plan (2020-21)*. We recently completed a statewide survey plan for resources associated with African American travel and recreation during the era of segregation. Tasks included creating a database of hotels, motels, tourist homes, and other facilities listed in *The Green Book* and other travel guides, determining their locations, ascertaining if they still existed, and making recommendations for future survey efforts. *Client Contact*: Cindy Nasky, Director, Preservation Programs, Colorado Historical Foundation, Golden, Colorado, 303-520-6307 (cell), cindy@cohf.org.
- *Buena Vista Intensive Survey (2020-ongoing)*. Front Range is conducting an intensive survey of mostly residential resources in areas flanking East Main Street. The project includes fieldwork, photograph, historical research, survey form completion, report preparation, and public presentations. *Client Contact*: Katy Welter, Member, Buena Vista Historic Preservation Commission, Buena Vista, Colorado, welterkaty@gmail.com.
- *Chaffee County Intensive Survey and Nominations, Chaffee County, Colorado (2011-19)*. Front Range has completed several intensive survey and nomination projects in Chaffee County since 2011. Resources were recorded in Buena Vista, Garfield, Alpine, Maysville, and Poncha Springs, as well as several rural ranches. The 2011-13 selective intensive survey included 55 individual resources and 10 multi-building complexes and embraced such property types as ranches, guest or dude ranches, single dwellings, rural schools, a fire station, and commercial buildings. *Client Contact*: Dominique Naccarato, Executive Director, Greater Arkansas River Nature Association (GARNA), Salida, Colorado, 719-539-5106, dominique@garna.org or Melanie Roth, Buena Vista Heritage, mudd1884@hotmail.com.

## B. Scope of Work

This project will be conducted in accordance with the regulations and guidelines of History Colorado (HC). All work will be undertaken by professional historic preservation consultants possessing the experience and education required by the Secretary of the Interior's Professional Qualifications Standards. Regular consultations with City representatives and HC will take place throughout the project. Project tasks are outlined below.

### 1. Proposed Scope of Work

The scope of work for a survey plan provided by History Colorado is straightforward and comprises a good template for the Salida project. The principal tasks are outlined below:

Task 1. Kickoff Meeting and Work Session. An initial administrative telephone call or video conference will include representatives of the City, History Colorado, and other stakeholders. Topics will include project approach, expectations, and the logistics of the grant.

We will lead a kickoff meeting and work session hosted by the City, which will be attended by City staff, members of the Historic Preservation Commission (HPC), and community members. The project approach, expectations for the historic survey plan, and the project schedule will be covered. We have participated in many virtual meetings and presented PowerPoints using a variety of video conferencing platforms. We completed the past three major survey efforts for the City and will discuss these and other projects. To provide broader feedback from residents, we would encourage the city to provide a mechanism on the city website to permit suggestions of areas meriting historical research and survey.

Task 2. Data Collection and Evaluation. A successful survey plan starts with a firm foundation laid by understanding what previous work has been completed in the city. We will draw from our previous survey work in Salida, including:

- the intensive survey of 136 properties in the downtown National Register Historic District and a windshield assessment of future survey priorities throughout the city completed in 2001-02.
- an intensive examination of thirty properties in 2005-06 (most near Alpine Park)
- the intensive documentation of 100 resources in 2006-07 (roughly between downtown and the former Rio Grande Hospital).

We will also conduct a History Colorado (HC) COMPASS or HC site files search to identify other previously surveyed resources throughout the city. Previous National and State Register nominations and local landmark applications will be accessed and examined.

Our previous survey reports contained historical contexts and extensive bibliographies. These include a discussion of the general development of the city and description of major themes and institutions related to its history. We will supplement this with any more recent publications discussing Salida history. Current and historical maps (including Sanborn fire insurance maps) and city directories will be employed. Historic photographs will be examined, as well as Front Range's large collection of historic postcard images. Using the parcel level

assessor GIS data provided by the City, Front Range will use its ArcGIS software to create a survey database for the project.

The consultants will organize and examine the data collected. Tables and maps will be prepared showing previously surveyed and/or designated resources. Subdivision plats will be studied for platting dates and the types of people creating subdivisions. Analytical maps showing buildings by year built, building use, building type, parcel size, and other characteristics will be produced from the project GIS (given what data is available). We have found that GIS data is very informative for analyzing year of construction data, displaying prior surveyed and designated properties, and preparing maps for public meetings and the survey plan report.

Task 3. Conduct a Windshield Survey of the City. Using the data described above and the input collected at the public meeting, the team will conduct a windshield survey of the part of Salida identified in the RFP. Selected digital photographs will be taken of representative areas, streetscapes, and resource types. GIS maps produced from the project database will be created to facilitate fieldwork. Areas possessing apparent historic physical integrity will be identified on the GIS maps, and general categories of property types will be noted. Previously surveyed areas and designated districts will be examined and general changes to condition will be noted.

The focus will be on identifying and prioritizing areas of the city for future intensive and/or reconnaissance survey. No survey forms will be produced as part of this effort. While the focus will be on identifying areas, selected potentially individually significant resources will be identified and selectively photographed.

Task 4. Develop Draft Survey Plan. Using the information from prior surveys and designations, the GIS data, and input on priorities from the initial public meeting, the team will produce a draft historic survey plan and provide it to the City in PDF and Word formats. HC and City staff will provide comments on the draft plan. The survey plan will follow the outline provided by History Colorado.

The existing historic context developed in the 2001-07 survey projects will be supplemented with new information and expanded as needed. Using all of the information collected, a map (or maps) and narrative discussion will be prepared ranking areas in terms of future survey potential. The type of appropriate survey (intensive or reconnaissance) will be identified and discussed. A list of selected individual buildings will also be provided, as well as other observations and recommendations resulting from the windshield survey and analysis.

Task 5. Presentation of Draft Plan to HPC. We will attend a virtual or in-person public meeting at a venue provided by the City. The City will publicize the meeting and will include community groups, planning staff, and historical groups. At the meeting, Front Range will: discuss the goals of the project; provide an overview of previous historical surveys and designations in Salida; present the results of the windshield survey; and describe the ranked areas recommended for future intensive and/or reconnaissance surveys. The draft survey plan will be made available on the city website for citizen review. Attendees will provide feedback on the prioritization of areas for possible historic surveys.

Task 6. Prepare Final Historic Survey Plan. Based on comments received from HC, the City, and other meeting participants, Front Range will prepare a final historic resources survey plan and provide five bound copies to the City (as well as PDF and Word versions).

Task 7. Final Public Meeting. A second virtual or in-person public meeting at a venue provided by the City, Front Range will present the final historic survey plan recommendations and next steps. The meeting will be open to all residential and business property owners, City staff, the HPC, and the general public.

**2. Schedule**

The table below shows the planned timeline for major project tasks for the project. We kept the approximate task length spacing but have proposed an earlier project start date. We are flexible on this and can revert to the timeframes contained in the City’s grant application.

Task Completion Date	Task
June 15, 2021	Notice to proceed
July 2021	Task 1. Kickoff Meeting and Work Session
July-October 2021	Task 2. Data Collection and Evaluation
July-October 2021	Task 3. Conduct Limited Windshield Survey
January 2022	Task 4. Develop Draft Survey Plan
February 2022	Task 5. Present Draft Plan to HPC and Public
March 2022	Task 6. Prepare Final Historic Survey Plan
April 2022	Task 7. Present Final Plan at a Public Meeting

NOTE: If notice to proceed occurs after June 15, 2021, subsequent dates in the table may be adjusted accordingly but the project conclusion will be within CLG requirements.

**3. City Tasks**

We view this project as collaborative effort with the City and its residents. The following assumptions and clarifications are offered:

- the city will provide GIS data for use by the consultant in preparing the survey plan in ArcGIS-compatible format. This data will include assessor parcel shapefiles and attribute data (including year of construction); street centerlines; building footprints (if available); subdivision boundaries; current zoning/land use; and other layers the city might possess useful for the project
- the city will provide a physical space or virtual platform for the kick-off meeting/work session, meeting presenting the draft plan, and meeting presenting the final survey plan
- The City will provide digital copies of subdivision plats
- there will be one final public meeting as described in the RFP
- the draft survey plan will be provided to the city as a PDF and Word document
- the final survey plan will be provided to the city as a PDF document and a Word document (as well as any GIS files and JPG images developed for the project), as well as five bound hardcopies of the survey plan

**4. Project Team**

The project team will consist of Thomas H. Simmons and Laurie Simmons, the principals of Front Range. They will take full, hands-on responsibility for the survey plan project. Both participants possess Master’s degrees and extensive experience in historical research and historic preservation projects throughout the West. Each meets the professional qualifications standards outlined in 36 CFR 61, qualifying as both historian and architectural historian based on education and/or experience.

Laurie and Tom are highly skilled at describing, researching, documenting, and assessing historic resources; conducting historic resource surveys; and preparing National Register of Historic Places and other nomination forms. History Colorado honored Front Range Research Associates with two Stephen H. Hart Awards in 2006 and 2013. The firm shared a Governor’s Award in 2019 for its role in preparing a National Register nomination for the Tarryall Rural Historic District in Park County, a 40-mile corridor focused on cattle and hay raising. In 2020 Front Range received a Hart Award for its preparation of a National Register nomination for Pueblo’s Coronado Lodge, a facility listed in *The Green Book*.

**Project Roles**

Tom Simmons will serve as Project Manager, handling liaison with the City, and will have responsibility for contract matters, invoicing, progress reports, and similar matters. Tom will participate in the fieldwork, research, and preparation of the survey plan. He will prepare analytical and presentation maps. Laurie Simmons will provide a second point of contact for the City. She will participate in fieldwork and research efforts, and complete parts of the survey plan and edit the document. Tom will present information about the project at public meetings. Please see resumes at the end of this proposal.

## C. Budget

Front Range Research Associates, Inc., offers to provide services to complete the scope of work for a flat fixed fee of **\$25,000**. The approximate cost breakdown by task and timeline is provided below.

TASK	TOTAL
Task 1. Kickoff teleconference and Work Session	<b>\$2,000</b>
Task 2. Data Collection and evaluation	<b>\$7,000</b>
Task 3. Conduct Limited windshield Survey	<b>\$2,000</b>
Task 4. Develop Draft Survey Plan	<b>\$5,500</b>
Task 5. Presentation of Draft Plan to HPC	<b>\$3,000</b>
Task 6. Prepare Final Historic Survey Plan	<b>\$4,000</b>
Task 7. Final Public Meeting	<b>\$1,500</b>
<b>TOTAL</b>	<b>\$25,000</b>

# Resumes of Project Personnel

## R. LAURIE SIMMONS

Historian, Architectural Historian

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### EDUCATION

Master's Degree in Recent American History with minor in Archives and Records Management, University of Colorado, Boulder. May 1976.

Bachelor's Degree in history and philosophy, Colorado State University-Pueblo. Graduation with Special Distinction. May 1974.

Postgraduate studies in History and Historic Preservation, University of Colorado, Boulder. Continuing Education through workshops and seminars on preservation topics.

### EMPLOYMENT HISTORY

*President/Historian.* Front Range Research Associates, Inc., (1985-present.) As president of Front Range Research, Laurie Simmons directs a wide variety of historical research and historic preservation projects, including cultural resource surveys; National, State, and local register nominations; National Historic Landmark nominations; HABS and HAER reports and other forms of documentation; certified local government surveys of historic neighborhoods; historic contexts; and Section 106 compliance. The firm’s work includes projects for local, state, and federal agencies, as well as nonprofit organizations, individuals, and private companies. Responsibilities encompass project planning and coordination, administrative oversight, agency consultation, supervision of project teams, and contribution to all aspects of project completion for work throughout the state of Colorado and the Rocky Mountain region.

*Neighborhood Surveys.* Front Range has completed survey forms for thousands of historic resources throughout Colorado. Surveys of historic resources involve fieldwork, photography, historical research, form completion, survey area map preparation (which increasingly utilizes GIS technology), and writing of a survey report. Public meetings to present and discuss the results of the survey have been a part of many projects. Projects include survey reports which provide background histories of the study area, evaluations of significance, and recommendations. The firm has completed surveys in dozens of towns and cities in Colorado, including Denver, Boulder, Colorado Springs, Salida, Golden, Littleton, Arvada, Durango, Eads, Trinidad, Canon City, and many other communities.

*National Register, State Register, and Local Landmark Nominations and National Historic Landmark Nominations.* Front Range has prepared individual, district, and multiple property nominations for a wide variety of resources, including business and residential districts, parks, college buildings, restaurants, a hotel, military facilities, and ranches. Towns and cities throughout the state and the West have hired the firm to complete National Register nominations. Every National Register nomination completed by the firm has been approved for listing. Towards this effort, Laurie Simmons has conducted historical research, generated architectural descriptions,

completed forms, and attended meetings of local citizens and the State Review Board to represent the historic resources.

*Cultural Resource Surveys.* Cultural resource surveys include field investigations, historical research, and report preparation for a variety of projects, typically involving federal governmental action. Projects have included resources such as business districts, neighborhoods and towns, military installations, farms and ranches, highway projects, pipeline construction, and hydroelectric power license renewals. Such surveys include reports that document the project methodology, historical background, research sources, and recommendations.

*Historic American Buildings Survey (HABS)/Historic American Engineering Record (HAER) Reports.* These programs produce intensive documentation of significant historic resources, usually in anticipation of some adverse impact on the property in question. The preparation of these reports included historical research, complete archival quality photographic documentation of historic structures, and a written narrative describing the architectural qualities of the structures and placing them in historical perspective. The documentation was edited, catalogued, and packaged according to HABS/HAER specifications.

*Historic Context Development.* Historic contexts are the themes, patterns, or trends in history by which a property is understood and its historical meaning made clear. Front Range has produced historic contexts for a variety of projects throughout Colorado, including six contexts for Park County covering mining, ranching, transportation, water development, town building, and recreation. Such studies require historical research, extensive synthesis of historical research materials, and strong writing skills. Most neighborhood and cultural resource surveys also required historic context development.

*Previous Experience.* Before becoming affiliated with Front Range Research in 1985, Ms. Simmons worked in historical research, archival and records management, and historic preservation in a variety of positions, including with the Western Business History and Research Center, Colorado Historical Society, Denver (consulting archivist, 1981-1986); Western Heritage Conservation, Inc., Arvada, Colorado (historian, 1981); Bureau of Land Management, Branch of Cadastral Survey, Colorado State Office, Denver (historian/archivist, 1978-1980); Western Historical Collections and University Archives, University of Colorado, Boulder (library assistant, 1978); National Park Service, Denver Service Center, Lakewood (archivist, 1978); Coal Project, Institute of Behavioral Science, University of Colorado, Boulder (research assistant, 1978).

**PROFESSIONAL AFFILIATIONS**

- |                                     |  |
|-------------------------------------|--|
| Society of Architectural Historians | National Trust for Historic Preservation |
| Historic Denver, Inc.               | History Colorado                         |

**THOMAS H. SIMMONS**

**Historian, Architectural Historian**

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**EDUCATION**

Master's Degree in Political Science (concentration in American Government and Politics), University of Colorado, Boulder, Colorado, May 1981.

Bachelor's Degree in Political Science (concentration in American Government and Politics; included 21 semester hours in history courses), University of Colorado, Boulder, Colorado, December 1973.

Educational background also includes a graduate level course in historic preservation from the University of Colorado, Denver, and a short course on Denver's architectural history from the University of Denver.

**EMPLOYMENT HISTORY**

*Historian/Architectural Historian.* Front Range Research Associates, Inc., Denver, Colorado, 80211 (January 1990-present). Tom conducts historical research in support of such projects as National Register nominations, HABS/HAER documentation, historic context development, historic land use research, and cultural resource and neighborhood historic buildings surveys. His duties (see below for detailed description of project work) include collection of data, analysis, and writing of final reports. Preparation of project maps and black and white and color slide photography. Serve as IBM-compatible computer specialist for firm. He develops database applications in Access in support of projects undertaken by the corporation in historic preservation applications, including historic buildings surveys and computerized forms, including extensive experience working with county parcel-level Assessor data. Tom has experience with Access, Excel, and ArcGIS.

*Instructor.* Metropolitan State College, Department of Earth Science, Denver, Colorado 80204 (April 1990-May 1990). Taught senior-level geography seminar on the basics of the 1990 Census of population and housing. Included developing lectures and class exercises on how the Census is conducted, the nature of Census geography, and the impact of using Census data in political redistricting, private sector marketing, and urban planning.

*Principal Economic/Demographic Analyst.* Denver Regional Council of Governments, Development Services Division, Denver, Colorado 80211 (April 1986-January 1990). Headed the Regional Economic and Demographic Section for a regional planning agency/ metropolitan planning organization (MPO) serving an area with a population of 1.8 million persons.

- Developed and refined methodology, collected and analyzed data, and wrote final reports on such economic and demographic topics as population and employment estimates and forecasts, vital statistics, and net migration. Substantial transportation planning support tasks. Responded to public inquiries, including economic development and marketing analysis subjects, and made presentations to government and public meetings.
- Extensive experience with U.S. Census materials, including Census geography (including TIGER) and Summary Tape Files. Substantial geoprocessing experience in address

matching and maintaining and updating the regional Geographic Base File. Computer skills include minicomputer (SAS and ESS) and microcomputer (Atlas\*Graphics, BASIC) work. Helped develop the agency's mapping capabilities, including acquisition of thematic mapping software and digitizing of new information.

- Supervisory responsibilities included developing work program for the section and coordinating staff activity on multiple projects.

*Economic/Demographic Analyst.* Denver Regional Council of Governments, Development Services Division, Denver, Colorado 80211 (July 1984-March 1986). Worked on a variety of planning projects: annual small-area population and household estimates, employment estimates, and 1990 Census planning. Extensive experience with regional Geographic Base File and its use in geoprocessing different files. Developed and maintained regional computerized database of historic sites. Made presentations to public and government officials.

**PROJECT EXPERIENCE WITH FRONT RANGE**

*National Register, State Register, and Local Landmark Nominations.* Front Range has prepared individual, district, and multiple property nominations for a wide variety of resources. Tom has conducted historical research, generated architectural descriptions, produced photographs, completed forms, and attended meetings of State Review Board.

*Cultural Resource Surveys.* Cultural resource surveys include field investigations, historical research, and report preparation for a variety of projects, typically involving federal governmental action. Projects have included military installations, highway projects, pipeline construction, and hydroelectric power license renewals.

*Neighborhood Surveys.* Front Range has completed thousands of survey forms for historic resources for cities and towns throughout Colorado. Such studies involve fieldwork, photography, historical research, form completion, survey area map preparation (which increasingly utilizes GIS technology), and writing of a survey report. Tom also attends public meetings to present and discuss the results of the survey are often a part of each project.

*Historic American Buildings Survey (HABS)/Historic American Engineering Record (HAER) Reports.* These programs produce intensive documentation of significant historic resources, usually in anticipation of some adverse impact on the property in question. Tom’s work on the projects has included historical research, assembling complete archival quality photographic documentation of historic structures, writing narratives describing the architectural qualities of the structures and placing them in historical perspective. The documentation was edited, catalogued, and packaged according to HABS/HAER specifications.

*Historic Context Development.* Historic contexts are the themes, patterns, or trends in history by which a property is understood and its historical meaning made clear. Front Range has produced historic contexts for a variety of projects throughout Colorado. Such studies require historical research and synthesis of historical research materials. Most neighborhood and cultural resource surveys also required historic context development.

*Demographic, Planning, and Land Use Projects.* These projects have involved the extraction, analysis, and reporting of 1990 and earlier Census data for marketing analysis and public sector

planning applications. Substantial familiarity with Census data and geography were a necessity for these studies. Information was extracted from 1990 Census CD-ROM and reports prepared featuring thematic maps (using TIGER linefile extractions for counties, places, census tracts, block groups, and blocks) and business graphics.

**PROFESSIONAL AFFILIATIONS**

Society of Architectural Historians

Western History Association

Society for Commercial Archaeology

History Colorado

Historic Denver

**From:** [Duvic - HC, Erica](#)  
**To:** [Kristi Jefferson](#)  
**Subject:** Re: Salida Historic Survey - FHU  
**Date:** Tuesday, April 27, 2021 9:55:33 AM

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Thanks Kristi! FHU is qualified with Kristi Miniello on board. The Manitou Springs Survey Plan referenced in the proposal has not yet been completed.

**Erica Duvic**

**Preservation Planner**

**Certified Local Government (CLG) Program Coordinator**

Pronouns: [she](#), [her](#), [hers](#)

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Erica,

Attached is the RFP from FHU.

Kristi Jefferson

Planner

City of Salida

448 East First Street

Suite 112

Salida, CO 81201

ph: 719-530-2626



City of  
Salida  
HISTORIC  
SURVEY PLAN

April 26, 2021

Submitted by:  
 FELSBERG  
HOLT &  
ULLEVIG

April 26, 2021

Kristi Jefferson, Senior Planner  
City of Salida  
448 E. First Street  
Salida, CO 80829

Re: **Historic Survey Plan Scope & Cost Estimate  
City of Salida, Colorado**

Dear Ms. Jefferson:

Felsburg Holt & Ullevig (FHU) respectfully submits our proposal for preparation of an historic survey plan for the City of Salida. Historic survey plans are instrumental for re-visiting prior survey efforts, identifying opportunities for future survey work, and providing the greater Salida community a chance to become engaged with historic preservation efforts throughout the city. Through a collaborative process between city staff, the Historic Preservation Commission, and general public, the historic survey plan will outline recommendations and strategies for conducting and prioritizing future reconnaissance and intensive-level survey projects throughout the city.

FHU brings together a background of experience in historic preservation consulting work. Jake Lloyd, historic resources specialist with FHU, has 14 years of experience in environmental planning and historic survey work throughout the Colorado and the Midwest. Jake has recently developed and managed the Manitou Springs historic survey plan, which shares similar goals and objectives as this project. His diverse background includes experience in architecture and historic preservation and has collaborated with municipal professionals, historians, engineers, architects, landscape architects, and the public to bring together shared goals and project objectives.

It was with his unique interest in the Salida region that Jake reached out to the city in late 2020 to discuss the city's interest in pursuing grant funding to conduct an historic survey update. Because of his work preparing the CLG grant application in January 2021, Jake understands the city's desire to update past survey information for the Salida Downtown Historic District, which contains 111 buildings, of which 79 are contributing to the significance of the historic district. He understands the various survey work that has been conducted to date, including the 1981 National Register District nomination of the downtown commercial area and subsequent intensive surveys conducted in 2001-2002, residential surveys from 2005-2007 and development of design guidelines in 2011. Due to the potential changes to previously surveyed buildings and properties, as well as data needs for unsurveyed areas in the city, an historic survey plan will help with the long-range planning and preservation efforts of the city.

Our team is strengthened with Kristi Miniello of Miniello Consulting, LLC. Kristi's depth of historic preservation experience ranges from her time as a preservation specialist with the Wyoming State Historic Preservation Office to a city planner with the City and County of Denver, Kristi has a deep understanding and appreciation for the range of building types and architectural styles found throughout the region.

FHU also offers GIS data analysis and mapping support for this effort. Blake Walter is a certified GIS professional (GISP) with FHU who has provided support on numerous historic survey projects throughout Colorado and has experience developing web mapping applications. Blake will assist Jake and Kristi with management of GIS survey data and can create web mapping applications for conveying information to the public. Our team is further enhanced by FHU senior planner and local Salida resident Jodie Snyder. With over 17 years of project planning and management experience, Jodie provides the unique local knowledge and experience to create a successful comprehensive survey plan.

Our team is excited to continue to assist the City of Salida to update current historic preservation documentation and map a path forward for achieving your community's historic preservation goals.

Sincerely,

FELSBURG HOLT & ULLEVIG



Alex Pulley, CE  
Principal-in-Charge



Jake Lloyd  
Project Manager/Historian

## PROJECT TEAM EXPERIENCE



**Felsburg Holt & Ullevig** is a Colorado based multidisciplinary consulting firm specializing in historic surveys, transportation planning, multimodal planning, traffic engineering, transportation operations and safety, civil engineering design, structural design, construction management, and rail/transit services. We have 168 employees in eight offices, including 134 in Colorado.

FHU has a strong team of historic resource specialists ready to assist the City of Salida with historic research and survey planning in accordance with History Colorado's Colorado Cultural Resource Survey Manual. FHU has a rich background in coordinating with the Colorado Department of Transportation (CDOT), Nebraska Department of Transportation (NDOT), South Dakota Department of Transportation (SDDOT), the U.S. Army Corps of Engineers, and the U.S. Department of Housing and Urban Development regarding consultation under Section 106: of the National Historic Preservation Act of 1966 and History Colorado's guidelines for historic survey planning. We routinely develop area of potential effects (APE) boundaries, evaluate properties for NRHP eligibility, formulate effects determinations, and provide support for designing and developing mitigation to historic properties with adverse effects.

Our team of historic resource specialists has conducted numerous historic site evaluations for a variety of property types including buildings, structures, roads, railroads, bridges, irrigation canals, sewer systems, post-WWII subdivisions, as well as National Register nomination forms. We consistently prepare draft consultation materials for municipalities, state DOTs and federal agencies to consult with their respective SHPO on Section 106 undertakings. Our specialists regularly conduct historic property surveys when necessary to evaluate NRHP eligibility and work with clients to thoroughly understand a proposed undertaking so that impacts to potential historic properties can be properly assessed and coordinated with SHPO.



Founded in 2014 by Kristi Miniello, **Miniello Consulting** is a DBE, M/WBE, SBE, ESB, and EBE certified, woman-owned small business based in Denver, Colorado. The company specializes in providing high-quality NEPA documentation for U.S. Department of Housing and Urban Development undertakings and offers a wide range of architectural history services to a broad client base.

## HISTORIC RESOURCE SURVEY EXPERIENCE

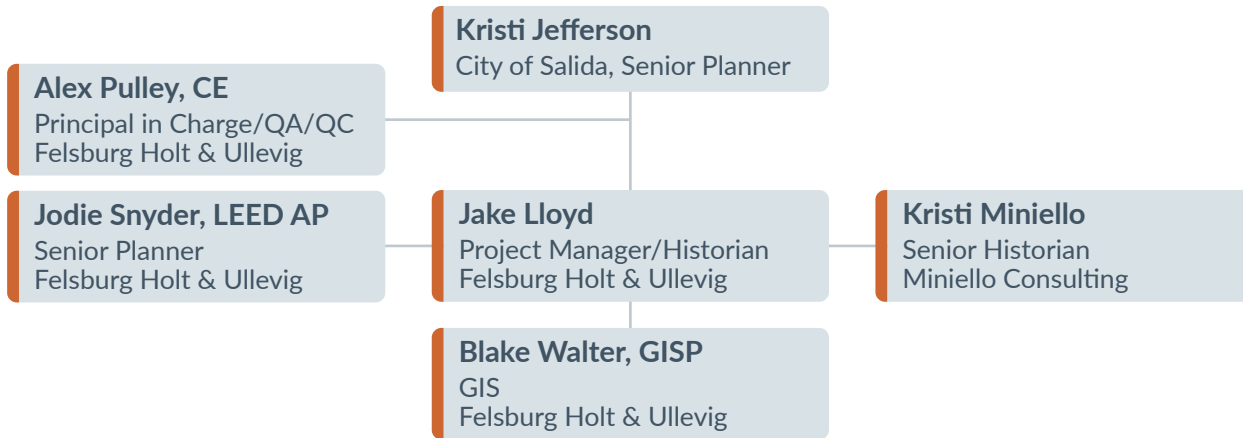
As FHU's primary historic resource specialist, Jake has conducted numerous historic building surveys throughout the Front Range. His experience includes the documentation of historic properties utilizing the OAHF's Architectural Inventory Forms (1403), Cultural Re-Visitation Forms (1405), Management Data Forms (1400), and Linear Component Forms (1418). Most recently, he completed building survey and evaluation of historic properties for the I-25 Broadway Interchange Project in Denver, SH 7 and 120th Avenue Intersection Project in Lafayette, 120th Widening Project in Northglenn, and historic survey and evaluation of properties for the Colorado Avenue Re-Alignment Project in Colorado Springs.

Since starting Miniello Consulting in 2014, Kristi has conducted numerous intensive-level surveys of properties in Colorado, and she is incredibly familiar with the requirements of the Colorado Office of Archaeology and Historic Preservation. Much of this experience has been related to National Environmental Policy Act reviews for potential U.S. Department of Housing and Urban Development-funded undertakings. In many of these cases, the Area of Potential Effect (APE) encompasses multiple properties requiring evaluation, such as downtown Trinidad, older neighborhoods in Boulder, and diverse neighborhoods throughout Denver. Recently, Kristi completed a survey of 38 properties in the Town of Hudson and prepared the associated Historic Resource Survey Report for the Colorado Department of Transportation.

# PROJECT TEAM QUALIFICATIONS

## PROJECT KEY PERSONNEL

The FHU team, led by Jake Lloyd as Project Manager, is committed to providing the City of Salida with the knowledge, experience, and commitment required to continue the development of safe, attractive, and appealing parks and open spaces. Jake will apply his recent completion of the Manitou Spring Historic Survey Plan for your project. The team members have a firm understanding of project assignments and processes and have experience developing solutions for our clients.



The following brief biographies demonstrate the expertise of our key team members along with their responsibilities as they relate to your needs identified in the RFP. Full resumes for our key team members are also included.

### JAKE LLOYD – PROJECT MANAGER / HISTORIAN



Jake is a Historic Resource Specialist and environmental planner with 14 years of professional experience in historic surveying, architecture, and environmental planning. His expansive background includes projects in architecture, historic preservation and historic resource surveying, landscape design and planning, low impact development, and graphic design. His combined education and work experience meet the Secretary of Interior’s Standards and Guidelines for Professional Qualifications for Architecture and Historic Architecture. As a member of the environmental group at FHU, his project involvement includes Section 106/4(f) clearance and historic cultural resource surveys for NEPA projects, graphic design and digital illustrations for design proposals and presentations, and landscape design.

### ALEX PULLEY, CE – PRINCIPAL IN CHARGE



As the PIC, Alex will bring his experience leading environmental planning efforts to ensure that appropriate resources are allocated, and tasks are completed and packaged accordingly. Alex has more than 23 years of experience and has managed or overseen hundreds of projects ranging from long-term planning efforts to environmental studies to design projects. He will leverage this experience to assist Jake with keeping the project on schedule and on budget. If City staff ever has a concern, Alex is available to assist in what ever way possible.



#### KRISTI MINIELLO – SENIOR HISTORIAN, MINIELLO CONSULTING

Kristi meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History. Over the past 15 years, she has gained a depth of invaluable experience while serving in different preservation roles. From reviewing survey submittals while working at the Wyoming State Historic Preservation Office, to preparing determinations of eligibility in the private sector, to navigating the preservation landscape from a city government perspective, she is accustomed to evaluating a wide array of building types and styles from various time periods and developing appropriate contexts for historic resources.



#### JODIE SNYDER, LEED AP – SENIOR ENVIRONMENTAL PLANNER

Jodie has 17 years of experience supporting and leading transportation, planning, and NEPA tasks. Jodie will provide assistance to the team as a local resource for research and on-the-ground efforts including the limited windshield survey. As a planner and NEPA generalist, Jodie has broad experience with public processes and the full gamut of community, natural, and environmental resources in both rural and urban settings. Her local expertise will also provide another dimension to the FHU team.



#### BLAKE WALTER, GISP – GIS SPECIALIST

Blake is a certified GIS professional (GISP) and provides expertise in cartographic design, spatial/3D analysis, modeling, and Python scripting. He has applied these skills for various transportation and environmental projects for private and public clients. Blake is also an FAA Certified Remote Pilot, where he helps lead the FHU drone program, utilizing Unmanned Aerial Systems (UAS) to collect real-time spatial data for immediate integration into Engineering and GIS applications.

## WORK ON SIMILAR PROJECTS

The projects and experience shown on the following pages include a variety of tasks, challenges, solutions and successes from our proposed team. FHU is prepared to offer our expertise and creativeness to deliver this project. The following projects highlight our experiences with effectively working with Section 106 documentation, consultation, and mitigation development for our clients.

# MANITOU SPRINGS HISTORIC SURVEY PLAN

## Manitou Springs, CO

In September of 2020, Felsburg Holt & Ullevig (FHU) in partnership with Clerestory Preservation, began a comprehensive analysis of past historic survey work conducted in the Manitou Springs Historic District. The survey plan was developed to consolidate all previous survey efforts to date and included an overview of past historic contexts, design guidelines and preservation ordinances, property types, and architectural styles found throughout the historic district. The information was then analyzed to determine the level of detail of the information collected and whether the information was outdated and needed updating. The survey information collected by the team was used to develop a strategy for recommended future historic survey work in the historic district. Future survey recommendations were assigned high, medium, or low priorities based on the quality and type of prior survey work, information collected, and changes to the physical qualities of individual properties and neighborhoods. The project was a collaborative effort between project consultants, City of Manitou Springs Planning Department, Historic Preservation Commission, and broader members of the community and will help the city make good planning and preservation decisions moving forward.



Residence (10 Spencer Avenue)



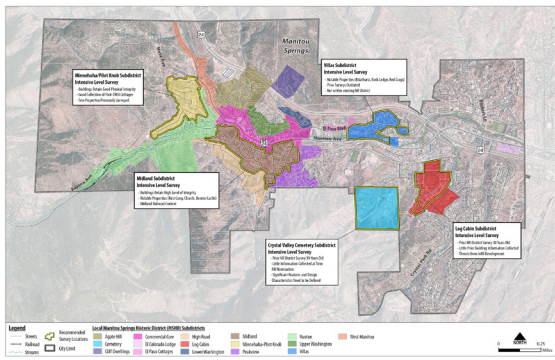
Residence (121 & 125 Cave Avenue)



Residence (404 Canon Avenue)

**Agate Hill Subdistrict**  
 Consists of larger-scale residences on large lots, featuring Victorian-era architectural styles. This subdistrict was covered in the 2001-2002 Spencer Ave/Cave Ave Neighborhood Building Survey and Inventory study. The subdistrict exhibits excellent retention of original building materials and a high level of craftsmanship.  
 Notable buildings and structures include:

- Residence/Ideal Nook (10 Spencer Ave.)
- Davis Castle (128 Spencer Ave.)
- Agate Hill Cottages (103 Cave Ave.)
- Residence (121 Cave Avenue)
- Sterling/Willie Cottage (125 Cave Avenue)
- Residence (404 Canon Avenue)

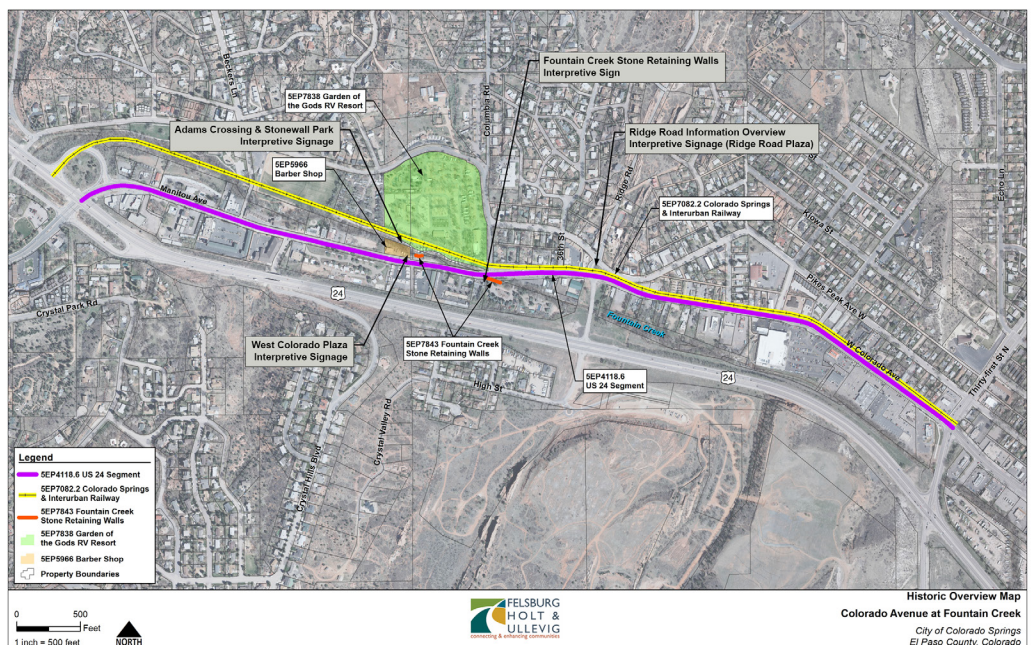


## COLORADO AVENUE OVER FOUNTAIN CREEK HISTORIC RESOURCE SURVEYS

Manitou Springs, Colorado Springs & El Paso County, CO

Beginning in 2016, Felsburg Holt & Ullevig (FHU) conducted an historic and cultural resources analysis and evaluation of National Register of Historic Places (NRHP) eligibility for historic resources located along the Colorado Avenue Realignment over Fountain Creek project in El Paso County. This large project was part of the Westside Avenue Action Plan – a collaborative community improvements project to 1.5 miles of US 24 Business (W. Colorado and Manitou Avenues). The project initially included intensive level surveys of seven properties along US 24 Business and later evaluated an additional six properties to determine NRHP eligibility and the potential for effects from the proposed project. The project

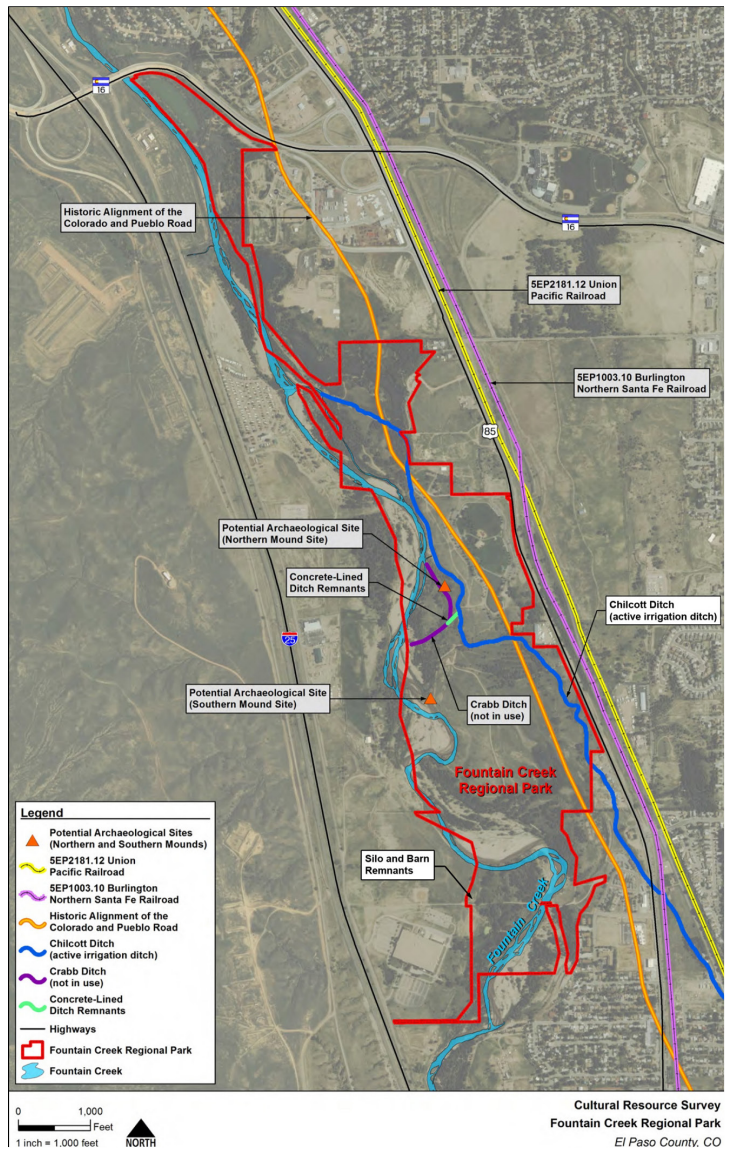
later developed Level I & II documentation for properties along the corridor and created historic interpretive mitigation signage and landscape installations to convey the historic significance of the area.



## FOUNTAIN CREEK REGIONAL PARK HISTORIC REPORT

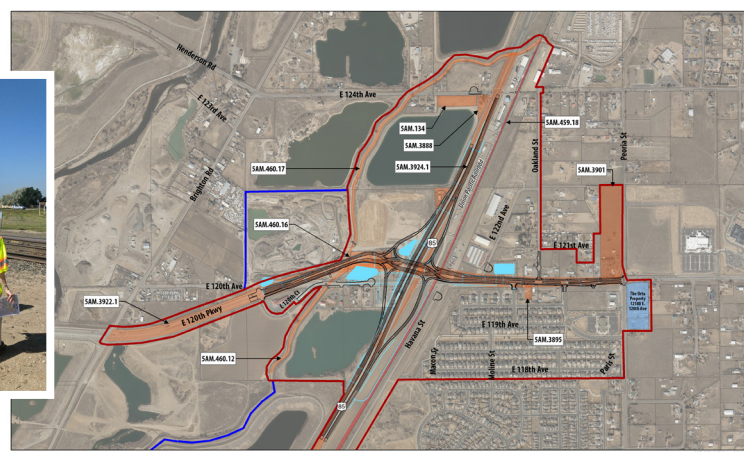
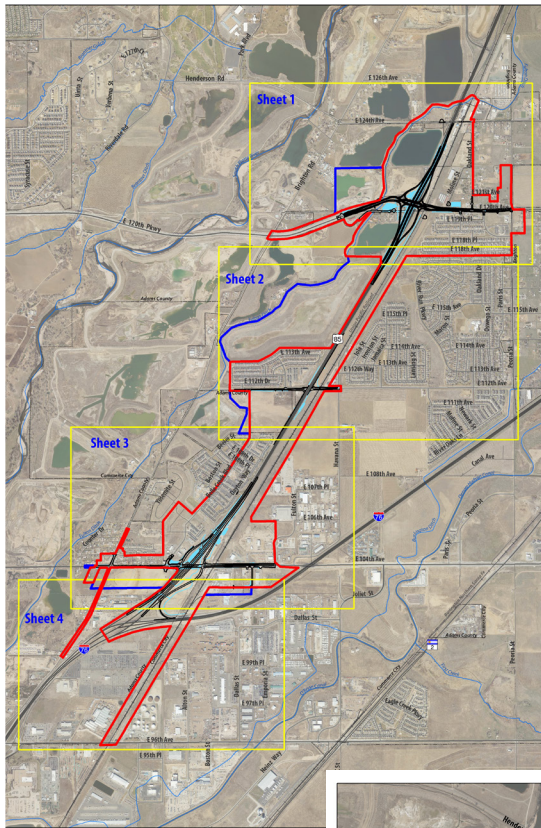
### El Paso County, CO

In early April 2016, Felsburg Holt & Ullevig (FHU) and Alpine Archaeological Consultants, Inc. conducted a cultural resource survey of Fountain Creek Regional Park (FCRP) to establish a baseline for information regarding existing and potential cultural resources located within the park. The information has been used by El Paso County Parks for their current efforts in developing a Master Plan for FCRP. The land encompassing FCRP, which is located along Fountain Creek, was acquired through purchase and donation between 1982 and the mid-1990s. Since FCRP was created relatively recently, no cultural resource inventory has been conducted to date. The cultural resources inventory focused on the area located within the boundary of FCRP, which is located in El Paso County, Colorado.



## US 85 HISTORIC RESOURCES TECHNICAL REPORT Colorado Department of Transportation

Felsburg Holt & Ullevig (FHU) conducted cultural resource investigations in conjunction with the Colorado Department of Transportation (CDOT) from August 2017 through February 2019 for the US 85 (I-76 to 124th Avenue) Environmental Assessment project located in Adams County. Based on the alternatives considered in the Environmental Assessment, CDOT, acting on behalf of the Federal Highway Administration, was required to consider potential effects on historic properties, consistent with Section 106 of the National Historic Preservation Act of 1966 (as codified in 36 CFR 800). This report established an Area of Potential Effects (APE) for historic properties and identified and evaluated the historic significance of properties located within the APE. To this end, a file search through the Office of Archaeology and Historic Preservation's (OAHP) Compass database revealed that the APE contains seven previously recorded resources, including three segments of the Denver Pacific/Union Pacific Railway (UPRR), one segment of the Fulton Ditch, two bridge structures, two farm complexes, and one pioneer cemetery. Jake Lloyd, FHU Historian, developed a historic context for the APE and conducted intensive level documentation for 48 resources within the APE, including 41 individual properties, five linear resources, one post-World War II residential subdivision, and a re-evaluation of one cemetery. The historical significance of one additional property in a Potential Noise Study Area was also considered. This report summarized the resulting National Register of Historic Places (NRHP) eligibility determinations for properties within the APE. This report formed the basis of CDOT's Section 106 consultation with consulting parties, including the Colorado State Historic Preservation Office (SHPO).

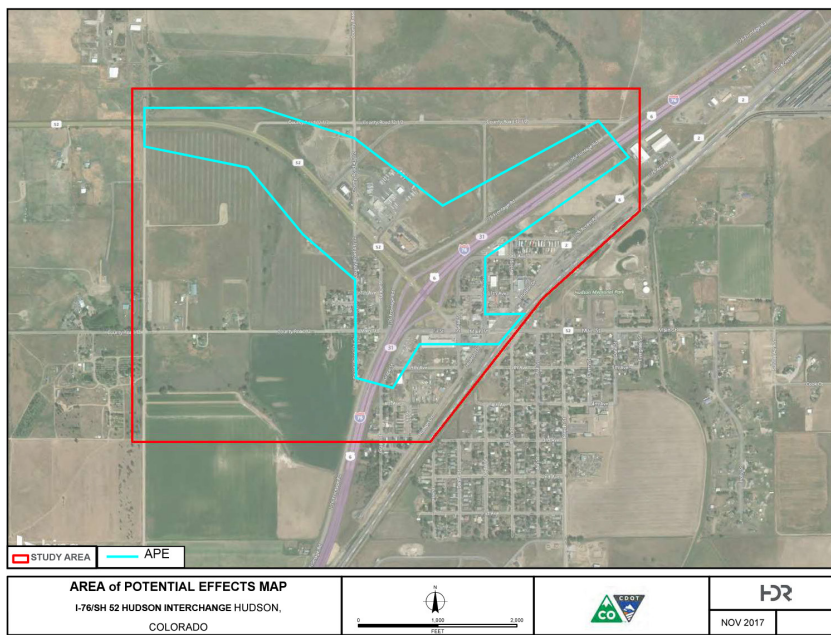


Legend: Area of Potential Effects (APE), Area of Potential Effects (APE) 1, Proposed Action Design, Proposed Bridge Design, Proposed Water Quality Ponds, MHP Right-of-Way, Potential Noise Study Area, Adams County Parcels. US 85 I-76 to 124th Avenue. Sheet 1: Area of Potential Effects. Scale: 1:1,000. Unit: Feet.

## HISTORIC RESOURCE SURVEY – INTERSTATE 76/STATE HIGHWAY 52 INTERCHANGE

### Colorado Department of Transportation

In 2018, Miniello Consulting undertook the identification and evaluation of cultural resources associated with roadway improvements near the Town of Hudson for the Interstate 76/State Highway 52 interchange project in conjunction with the Colorado Department of Transportation. The project aimed to identify the significance cultural resources and historic districts in the project area in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended. The project’s APE covered approximately 185 acres, including much of the Town of Hudson. Historic research utilized History Colorado’s RP3 context development for the identification and evaluation of resources located within the project APE, covering an extensive range of themes including Colorado Plains context, Early High Plains Irrigation and Farming, Colonies and Towns, and Transportation Engineering contexts. The project identified, surveyed, and evaluated 38 properties meeting the minimum age requirement of 50 years for National Register of Historic Places (NRHP) eligibility and concluded that six properties meet the significance criteria to be eligible to the NRHP.



## HISTORIC RESOURCE SURVEY – VASQUEZ BLVD./E. 60TH AVE./PARKWAY DR., COMMERCE CITY

### Colorado Department of Transportation

Beginning in 2020 and concluding in late 2021, Miniello Consulting has been involved in the identification and evaluation of cultural resources associated with intersection and roadway improvements in Commerce City for the Vasquez Blvd./E. 60th Ave./Parkway Dr. project in conjunction with the Colorado Department of Transportation. The project aims to identify the significance of cultural resources and historic districts in the project area in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended. The project's APE covers approximately 400 acres, including much of the original industrial and residential center of Commerce

City. Historic research utilized History Colorado's RP3 context development for the identification and evaluation of resources located within the project APE, covering a range of themes including Colonies and Towns, and Transportation Engineering contexts. The project identified, surveyed, and evaluated 29 properties (including one post-World War II housing subdivision with 117 individual houses) meeting the minimum age requirement of 50 years for National Register of Historic Places (NRHP) eligibility and preliminarily concluded that five properties meet the significance criteria to be eligible to the NRHP.



## HISTORIC RESOURCE SURVEY – SCATTERED SITES IN DENVER

### Denver Housing Authority/City and County of Denver

From November 2020 through March 2021, Miniello Consulting was involved with the Denver Housing Authority’s (DHA) large-scale efforts to dispose of over 270 properties in its portfolio that meet the minimum age requirement of 50 years for National Register of Historic Places (NRHP) eligibility. Working with DHA and the City and County of Denver’s Department of Housing Stability (HOST), Miniello Consulting provided guidance on streamlined methods and best practices for efficiently and accurately evaluating all of the properties in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended, by the end of 2022. The properties are scattered throughout Denver, and Miniello Consulting completed the identification and evaluation of 26 cultural resources within a geographic cluster as part of a Pilot program to assist DHA with navigating future evaluations.



## PROJECT APPROACH

This section presents our recommendation for the Salida Historic District Survey Plan. This approach blends our recent Historic Survey Plan in Manitou Springs and with the unique aspects of Salida and the work completed to date.

### TASK 1 – KICK-OFF MEETING AND WORK SESSION

A kick-off meeting and work session hosted by the City of Salida will be led by FHU, and will include city staff, members of the Historic Preservation Commission (HPC), and community members to discuss the project approach, expectations for the historic survey, and the project schedule. A separate internal meeting will be conducted with the Certified Local Government (CLG) coordinators from History Colorado to review the CLG grant process. will need to be prepared to host meetings via a video conferencing platform such as Zoom, etc.

City staff will convey areas of interest and provide the FHU with prior survey efforts, building survey forms, and other pertinent research from the historic district prior to the kick-off meeting so that FHU can understand the prior work conducted to date. Task 1 will also identify the level of assistance from City staff to the FHU including members of the HPC. The City will also help identify additional sources of archival history and other information that can be used in compiling the updated historic survey plan, including local area contacts.

#### Overall goals of Task 1:

- ◆ *Define the community's fundamental objectives of the historic survey.*
- ◆ *Solicit input from the public.*
- ◆ *Consolidate existing historic survey data from previous survey efforts.*
- ◆ *Discuss data collection and assistance from City staff.*
- ◆ *Develop timeline for completion of the data collection, draft and final reports, and public meetings.*
- ◆ *Offer alternative meeting options such as virtual online meetings and work sessions to make public engagement as effective as possible during the Covid-19 pandemic.*

### TASK 2 – DATA COLLECTION AND EVALUATION OF FINDINGS

Utilizing information provided by the City, such as previous survey reports, nominations, site forms, maps, and any other research material, FHU will organize and review the information to identify the City's needs and opportunities for future survey efforts. Prior survey efforts include:

- 1981: Original Historic Building Surveys
- 1984: Salida Downtown National Register District Nomination
- 1996: 5CF.850 Chaffee County Courthouse historic building survey
- 2001-2002: Front Range Research Associates conducted the "Downtown Salida Historic Buildings Survey, 2001-02", an intensive level and reconnaissance level survey of downtown.
- 2005-2006: Front Range Research Associates came back and surveyed more buildings downtowns, this time residential buildings.
- 2006-2007: Front Range Research Associates came again and surveyed 100 properties east of the downtown district and neighborhood around the Denver and Rio Grande Railroad.
- 2011: Design Guidelines for downtown historic district (adopted by City Council)

FHU will further utilize the Office of Archaeology and Historic Preservation (OAHP) Compass database and assistance to determine additional building surveys that have been conducted in the historic district, including individual properties that have been previously surveyed and/or listed in the National or State registers. Additionally, FHU will analyze historic contexts compiled in prior survey efforts. After research and collection of existing survey and context data, we will review and evaluate the data for completeness and current accuracy to identify data gaps and priorities for future survey phases.

#### **Overall goals of Task 2:**

- ◆ *Obtain and review all pertinent prior historic survey efforts available through the City.*
- ◆ *Conduct additional information available through the OAHP database to identify existing building surveys and designated properties.*

### **TASK 3 – CONDUCT LIMITED WINDSHIELD SURVEY**

Based on data collection and public input, FHU will conduct a limited windshield survey of the local historic district to collect photographs of key areas representative of prior survey efforts and other unsurveyed areas of the city. The windshield survey will collect broad information on property types and changes to the physical condition of previously surveyed properties. No survey forms will be produced as part of this effort, though the findings will inform recommendations for future survey efforts.

#### **Overall goals of Task 3:**

- ◆ *Identify geographic distribution of historic resources, representative property types, overall levels of historic integrity, and concentrations of resources with high integrity.*

### **TASK 4 – DEVELOP DRAFT SURVEY PLAN**

Using the results of the data collection and windshield survey, FHU will prepare a draft survey plan following the Survey Plan Outline as provided by OAHP. The draft plan will illustrate the development and evolution of the City, provide a background discussion on prior survey efforts, and identify areas for future survey opportunities. Areas identified for future survey work will be prioritized based on feedback received during the first public meeting and from the City, as well as based on the limited windshield survey conducted in Task 3.

#### **Overall goals of Task 4:**

- ◆ *Compile prior survey efforts, public meeting input, windshield survey photos and findings, and GIS mapping efforts into draft historic survey plan.*
- ◆ *Provide background discussion on prior studies.*
- ◆ *Identify and prioritize future survey efforts, both intensive and reconnaissance.*
- ◆ *Provide draft survey plan to City and HPC for review and comment.*

## TASK 5 – PRESENTATION OF DRAFT SURVEY PLAN

Following development of the draft survey plan, a public meeting will be held at a venue (physical or virtual) selected by the City and will include City staff, the HPC, and the public to review the data collected on prior survey and research efforts, goals and objectives, and a draft of the historic survey plan. FHU will utilize this opportunity to solicit additional feedback on areas of interest and/or concern for historic surveys.

### Overall goals of Task 5:

- ◆ *Host a meeting to share details of previous historic survey efforts and the goals and objectives of the historic survey plan, as well as solicit public input. This meeting is intended to occur approximately mid-way through the course of the project and will provide a crucial opportunity to engage the community and field any questions and concerns they may have about the future of preservation in the City.*
- ◆ *Present a timeline for when the survey plan will be completed.*
- ◆ *Submit Draft Survey Plan to History Colorado for review.*

## TASK 6 – PREPARE FINAL HISTORIC SURVEY PLAN

FHU will make suggested revisions to the draft survey plan based on input from the City, HPC, and the public and prepare the final historic survey plan. The final report will contain all information collected and compiled during the data collection process, field visits, and public meetings, and will be provided to the City.

### Overall goals of Task 6:

- ◆ *Revise draft survey plan based on comments from City, HPC, and the public.*
- ◆ *Provide hard and digital copies of the historic survey plan to the City.*

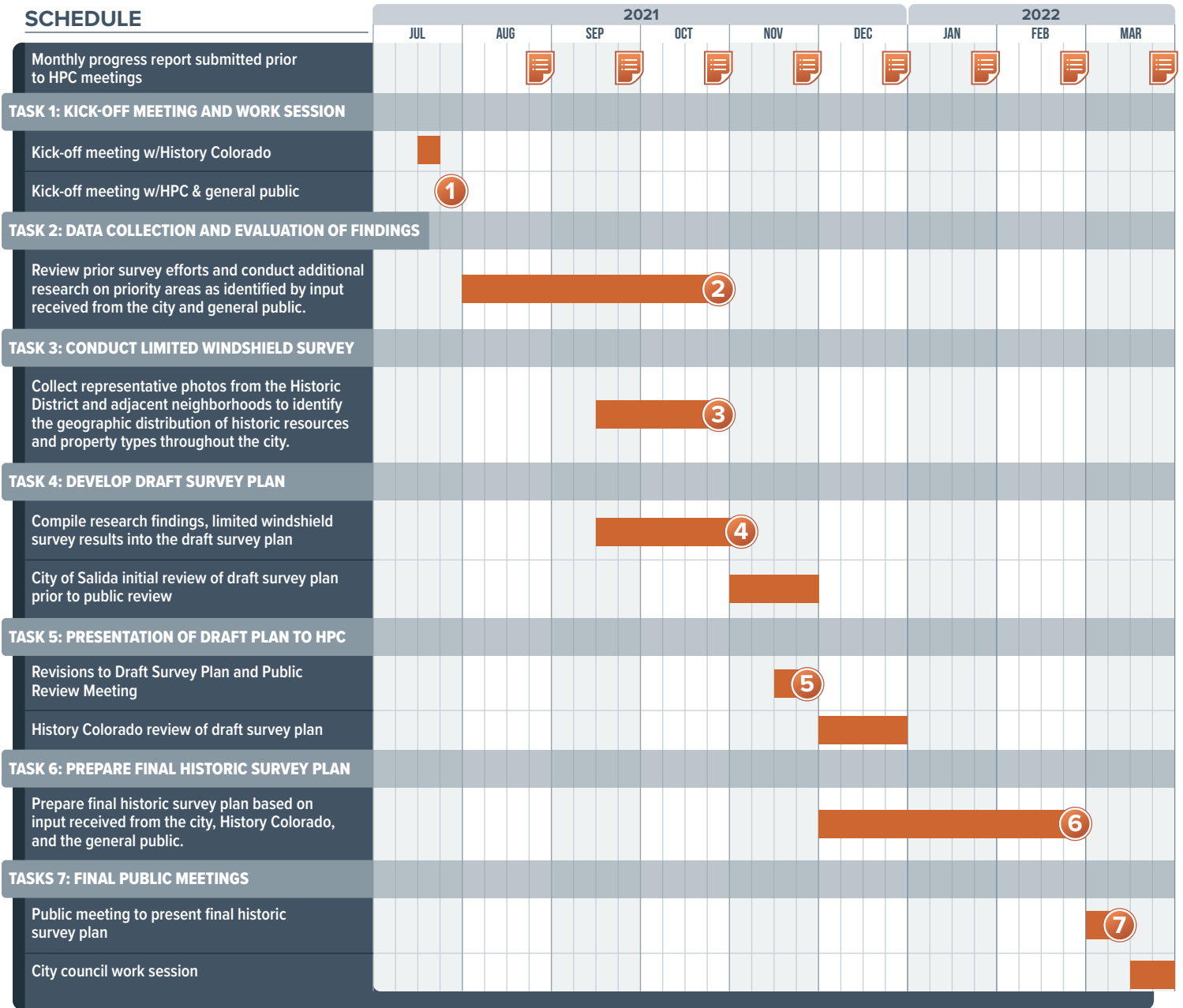
## TASK 7 – FINAL PUBLIC MEETINGS

The final public meeting will be held at a venue selected by the City and will be open to all residential and business property owners, City staff, the HPC, and the general public. This meeting will provide an opportunity to present the findings and recommendations from the final historic survey plan to the public.

### Overall goals of Task 7:

- ◆ *Present the final historic survey plan, including recommendations and next steps to the community.*
- ◆ *Present recommendations to City Council during a scheduled work session.*

# PROJECT SCHEDULE



Project Milestones (as described in scope of work)

Monthly Invoice Submitted with Progress Report to HPC

# TEAM REFERENCES

## Jake Lloyd References:

Barbara Stocklin-Steely, Senior Historian  
 Colorado Department of Transportation, Region 1  
 2829 W. Howard Place  
 Denver, CO 80204  
 303-757-9397; Barbara.stocklin@state.co.us

Michelle Anthony, Senior Planner  
 City of Manitou Springs Planning Department  
 606 Manitou Avenue  
 Manitou Springs, CO 80829

Jason Marmor, Senior Historian  
 Colorado Department of Transportation, Region 4  
 10601 W. 10th Street  
 Greeley, CO 80634  
 970-350-2153; Jason.marmor@state.co.us

## Kristi Miniello References:

Amanda Shatzman  
 Real Estate Investments Asset Manager  
 Denver Housing Authority  
 ashatz@denverhousing.org  
 720-932-3152

Victoria Sanderson  
 Environmental Officer  
 Department of Housing Stability  
 City and County of Denver  
 victoria.sanderson@denvergov.org  
 720-913-1663

# PROJECT FEE ESTIMATE

Task No.	Proposed Task	Alex Pulley	Jodie Snyder	Jake Lloyd	Kristi Miniello	GIS/Mapping Specialist	Total
		Principal I	Senior Planner	Project Manager	Senior Historian		
		\$220	\$175	\$130	\$90		
Task 1	Kick-Off Meeting and Work Session			2	2		\$ 440
Task 2	Data Collection and Evaluation of Findings		4	16	16		\$ 4,220
Task 3	Conduct Limited Windshield Survey		4	12	12		\$ 3,340
Task 4	Develop Draft Survey Plan	2		30	30	24	\$ 9,800
Task 5	Presentation of Draft Survey Plan			4	4		\$ 880
Task 6	Prepare Final Historic Survey Plan	2		16	16	8	\$ 4,880
Task 7	Final Public Meetings			4	4		\$ 880
<b>Labor Subtotal</b>		<b>4</b>	<b>8</b>	<b>84</b>	<b>84</b>	<b>32</b>	<b>\$24,440</b>
Other Direct Costs (Reproductions, Mileage, etc.)							\$ 500
<b>Total</b>							<b>\$24,940</b>



**JAKE LLOYD**  
PROJECT MANAGER



#### EDUCATION

BA, Architecture, Ball State University, 2006  
BA, Environmental Design, Ball State University, 2006

#### BACKGROUND

Jake has 14 years of experience in environmental design and planning. His diverse background includes projects in architecture, historic preservation, landscape architecture, ecological restoration and invasive plant management, low-impact development, and environmental planning. Jake has worked with clients in both the private and public sectors including state and county officials, local organizations and non-profits, and the National Park Service; he has worked with architects, engineers, and urban planners alike. At FHU, his project involvement includes Section 106/4(f) clearance and historic cultural resource surveys for NEPA projects, graphic design and digital illustrations for design proposals and presentations, landscape planting design for reclamation and mitigation projects, biological resource assessments, and wetland delineation field surveys.

## PROJECT EXPERIENCE

### **COLORADO AVENUE REALIGNMENT AT FOUNTAIN CREEK, *Historic Survey - El Paso County/Army Corps of Engineers***

FHU, on behalf of El Paso County, conducted an Historic Resources Analysis and Determinations of Eligibility and Effect report in July 2016 to identify historic properties and evaluate potential effects from the proposed Colorado Avenue Realignment and Improvements over Fountain Creek project. The historic analysis identified a total of 10 National Register of Historic Places (NRHP)-eligible properties including seven previously recorded resources and three newly surveyed sites.

### **FOUNTAIN CREEK REGIONAL PARK CULTURAL RESOURCES SURVEY, *Historic Survey Report - El Paso County Parks/Fountain, Colorado***

In April 2016, FHU conducted an historic resource survey of Fountain Creek Regional Park (FCRP), a 460-acre park located near the town of Fountain, Colorado. FHU teamed with Alpine Archaeological Consultants, Inc. to conduct a survey of archaeological resources for the site. The survey revealed four un-surveyed cultural resources including an early wagon road, two irrigation ditches, and remnants of an early farmstead. The findings of the study were packaged into a comprehensive survey report for El Paso County Parks to be included as an appendix to their current Master Plan study.

### **EAST PLUM CREEK STABILIZATION AT MEADOWS PARKWAY *Historic Survey - Town of Castle Rock/Army Corps of Engineers***

Conducted Section 106 compliance for the East

Plum Creek Stabilization project located below Meadows Parkway, west of the town of Castle Rock. The project was subject to Section 106 review due to an application for a Clean Water Act Section 404 permit issued through the U.S. Army Corps of Engineers for proposed impacts to East Plum Creek. One resource was surveyed as part of the historic analysis, including a segment of the Denver & Rio Grande Western Railroad which is located directly adjacent to the proposed project.

### **FRONT RANGE TRAIL HISTORIC RESOURCES SURVEY, *Historic Survey Report - El Paso County Parks/ Fountain, Colorado***

FHU, on behalf of El Paso County Parks, conducted Section 106 compliance for the Front Range Trail extension project in Fountain, Colorado. The project, which included funding through the U.S. Department of Housing and Urban Development, included a literature search and field survey to determine the location of existing historic resources and sensitive areas to inform the planning process for the trail extension.

### **6TH AVENUE PARKWAY EXTENSION ENVIRONMENTAL ASSESSMENT *Historic Survey - CDOT/City of Aurora, Colorado***

FHU conducted Section 106 compliance for the CDOT for the 6th Avenue Parkway Extension Environmental Assessment, including the evaluation of eight sites along the proposed roadway extension project. Coordination with CDOT and the City of Aurora was required to evaluate the several design alternatives and potential impacts.



**ALEX PULLEY, CE**  
PRINCIPAL IN CHARGE



#### EDUCATION

BS, Biology, Environmental Management, Pittsburg State University, 1997

#### CERTIFICATION

Certified Ecologist

#### BACKGROUND

Alex is an FHU Principal with 23 years of experience in the environmental industry performing and managing many environmental analysis documents including Environmental Impact Statements (EISs) and Environmental Assessments (EAs), Wetland Delineations, T&E surveys, Human Health and Ecological Risk Assessments, Landscape Assessments, and Feasibility Studies. He also has a working knowledge of many environmental regulations, including National Environmental Policy Act; Clean Water Act; Comprehensive Environmental Response, Compensation, and Liability Act; Resource Conservation and Recovery Act; and the Endangered Species Act.

## PROJECT EXPERIENCE

### **POWERS & I-25 INTERCHANGE COLORADO SPRINGS, CO**

Alex served as the biological lead for this new system-to-system interchange connecting to I-25 on the north end of Colorado Springs. This complicated project involved evaluating the presence of Preble's Meadow Jumping Mouse (PMJM) habitat and wetlands in the area. FHU prepared a Biological Assessment for the impacts to the PMJM, as well an Individual Section 404 Permit for the impacts to the wetlands in the area. FHU was able to develop a mitigation plan that addressed both resources in a concise and efficient manner that satisfied both regulatory guidelines.

### **US 85 / WCR 44 INTERCHANGE, WELD COUNTY, CO**

Alex led the environmental clearance effort for a new interchange on US 85 in northern Colorado. As part of the clearances, avoidance and minimization of multiple historic resources, from historic ditches to farmhouses to US 85 itself. The project resulted in an adverse effect for US 85 because of the relocation to have it fit appropriately under the new elevated section. FHU assisted with the Section 106 documentation and consultation with SHPO.

### **WCR49 EXTENSION, WELD COUNTY, CO**

Led the Environmental Permitting portion of this large project that extends WCR 49 from US 34 north to WCR 60.5, which includes an expanded bridge at the South Platte River and a new bridge over the Cache la Poudre River. His work involved early coordination with the US Army Corps of Engineers (USACE) to determine the project could be permitted and then obtaining the five necessary

Section 404 Permits from USACE. Additional clearances required included consultation and Phase II Recordation of two historic ditches, as well as obtaining approvals from the US Fish & Wildlife Service that no threatened or endangered species would be impacted by the project. Worked closely with the County to ensure there were no project delays as a result of the environmental permitting process.

### **SH 66 PLANNING AND ENVIRONMENTAL LINKAGE, BOULDER AND WELD COUNTIES**

Alex served as the Project Manager for this 20-mile corridor planning effort. This corridor had many known and potential historic resources that could be affected by potential improvements. These resources were identified and attempts to avoid these resources were made to preserve the integrity of these resources.

### **US 85 PLANNING & ENVIRONMENTAL LINKAGE STUDY, I-76 TO NUNN, COLORADO, CDOT REGION 4**

Served as the Deputy Project Manager for the largest Planning and Environmental Linkage (PEL) undertaken by CDOT. The objective of the US 85 PEL Study is to develop a strategic vision for US 85 between I-76 and the Town of Nunn. The vision for the corridor is to identify the safety and operational needs along US 85 and determine its short-term and long-term transportation priorities. Includes working with the multitude of stakeholders along the corridor and the Technical Advisory Committee. Alex is also leading the environmental analyses for the project to ensure that subsequent projects are prepared for NEPA documentation.



**KRISTI MINIELLO**  
SENIOR HISTORIAN



#### EDUCATION

BS, Historic Preservation, Ball State University, 2005  
BS, Interior Design, Ball State University, 2003

#### BACKGROUND

Kristi is the owner of Miniello Consulting - a DBE, M/WBE, SBE, ESB, and EBE certified, woman-owned small business based in Denver, Colorado. The company specializes in providing high-quality NEPA documentation for U.S. Department of Housing and Urban Development undertakings and offers a wide range of architectural history services to a broad client base.

## EXPERIENCE

### **ASSOCIATE CITY PLANNER, ENVIRONMENTAL REVIEW – CITY AND COUNTY OF DENVER**

- Managed National Environmental Policy Act (NEPA) studies for HUD-funded projects throughout the City and County of Denver
  - Conducted site investigations and necessary studies, including Section 106
  - Organized coordination with various agencies
  - Wrote environmental documents (Exempt, CENST, CEST, and EA) for a variety of projects involving land acquisition, demolition, new construction, and rehabilitation
- Performed inspections of housing units in accordance with HUD's Housing Quality Standards.
- Coordinated consulting party process, including communications with the Indiana State Historic Preservation Officer (SHPO), INDOT, Indiana Landmarks, and other interested parties
- Assisted with conflict resolution and developed Memorandums of Agreement (MOAs)
- Analyzed project alternates and wrote supporting documentation in accordance with Section 4(f) of the DOT Act in order to determine the most feasible and prudent alternative

### **ARCHITECTURAL HISTORIAN – BUTLER, FAIRMAN & SEIFERT, INC.**

- Managed NEPA studies for transportation-related projects throughout the state of Indiana
  - Conducted site investigations
  - Organized early coordination efforts with state and federal agencies
  - Wrote categorical exclusion documents for a variety of projects including road reconstruction, new road construction, bridge rehabilitation, bridge replacement, trail and greenway construction, traffic signalization, and streetscape improvements
  - Coordinated and participated in public information meetings and public hearings
- Guided over 75 projects through Section 106 of the National Historic Preservation Act
  - Surveyed and assessed above-ground resources to determine National Register of Historic Places eligibility
  - Performed historic research and developed contexts for historic property reports utilized in resource evaluation

### **HISTORIC PRESERVATION SPECIALIST/HISTORIC TAX INCENTIVES PROGRAM COORDINATOR – WYOMING SHPO**

- Oversaw Federal Historic Tax Incentives for Rehabilitation for projects statewide
  - Traveled extensively throughout the state of Wyoming to meet with property owners and community members
  - Presented sessions on tax incentives at the Rawlins Main Street Design Conference (2007) and the Wyoming Association of Municipalities (2006 and 2007)
- Reviewed and commented on agency and consultant documentation of Section 106 undertakings
- Involved with development of the Comprehensive Statewide Historic Preservation Plan that included 15 community input meetings
- Wrote successful National Register of Historic Places nomination for the Mountain View Hotel
- SHPO liaison for the Wyoming Scenic Byways Committee and Tracks Across Wyoming



**JODIE SNYDER, LEED AP**  
SENIOR ENVIRONMENTAL SCIENTIST/PLANNER



#### EDUCATION

MAS, Environmental Policy and Management, University of Denver, 2007  
BA, Geography and Environmental Studies, Augustana College, 2004

#### CERTIFICATION

LEED Accredited Professional

#### BACKGROUND

Jodie has 17 years of experience supporting and leading transportation, planning, and NEPA tasks. Her specialties include community and environmental impact analysis, traffic noise and air quality assessments, public outreach and coordination, planning and environmental linkage studies, and technical and plain language document production. Jodie also develops and updates guidance documents and has been responsible for creating innovative and/or streamlining processes. She works closely with multidisciplinary teams coordinating and conducting spatial analysis and developing reports, maps, and other deliverables that comply with local, state, and federal requirements. As a planner and NEPA generalist, Jodie has broad experience with public processes and the full gamut of community, natural, and environmental resources in both rural and urban settings.

## PROJECT EXPERIENCE

### **CITY OF SALIDA PARKING STUDY**

As a local community engagement representative, Jodie supported the City of Salida and the City's prime consultant with planning and hosting public/stakeholder engagement pop-up events. The events raised awareness about Salida's Downtown Parking Study and offered opportunities for residents, business owners, and visitors to ask questions and provide input toward informing parking recommendations.

### **CDOT VISUAL IMPACT ASSESSMENT GUIDANCE AND TRAINING DEVELOPMENT**

In 2019, Jodie was project manager for a collaborative effort to facilitate development of statewide guidance and documentation templates for Visual Impact Assessments (VIA). In collaboration with CDOT landscape architects and historians, FHU prepared CDOT's VIA Guidelines and VIA documentation templates to provide clear, step-wise guidance and a documentation framework for completing visual resource assessments in Colorado. The effort established a statewide process to inform meaningful transportation decision making in the context of Colorado's varied landscapes and diverse scenic, cultural, historical, recreational, and visual resources. In 2020 and 2021, Jodie led a team to deliver an 8 hour VIA training program for environmental, planning, engineering, and maintenance staff at CDOT; FHWA personnel; and consultants. Given the pandemic status, the program includes four overall training video

modules and an abbreviated interactive, virtual training session.

### **CDOT SH 66 MULTIMODAL PEL STUDY**

Jodie served as deputy project manager and as the environmental and resiliency task leads for this 20 mile long study. The process included evaluating existing and future corridor conditions, establishing purpose and need and related goals for the corridor, completing multimodal alternatives analysis, and ensuring collaboration with project stakeholders and communities. Jodie oversaw development of the Corridor Conditions Report and PEL Study Report, establishing streamlined, user-friendly ways to present study details, which CDOT adopted as the new PEL standard statewide. Jodie co-led an effort to develop a planning-level risk and resilience assessment process. This PEL is being used to inform decision-making along SH 66 in terms of project funding and prioritization.

### **GREATER ARKANSAS RIVER NATURE ASSOCIATION (GARNA) AND CHAFFEE COUNTY HERITAGE AREA ADVISORY BOARD (CCHAAB)**

As a current GARNA Board Member and Secretary, Jodie maintains meeting correspondence and contributes to fundraising and oversight for this non-profit organization. Jodie also serves as GARNA's liaison to the CCHAAB, through which she has supported the County in funding requests to update the Collegiate Peaks Scenic & Historic Byway Corridor Management Plan. In 2002, Jodie was an intern for GARNA.



**BLAKE WALTER, GISP**  
GIS SPECIALIST



#### EDUCATION

MA, Geography (GIS Emphasis), Kansas State University, 2018  
Graduate GIS Certificate, Kansas State University, 2018  
BS, Wildlife, Fisheries, and Conservation Biology, Kansas State University, 2016

#### CERTIFICATION

Geographic Information Services Professional

#### BACKGROUND

Blake is a wildlife biologist, GIS specialist, and UAV pilot. As a wildlife biologist with several years of experience in avian research, prairie grassland ecology, and wildlife habitat management, Blake is involved in wetland delineations, USACE Section 404 permitting, biological evaluations, bird surveys, and stream assessments. Blake is a certified GIS professional (GISP) and provides expertise in cartographic design, spatial/3D analysis, modeling, and Python scripting. He has applied these skills for various transportation and environmental projects for private and public clients. Blake is also an FAA Certified Remote Pilot, where he helps lead the FHU drone program, utilizing Unmanned Aerial Systems (UAS) to collect real-time spatial data for immediate integration into Engineering and GIS applications.

## PROJECT EXPERIENCE

### **SDDOT DECENNIAL INTERSTATE CORRIDOR STUDY, SOUTH DAKOTA**

Blake was instrumental in generating a novel, state-wide Interstate Highway segmentation dataset needed for transportation analysis and modeling. From a large, statewide vehicle crash dataset, Blake implemented several GIS techniques to parse out specific crash data necessary for analysis of crash rates along the Interstate Highway System. In addition, he assisted with analysis and inventory of freight truck parking along the Interstate Highway system, used to help identify safe and convenient locations for future freight truck parking.

### **WETLAND PREDICTION MODEL FOR NEBRASKA DEPARTMENT OF TRANSPORTATION (NDOT)**

Blake co-developed a GIS-based Wetland Prediction Modeling application for NDOT that uses LiDAR data and GIS processes to predict the presence wetlands. The application has undergone extensive testing and is anticipated to eventually be used during early project planning phases to aid in project scoping and validation of field-delineated wetland data.

### **CITY OF COUNCIL BLUFFS PARKS AND RECREATION DEPARTMENT TRAIL OPERATION AND MANAGEMENT PROGRAM, COUNCIL BLUFFS, IOWA**

The City of Council Bluffs Parks and Recreation Department was seeking to better understand

pavement condition of their trail system. Blake collected pavement condition on more than 40 miles of trail and documented over 600 defects along the trail system. Data collected will help the Parks Department better understand the condition of their trail system, identify trail segments in need of repair, and inform the Department's capital improvement planning.

### **LEWIS AND CLARK TODAY ROUTE BIKE SIGNAGE, IOWA**

The project planned to designate over 150 miles of scenic roadway and existing trail infrastructure across six western Iowa counties as the Lewis and Clark Today Bike Route. Blake collected data and verified trail sign placement for more than 300 sign locations along the entire route. Data collected by Blake was used to ensure optimal sign placement that adhered to MUTCD standards, maximized visibility, and improved safety for motorist and bicycles along the designated bike route.

### **STEVENS CREEK PHASE V AND SUB-BASIN E3 SEWER, CITY OF LINCOLN, NEBRASKA**

Blake performed wetland delineations, handled GIS mapping, and assisted in Section 404 permitting services for Phase V and Sub-basin E3 segments of the new sewer line being constructed on the east side of Lincoln. The project required several crossings of a perennial tributary and adjacent wetlands. A Nationwide Permit No. 12 was successfully obtained from the USACE.



**FELSBURG  
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ULLEVIG**  
connecting & enhancing communities

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Greenwood Village, CO 80111

**303.721.1440**

[WWW.FHUENG.COM](http://WWW.FHUENG.COM)

**From:** [Duvic - HC, Erica](#)  
**To:** [Kristi Jefferson](#)  
**Subject:** Re: Salida Historic Survey RFP  
**Date:** Tuesday, April 27, 2021 10:04:26 AM

---

I can't believe you have received so many proposals, this is great! I'm not familiar with this company but their team appears to be well qualified.

**Erica Duvic**

**Preservation Planner**

**Certified Local Government (CLG) Program Coordinator**

Pronouns: [she, her, hers](#)

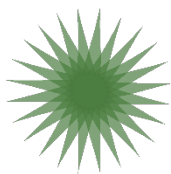
History Colorado | State Historic Preservation Office

**720-693-0065** | [erica.duvic@state.co.us](mailto:erica.duvic@state.co.us)

History Colorado Center | 1200 Broadway | Denver, CO 80203 | [HistoryColorado.org](http://HistoryColorado.org)

# PROPOSAL HISTORIC SURVEY PLAN FOR CITY OF SALIDA, COLORADO

April 26, 2021

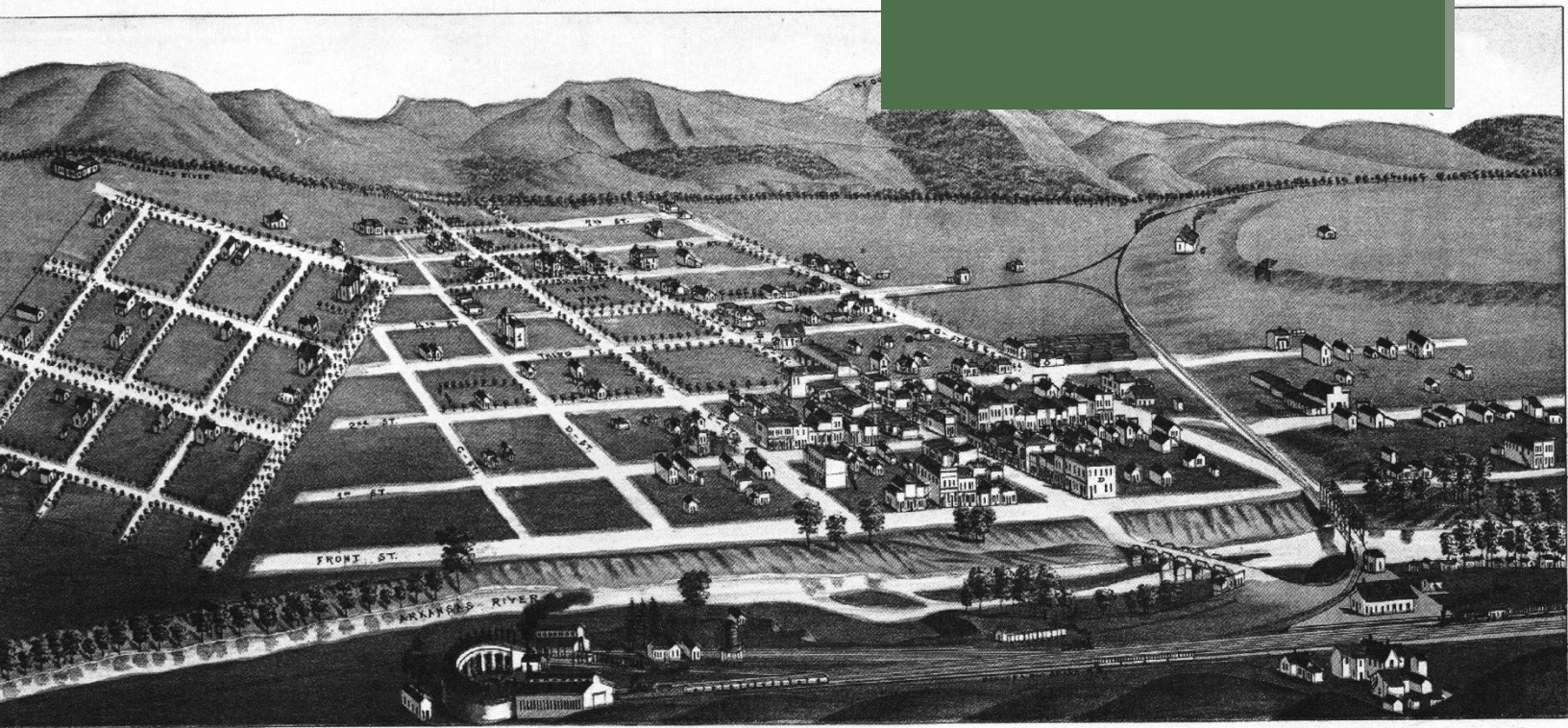


**COX | McLAIN**  
Environmental Consulting

**PREPARED FOR**  
City of Salida, Colorado

**PREPARED BY**  
Cox | McLain Environmental Consulting, Inc.  
www.coxmclain.com

Principal Investigator: Emily Reed  
Contact: EmilyR@coxmcclain.com



by J. J. Stoner, Madison, Wis.

- 1. School House.
- 2. D. & R. G. R. R. Depot.
- 3. Dickmann's Opera House.
- 4. Post Office.
- 5. Lumber Yard, Thomas Bros.
- 6. Planing Mill, Thomas Bros. & Moody.
- 7. Wholesale Grocery, Webb & Corbin, Prop'rs.
- 8. Dry Goods, Craig Brothers, Prop'r.
- 9. Salids Bath House, Mrs. Mary S. Dally, Proprietress.
- 10. Drug Store, Douglas & Andrews, Prop'rs.
- 11. Drug Store, M. M. Frunch, Prop'r.
- 12. Hardware and Crockery, E. W. Hively & Co.

POPULATION 1500  
 BIRD'S EYE VIEW OF  
**SALIDA**  
 CHAFFEE COUNTY  
 COLORADO.  
 1882.

Copyright 1882 by J. J. Stoner, Madison, Wis.

- 13. Grocery, Hay and Feed Store, L. A. Manderville, Prop'r.
- 14. Hay and Feed Warehouse, J. W. Fisher, Prop'r.
- 15. Bakery and Grocery, James West, Prop'r.
- A. Presbyterian Church.
- B. The Salids Mountain Mail, Daily and Weekly, M. R. Moore, Publisher.
- C. The Salids Sentinel, Daily and Weekly, Pelton & Brown, Publishers.
- D. Ogden House, W. L. Ogden, Prop'r.
- E. Shirley House, M. Mix, Prop'r.
- F. Bank of Salids, Hartzell Bros., Prop'r.

64314  
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1882  
.57

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## ATTACHMENTS

Appendix A: Resumes

## LETTER OF INTEREST

Cox|McLain Environmental Consulting, Inc. (CMEC) is pleased to submit this proposal for a historic survey plan for the City of Salida, Colorado. CMEC is a small, women-owned environmental and cultural resources consulting firm founded in Texas and serving clients nationwide. Our historic preservation services include historic resource surveys, archival research, historic contexts, preservation plans, survey plans, eligibility evaluations, and nominations for designation at the local, state, and national level. We regularly complete projects in accordance with state, federal, and/or grant funding requirements.

### Why choose CMEC?

- We will bring a fresh perspective to Salida that firms who have completed multiple surveys for the City in the past cannot. We have obtained and reviewed the prior historic surveys from the Salida Library's online collections; we will absorb the key content while remaining objective and analytical to bring Salida the best value in strategic survey planning.
- We will not be recycling content from survey plans for other Colorado municipalities; we will prepare a survey plan informed by our nationwide experience, plus our understanding of Salida's unique identity, history, and built environment.
- Our team is experienced with the most cutting-edge approaches for survey planning and execution, namely, SurveyLA's comprehensive, yet efficient and affordable methodology, pioneered by the City of Los Angeles.
- CMEC's diverse staff includes a team of public involvement practitioners, certified planners, fluent Spanish speakers, and over 25 cultural resources personnel, whose broad experience and expertise we will leverage for the City of Salida's historic survey plan.

We believe that we are exceptionally qualified to provide the requested services. We would be glad to provide additional information regarding our qualifications or speak with you directly to discuss our proposal.



Emily Reed, CMEC Historic Preservation Program Manager  
336-655-7933 (cell)  
[EmilyR@CoxMcLain.com](mailto:EmilyR@CoxMcLain.com)

WE —————  
**APPRECIATE**  
————— **YOUR CONSIDERATION!**

## QUALIFICATIONS

### ABOUT COX|MCLAIN ENVIRONMENTAL CONSULTING, INC.

Cox|McLain Environmental Consulting, Inc., is a certified women-owned environmental consulting firm of approximately 70 employees with offices in Texas, Oklahoma, Louisiana, and metropolitan Washington D.C. Founded in 2007, CMEC quickly established a reputation as one of the leading environmental consulting firms in the region, including one of the largest groups of historic preservation professionals (eight). Additional CMEC staff include archeologists, urban planners, ecologists, public involvement specialists, GIS analysts, and a historic architect. CMEC is fully insured and can provide a certificate of insurance upon request.

Our historic preservation services include surveys of historic resources; historic context development; archival research; custom historic resources database development; eligibility evaluations; local, state, and NRHP nominations; preservation planning; survey planning; regulatory compliance; and community outreach and stakeholder engagement. CMEC's in-house GIS professionals are skilled in supporting historic preservation projects and producing a variety of historic resource mapping deliverables.

Our team is led by Historic Preservation Program Manager Emily Reed, who will serve as Project Principal and the single point of contact for the City of Salida. Senior Architectural Historian Sandy Shannon will serve as Project Manager. Senior Architectural Historians Adrienne Vaughan Campbell and Amy Dase, Architectural Historians Kelsey Riddle, Marcus Huerta, and Kory Van Hemert, and GIS Specialist Sara Laurence will provide support. Profiles for team members are provided below. Resumes for key team members are included in Appendix A.

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### A COMMITMENT TO EXCELLENCE

At CMEC, we take great pride in the quality of our work. We understand the importance of the historical record we are creating and the foundation it can provide for future projects. We understand that historic resources surveys are a long-term investment; our goal is to help the City of Salida create an effective plan for producing enduring documentation that will serve as the foundation of future preservation initiatives. We have developed a three-part quality QA/QC process that holds three historic preservation professionals accountable for the work we deliver to our clients. Work products are self-checked by the primary author and then reviewed by the project manager and project principal. We also collaborate with an independent technical editor who specializes in cultural resource management documentation to produce deliverables with thoughtful content presented in a clear and concise manner. Recommendations are carefully considered through roundtable discussions. Our clients attest to the difference. We are frequently retained by municipalities after completing projects for subsequent preservation planning services.

---

### CAPACITY TO COMPLETE THE PROJECT

CMEC currently holds several indefinite deliverable contracts with sporadic assignments. The CMEC team has the depth of staff necessary to manage multiple assignments simultaneously. As a result, this team of responsible professionals will be 100 percent available when needed, or supported by additional qualified professionals, to ensure deliverables for this project are completed on time and on budget.

## OUR EXPERTISE

We specialize in working with communities to tackle complex, multi-faceted historic preservation projects.

We have highlighted our areas of expertise most applicable to the historic survey plan for the City of Salida.

### **PRESERVATION PLANNING**

Our team has extensive experience with preservation planning for individual historic resources, historic districts, and municipalities. We combine community input; previous reports and data; on-site investigations; the analysis of existing codes and guidelines; and client priorities to develop recommendations that can feasibly be applied to short-term and long-term preservation goals. We have experience with several varied historic resource survey methodologies that we will offer to the City of Salida for consideration and customization.

### **RESEARCH & CONTEXT DEVELOPMENT**

As historic preservation professionals, we bring critical assessment, thorough research, and careful consideration of standards set by the U.S. Secretary of the Interior and the NPS to each project. We are experienced technical writers capable of integrating complex and extensive historical and archival information into clear and concise narratives.

### **COMMUNITY INVOLVEMENT**

Community involvement is at the center of our preservation projects and, along with the City and agency officials, directs priorities and opportunities for recommendations. The input, education, and engagement of the community is key to establishing and maintaining successful long-term preservation goals and identifying underrepresented histories. We also have experience leveraging community input to identify opportunities to document the history of underrepresented groups.

### **PROJECT MANAGEMENT**

Project Principal Emily Reed and Project Manager Sandy Shannon have a proven track record of overseeing the completion of preservation planning projects that exceed client expectations and are on time and on budget. Our team emphasizes clear and effective communication with the client, property owners, and stakeholders. Our projects are regularly reviewed and accepted by State Historic Preservation Offices (SHPOs) with little or no revisions. We recognize that each project is different, and our planning process is well-developed and customized to meet our clients' needs.



## PERSONNEL

EMILY REED

PRINCIPAL  
INVESTIGATOR

**Emily Reed** will serve as the Project Principal. Ms. Reed is an experienced architectural historian who leads CMEC's Historic Preservation Program, a group of eight historians officed in three states. For this contract, Ms. Reed will oversee all project tasks, serve as the client's point of contact, lead public outreach, and ensure that the project is completed on time and on budget. She served as Chair of the City of Austin Historic Landmark Commission (HLC) during her five-year term (2015-2020), where she reviewed project proposals affecting historic resources and applied the City code. As CHC chair, she honed strategies for successful communication and consensus-building among regulators, historic preservation professionals, and the community. **She is an expert in working with communities to further preservation goals. She has completed scores of historic resources surveys, including 10 municipal surveys in the past 6 years.** Her team provided recommendations for City policy changes for several of the communities that CMEC surveyed. As part of the 2021 Historic Preservation Plan for Tarrant County, the first county-wide historic preservation plan in Texas, she directed development of **custom historic resources survey plans for 41 municipalities.** Additionally, she has worked on numerous **grant-funded projects** and is familiar with the specific reporting requirements and expectations. Ms. Reed has 15 years of project management experience and is adept at big-picture thinking and problem solving with a focus on client service.

SANDY  
SHANNON

PROJECT MANAGER

**Sandy Shannon** is an architectural historian with **expertise in locally sponsored historic resources surveys and preservation planning.** She began her career in preservation planning working for the City of Los Angeles' historic resources survey manager and consultants where she received **extensive training and experience in innovative and cost-effective citywide survey methodologies and technologies.** Prior to her career in preservation, she worked in academic research, where she gained valuable experience managing, compiling, and analyzing data. Her knowledge and skills were critical to the development of custom historic resources survey plans for Tarrant County, Texas and its 41 municipalities. She regularly serves as a Project Manager for municipal projects throughout the country, including those requiring various levels of documentation, analysis of previous documentation and survey gaps, documentation of underrepresented histories, and public involvement. As Project Manager for the Salida project, she will lead analysis and windshield survey efforts and the development of recommendations.

**ADRIENNE  
VAUGHAN  
CAMPBELL**



**Adrienne Vaughan Campbell** is an architectural historian with more than 20 years of experience in cultural resource management. She was a project reviewer and National Register program staff at the Texas SHPO from 2005 to 2012, where she reviewed survey projects for sound methodologies, completeness, accuracy, and valid recommendations. She has experience with surveys, NRHP nominations, and HABS/HAER documentation around the country. She is an experienced researcher and is skilled in the documentation and evaluation of resources. Ms. Campbell will provide general support for the Salida project, contribute to the development of recommendations, and participate in QA/QC.

**SR. ARCH.  
HISTORIAN**

**AMY E. DASE**



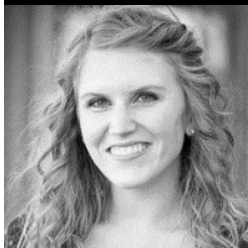
**Amy Dase** is a historian with more than 30 years of experience. She has significant experience with property assessments, historic preservation, and related work, including research, documentation, assessment, and determining eligibility for the NRHP. She has authored more than 100 NRHP nominations, completed **more than 250 historical resources studies** involving NRHP eligibility evaluations, and participated in studies and projects in 10 states, each requiring coordination with the respective historic preservation office, project partners, and stakeholders. She was previously a project reviewer for the Texas SHPO, where she ensured survey projects and recommendations met SHPO and NPS standards. For the Salida survey plan project, Ms. Dase will analyze the existing historic contexts, contribute to the development of recommendations, and participate in QA/QC.

**SR. HISTORIAN**

**MARCUS  
HUERTA**



**KELSEY RIDDLE**



**KORY VAN  
HEMERT**

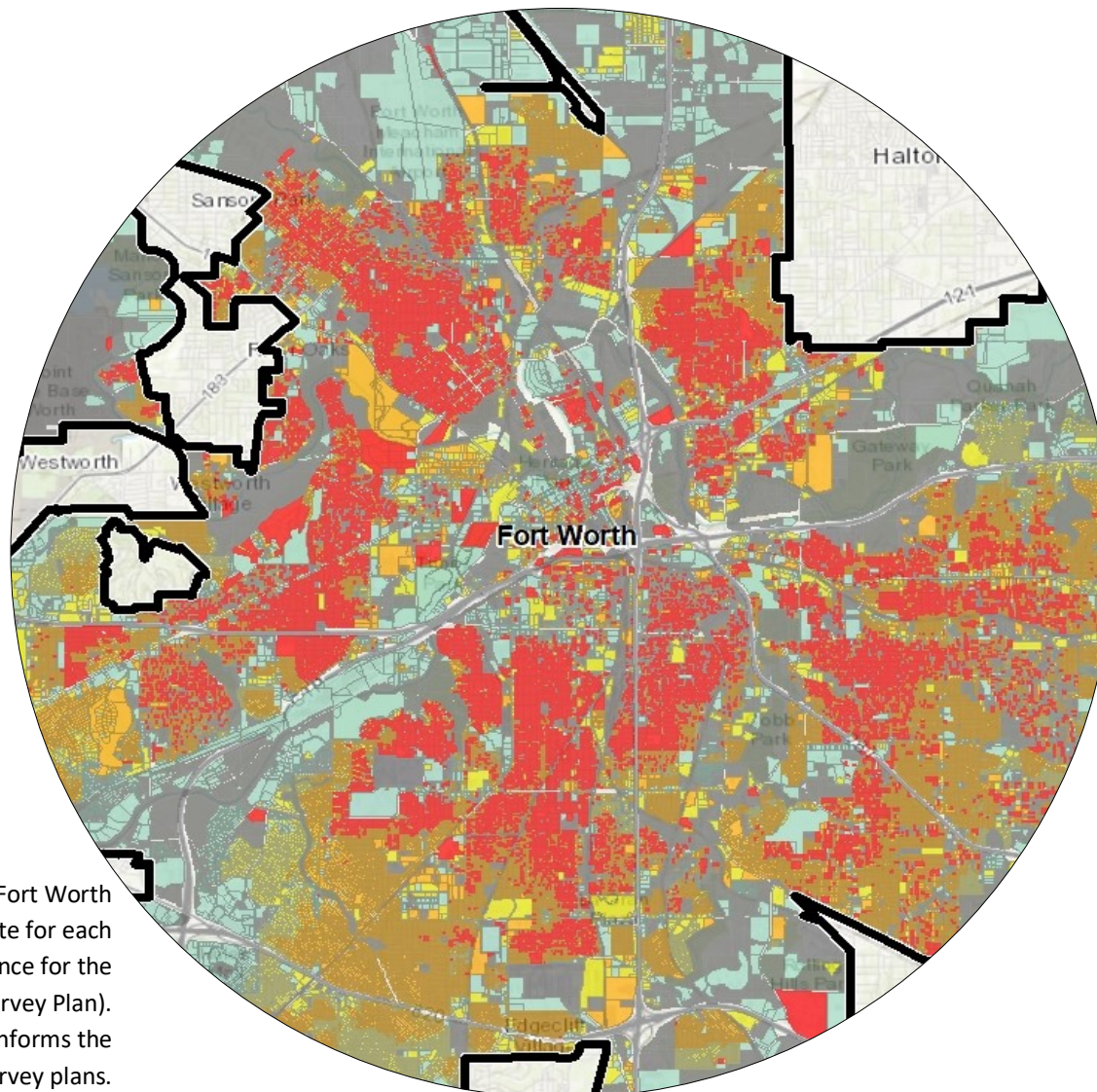


**Marcus Huerta, Kelsey Riddle, and Kory Van Hemert** are architectural historians experienced in archival research, contextual development, and municipal survey projects requiring analysis and incorporation of existing surveys and documentation. They will provide general support for the Salida project.

**ARCHITECTURAL HISTORIANS**

**SARA LAURENCE****GIS MANAGER**

**Sara Laurence**, an archaeologist and GIS expert, will lead mapping efforts. She has 15 years of experience in archaeology and has expertise producing maps for both archeological and historic resources. Her understanding of cultural resources has enabled her to produce accurate maps quickly and efficiently. **She is the dedicated GIS analyst for all historic resources projects at CMEC and has extensive experience providing map and graphic products for our team.** Prior to each project, she consolidates and analyzes data from multiple sources in GIS to inform survey planning and fieldwork methodologies. For the Salida survey plan project, the team will rely on Ms. Laurence to prepare professional quality maps that are highly legible and compatible with ESRI ArcGIS software.



Excerpt of a chronology map of Fort Worth showing the earliest construction date for each parcel (prepared by Sara Laurence for the Tarrant County Preservation and Survey Plan). Analysis of GIS-based maps like this informs the development of our survey plans.

## PROJECT UNDERSTANDING

Based on the City’s RFP and grant application, we offer the following summary of our understanding of the project. The goal for this project is to develop a historic survey plan that will guide strategic documentation of historic-age resources in Salida, in fulfillment of several goals in the City’s 2013 Comprehensive Plan. The survey plan will have a city-wide scope and will incorporate past survey documentation, identifying changes over time. Primary goals of the plan will include strategies for: prioritizing survey areas, determining the appropriate level of documentation (e.g. reconnaissance or intensive level), and re-evaluating the boundaries of the current historic district. The historic resources survey plan will also include public and stakeholder education and engagement strategies. We understand the City’s demographics and the desire to meaningfully consider its Hispanic heritage and the expressions in the built environment. We are committed to the City of Salida and will help the city achieve these goals, as well as the additional scope recommendations outlined in our work plan below.

**Principles / Policies / Action Items**

**Principle CC-I. History**  
*Preserve, enhance and promote the historic resources in the community.*

**Policy CC-I.1 –** Preserve, enhance and promote the Salida Downtown National Register District and the city’s older residential neighborhoods.

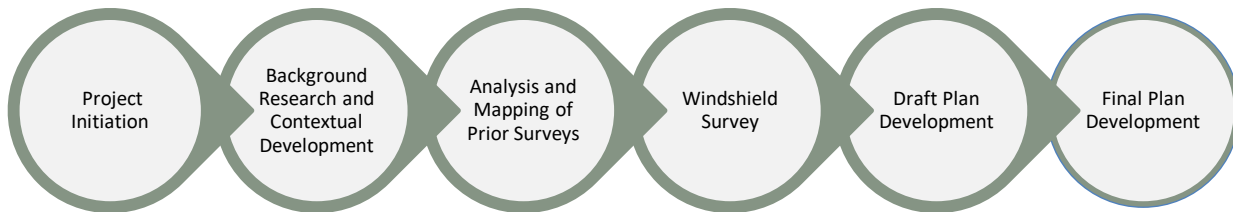
**Action CC-I.1.a –** Maintain the HPC to advise City staff on the city’s preservation ordinance and provide education to the community about historic preservation and the associated economic benefits of preservation.

**Action CC-I.1.b –** Pursue grant funding and leverage city funds to inventory the historic resources in the community, particularly in the residential neighborhoods as identified in the 2001-02 survey completed by Front Range Research Associates.

*We have read the City’s 2013 Comprehensive Plan for background and perspective on historic preservation initiatives.*

## WORK PLAN

In this section, we describe the main principles guiding the project approach and provide a detailed description of the key project tasks and deliverables.



**PROJECT TASKS | The key stages**

## PROJECT INITIATION

Upon selection as the firm to prepare the historic survey plan for the City of Salida, CMEC will collaborate with the City and any partners they may invite (e.g. the Salida Historic Preservation Commission [HPC]) to develop a final scope and schedule and to prepare for the project. Items to discuss and finalize may include:

- Goal and objectives, including execution of Salida Comprehensive Plan
- Observed trends from City and stakeholder perspective that could shape the survey plan
  - Areas threatened by redevelopment or neglect
  - Areas of special interest to the community
  - Properties or neighborhoods associated with underrepresented groups
- Contacts for knowledgeable local historians/stakeholders
- Resources available
  - Prior survey records
  - Historical photos and property records
  - Historical building permits and records
  - Plat maps
  - Other archival material
  - GIS data
    - GIS shapefile of historic survey plan project area
    - GIS parcel boundaries and Chaffee County Assessor data
    - GIS shapefiles of previous survey areas
    - GIS shapefiles of existing Salida local landmarks, Colorado State Register of Historic Properties, and NRHP properties
- Final schedule development

The decisions reached during this collaboration phase of the project will be documented in a final scope of work and project calendar. CMEC will submit this written document to the City prior to project commencement.

## BACKGROUND RESEARCH AND CONTEXTUAL DEVELOPMENT

It is CMEC practice to immerse ourselves in the history of the communities we document. A solid understanding of Salida's history and historic resources is necessary to make informed and appropriate recommendations. The concepts in *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning* frame CMEC's approach.<sup>1</sup> **As noted in our cover letter, we have obtained copies of the prior surveys completed within the City of Salida.** During this phase, we will create an annotated outline of significant contextual themes and property types, with a focus on gaps in the written history of the City and areas that should be supplemented for a complete understanding of the built environment of Salida. We understand that the City is particularly interested in documenting the influence of underrepresented communities on development, in accordance with the goals of the History Colorado grant. To maximize value for the City, prior scholarship would be leveraged to the extent possible, including summaries and

<sup>1</sup> National Park Service, *Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning* (Washington D.C.: National Park Service), accessed March 31, 2021, [https://www.nps.gov/subjects/nationalregister/upload/NRB24-Complete\\_Part1.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB24-Complete_Part1.pdf).

incorporation by reference. Any substantial data gaps identified may be addressed with available budget or programmed for future study via the survey plan recommendations.

## ANALYSIS AND MAPPING OF PRIOR SURVEYS

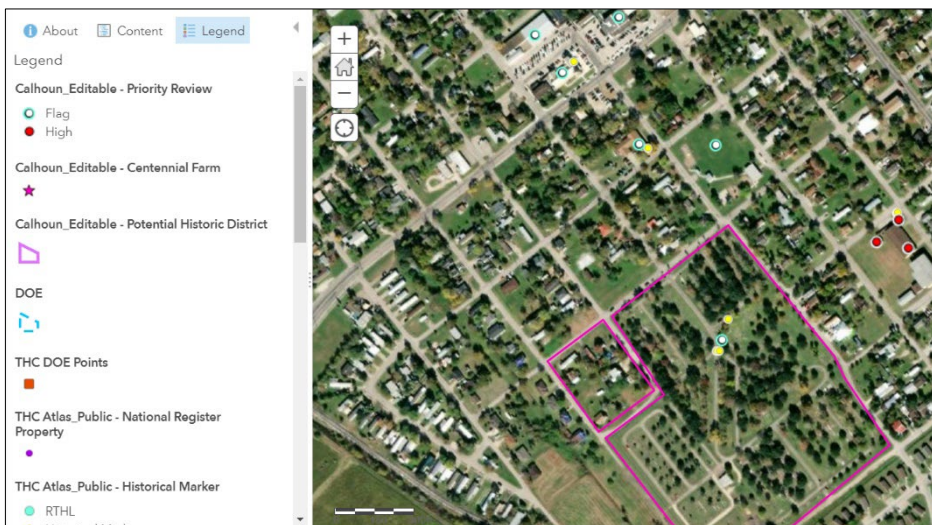
The CMEC team will gather all available survey records, including the following sources:

- Salida Downtown National Register District Nomination (1984)
- Downtown Salida, Colorado Historic Building Survey (2001-2002)
- Salida, Colorado Historic Buildings Survey (2005-2006)
- Salida, Colorado Historic Buildings Survey (2006-2007)
- Colorado Office of Archaeology and Historic Preservation (OAHP) Compass database (surveys and state and national designations within the survey area)
- City of Salida local landmarks

We will obtain all available digitized records and GIS base files to create an online map using the ArcGIS Online (AGOL) platform (see below example). **This application allows us to share the map with the City and other stakeholders during the survey planning process.** We have had excellent results using this collaborative application with our clients, including our recent project planning a survey of resources along Route 66 in Oklahoma. **Once the map is set up and available digitized records have been imported, we will create records for any un-digitized survey documentation within the survey plan area by reviewing the sources noted above.**

Other sources, including the following, may be added to the map to facilitate analysis of changes to the survey plan area over time and significant periods of development:

- Current and georeferenced historical aerial images
- Historical maps of Salida
  - Sanborn maps
  - 1894 Plat Map of Salida (Donna Nevens Collection)
  - 1909 Map of Salida (1909 Salida City Directory)
  - Others as identified



Example of the type of GIS-based map CMEC will use to consolidate and analyze data in the Salida survey plan area. This map shows resources designated at the local, state, and national levels; previous survey data and Determinations of Eligibility; resources identified during contextual development; and other sources. Topographic map images, historical aerial images, and a color-coded layer showing the earliest construction date for each parcel can be turned on and off as base layers. CMEC historians used the application during the windshield survey to identify high priority resources and areas for future documentation.

## WINDSHIELD SURVEY

Once the prior documentation has been analyzed, CMEC will prepare a list of observations and hypotheses to be verified during the windshield survey, in the form of research questions. Such questions may relate to the general veracity of appraisal district data, changes to the survey area since the last survey, and property type expectations, for example.

A Senior Architectural Historian meeting the professional qualifications in 36 CFR 61 will visit Salida to conduct a windshield survey of the subject area, armed with the information gleaned from prior surveys, reports, map analysis, and supplemental research conducted by CMEC. During the visit, the historian will methodically tour the entirety of the survey plan limits, making notes and taking photographs. The historian will also use a tablet loaded with the ArcGIS map and will use this application to drop “pins,” draw boundaries, and make other notes about the area. **Our team recently used this technique successfully when canvassing Calhoun County, Texas, as part of the development of the survey plan for the county.** The historians took photographs of representative properties and neighborhoods of interest and used the windshield visit to answer research questions. The Salida site visit may be enhanced by the accompaniment of City officials, local historians, or others knowledgeable about the city’s development. CMEC will carefully plan this element of the visit, ensuring that COVID-19 protocols are observed and that we are able to make the most efficient use of our windshield survey visit.

CMEC historians are trained in field safety precautions and will follow our established field investigations protocols. They are also trained in how to interact with citizens encountered during field investigations in a friendly, informative, and courteous way. We understand that people are curious about what we are doing, and we explain the project in simple terms and in consideration of the client’s preferred communication messaging. We will also provide each member of the public with a copy of a project flyer and a business card.

## EARLY PUBLIC INPUT

Our experience has proven that public outreach is an incredibly valuable tool for preservation projects. Not only does the community help to develop priorities and recognize opportunities for the survey plan, but active engagement with the community can help to identify significant historic resources within the community and gain support for the rehabilitation and preservation of historic resources.



CMEC public involvement



We will develop a community questionnaire for the project, to get input on historic preservation priorities, concerns, and areas of interest. CMEC will present draft questions to the City for review and approval. The survey will be administered online, and a Spanish version will also be developed, using CMEC's in-house Spanish translation capabilities. To ensure that people who may not have access to the internet (or who would prefer not to enter information online) have an opportunity to participate, a hard copy of the survey will be provided to the City, which could be returned by mail to CMEC. We will design a poster to promote the survey and will work with the City and key community liaisons to ensure that the survey is well-publicized and widely distributed.

## DRAFT SURVEY PLAN

Taking into consideration the guidance and direction from the City and stakeholders received through the kick-off meeting (and our practice of frequent client communication), as well as our analysis of prior documentation and the observations from the windshield survey, CMEC will prepare the draft historic resources survey plan.

## OUTLINE DEVELOPMENT

To ensure that the project team is on the same page from the outset, the draft plan will begin with an outline that will be circulated to the City and HPC for review and comment. The survey plan may include the following components, to be selected based on continued collaboration:

- I. Introduction
- II. Purpose and Goals
- III. Historic Context
- IV. Property Types
- V. Prior Survey Documentation
- VI. Stakeholder/Public Input Summary
- VII. 2021 Windshield Survey Observations
- VIII. Future Survey Plan
  - a. Methodology
  - b. Survey Priorities
  - c. Levels of Documentation
  - d. Recommendations/Implementation Plan
    - i. Phasing
    - ii. Cost Estimates
- IX. Appendix
  - a. Example Scopes of Work for Future Surveys
  - b. Maps Illustrating Survey Recommendations

## METHODOLOGY DEVELOPMENT

We will explore several options for survey methodology to find the right fit for the City of Salida. **Our team is experienced with a wide variety of documentation strategies**, including SurveyLA's comprehensive survey approach.

As described at right, the SurveyLA methodology involves conducting a high-level windshield survey to identify buildings, districts, sites, and objects visible from the right-of-way with potential historic significance, including potential boundary changes to existing districts (Phase 1 fieldwork), followed by reconnaissance-level research and documentation of the potentially significant resources (Phase 2 fieldwork). Rather than documenting every historic-age resource within a survey area—a task that requires considerable time and labor expenses—this approach allows for coverage of a broad geographic region in a shorter amount of time and the identification and documentation of the City's most important resources. As a result, time and money are not expended on documentation of resources that have low potential to be eligible properties. Reconnaissance-level field documentation would involve documenting individual buildings, objects, sites, and districts that were identified during the windshield survey for their potential historic significance. Throughout the windshield and reconnaissance survey process, research is conducted on properties and potential districts to inform the eligibility recommendations. For budgetary reasons, this phase may be broken up into increments and repeated as necessary until all resources identified during the windshield survey have been documented at a reconnaissance level.

Our team is also experienced in traditional survey methods and can alternately develop an approach that would comprehensively and uniformly document all historic age resources. This could be phased so that priority properties and geographic areas are documented first based on contextual development, current and historical map and aerial photograph analysis, appraiser data analysis, and stakeholder discussions. Obtaining more traditional, comprehensive survey data is more time-consuming and expensive but does provide the data needed for historical designations that may be undertaken as a next step (e.g. national, state, or local listing).

The survey plan development will also consider hybrid approaches tailored to the City's specific needs and the requirements of History Colorado. We understand that the agency has advocated for most resources in a survey area being recorded using the reconnaissance form, while a smaller subset is documented with the Architectural Inventory Form. The SurveyLA methodology can be used to identify whether properties should be documented with SHPO Form 1417 or 1403. This delineation (percent of properties needing a higher level of documentation) will allow for more accurate planning and budgeting for future survey work. We can create a custom approach that suits the interests and budget of the City, while providing good value. For instance, more intensive documentation may be employed within the existing historic district and immediate surroundings, as we know at the City is interested in potential updates to boundaries and contributing status. The survey plan will indicate where reconnaissance versus intensive documentation is recommended.

### THE SURVEYLA METHODOLOGY: WHAT IS IT?

The SurveyLA methodology was developed to survey the entire city of Los Angeles – almost 500 square miles and 880,000 parcels. A new survey approach was necessary for an undertaking of this scale, the largest historic resources survey ever conducted in the nation. Since it was developed in 2010, the SurveyLA methodology has proven to be the most expeditious and cost-effective way to comprehensively survey. Historic preservation professionals across the U.S. and the world have adopted the approach, which can be scaled and adapted to suit local needs and interests.

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## GUIDANCE FOR SURVEY PRIORITIES

The survey plan will be informed by several factors specific to the city of Salida; after completing the prior tasks in the work plan, CMEC will have the requisite knowledge to offer strategic, custom recommendations for the survey plan. Establishing priorities for survey will include considerations such as threats to historic properties (demolition, redevelopment, neglect, etc.), status of prior documentation, accuracy of prior documentation, potential for historic designation (local, state and national level), community interest, tourism benefits, and diversity and inclusion (e.g. Hispanic heritage).

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## IMPLEMENTATION PLAN

A clear and informative implantation plan will set the stage for the success of future survey efforts. This section of the survey plan will provide the city with nearly turnkey content for moving into the next phase of preservation planning and documentation activities. The implementation plan will provide a detailed timeline, cost estimates based on the types of survey recommended, and scope of work language that can be used for the development of future RFPs. Finally, the implementation plan will include an annotated list of resources and grant opportunities that can assist the City of Salida in furthering future preservation activities.

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## SUBMITTAL OF DRAFT PLAN

CMEC will submit one electronic draft of the plan for the City's review and comment. The City's representative will distribute the draft to project stakeholders (i.e. HPC) as desired, review staff and stakeholders' comments, and compile a final refined set of comments into a comment matrix.

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## PRESENTATION OF DRAFT PLAN

Following development of the draft survey plan, a public meeting will be held at a venue selected by the City and will include CMEC, City staff, the HPC, and the public to review the work accomplished thus far and the recommendations in the draft survey plan. At this time, we will solicit additional feedback on areas of interest and/or concern for historic surveys. We understand that the draft survey plan will be made available at City Hall and on the City's website and social media platforms. For similar projects, we have had success hosting a Google Sheets document for members of the public to enter comments in a matrix. Alternate methods (e.g. paper/mailed comment forms) will also be offered, to ensure that there is an opportunity for accessible and meaningful public comment.

CMEC has quickly adapted to providing virtual meeting services during the coronavirus pandemic. Our in-house public involvement team is on the leading edge of developing virtual meetings and creative strategies for public engagement. We have already completed several successful virtual public meetings and public hearings and will offer these strategies to the City of Salida for consideration, depending on conditions at the time of the meetings.

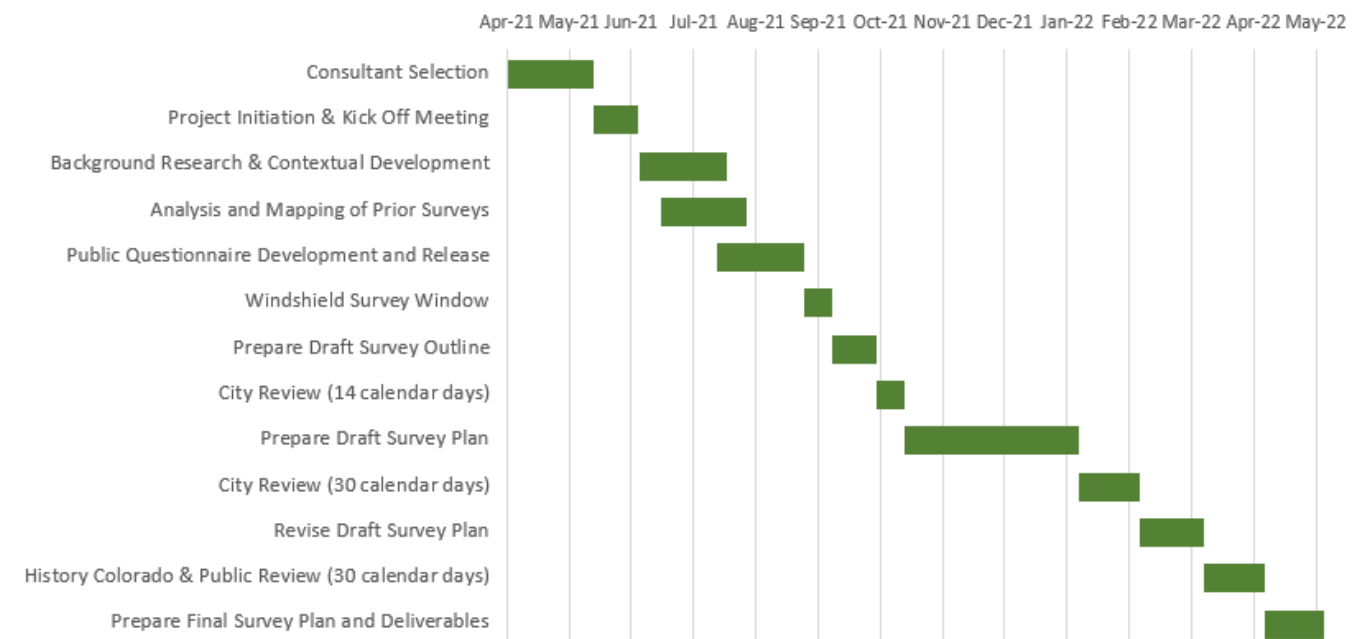
## FINAL SURVEY PLAN

CMEC will make the needed revisions to the draft survey plan based on public input and prepare the final historic survey plan. The final report will contain all information collected and compiled during the data collection process, field visits, and public meetings, and will be provided to the City. The final public meeting will be held at a City Council Chambers and will provide an opportunity to present the findings and recommendations from the final historic survey plan to the public.

**PROPOSED WORK SCHEDULE**

We have read the Colorado Certified Local Government Subgrant Program Manual for Fiscal Year 2021 and **will bring our understanding of the grant requirements as well as our extensive prior experience with CLG grants to bear to ensure that the project progresses smoothly and in accordance with all stipulations.** As the grant manual encourages initiating projects by June 2021, the schedule below was prepared accordingly and accommodates completion **well in advance of the Colorado Certified Local Government grant deadline of July 31, 2022.** The below tables present durations and key milestones for the project based on the anticipated start date and these stated preferences but could be adjusted as necessary following CMEC’s selection as the vendor.

Task	Working Days Duration	Start	Finish
Consultant Selection	30	Monday, April 26, 2021	Monday, June 7, 2021
Project Initiation & Kick Off Meeting	15	Monday, June 7, 2021	Monday, June 28, 2021
Background Research & Contextual Development	30	Tuesday, June 29, 2021	Tuesday, August 10, 2021
Analysis and Mapping of Prior Surveys	30	Friday, July 9, 2021	Friday, August 20, 2021
Public Questionnaire Development and Release	30	Thursday, August 5, 2021	Thursday, September 16, 2021
Windshield Survey Window	10	Thursday, September 16, 2021	Thursday, September 30, 2021
Prepare Draft Survey Outline	15	Thursday, September 30, 2021	Thursday, October 21, 2021
<i>City/HPC Review (14 calendar days)</i>	10	Thursday, October 21, 2021	Thursday, November 4, 2021
Prepare Draft Survey Plan	60	Thursday, November 4, 2021	Thursday, January 27, 2022
<i>City/HPC Review (30 calendar days)</i>	21	Thursday, January 27, 2022	Friday, February 25, 2022
Revise Draft Survey Plan	21	Friday, February 25, 2022	Monday, March 28, 2022
<i>History Colorado &amp; Public Review (30 calendar days)</i>	21	Monday, March 28, 2022	Tuesday, April 26, 2022
Prepare Final Survey Plan and Deliverables	21	Tuesday, April 26, 2022	Wednesday, May 25, 2022



## PROPOSED BUDGET

### Salida Survey Plan Cox|McLain Environmental Consulting, Inc.

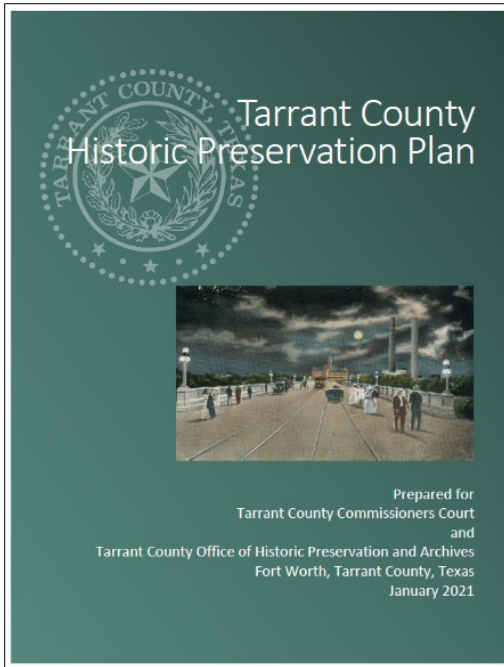
#### LABOR

	Project Principal	Senior Historian	Historian	GIS Analyst	Admin/ Clerical/ Tech Editor	Totals
	Hours	Hours	Hours	Hours	Hours	Hours
<b>Task</b>						
Client Coordination & Project Management	12				4	16
Data Collection and Evaluation	4	8	24	12		48
Windshield Survey		20				20
Questionnaire Development & Analysis	4	8	12		4	28
Draft Survey Plan	12	24	24	8	6	74
Final Survey Plan	4	8	12	4	4	32
Meetings and Public Involvement	24	4	4	2		34
<b>Total Labor Hours</b>	60	72	76	26	18	252
<b>Rate</b>	\$115.00	\$95.00	\$70.00	\$75.00	\$55.00	
<b>SUBTOTAL Labor Cost</b>						\$22,000
<b>EXPENSES</b>						
	Unit		Quantity	Rate		Total
Airfare	R/T Coach		3	\$500.00		\$1,500
Hotel (GSA Rate)	Night		3	\$96.00		\$288
Hotel Tax & Fees	Night		3	\$12.48		\$37
Per Diem	Day		5	\$20.00		\$100
<b>SUBTOTAL Nonlabor Expenses</b>						\$1,925

**\$23,925**

## PAST PERFORMANCE

Selected relevant projects and contacts for references are provided below.



### CLIENT CONTACT:

Dawn Youngblood, Historic Preservation and Archives Officer  
Tarrant County  
(817) 884-3272

### TARRANT COUNTY, TEXAS HISTORIC PRESERVATION AND SURVEY PLAN, 2019–2021

Historians from CMEC contributed to a historic preservation and **survey plan** for Tarrant County, Texas, **the first countywide plan in the state**. The document involved a summary of the current state of preservation, **an inventory of previously surveyed and designated properties, development of goals and objectives; a multiple-year survey plan; and an implementation plan**. Survey plans were customized for 41 different municipalities and involved extensive GIS mapping analysis. The implementation plan was carefully designed to align with anticipated funding sources and included sample scope language that can be used for contract/RFP development. The project required public involvement and close collaboration with the County Historical Commission. CMEC led the creation of the GIS-based inventory, which **combined digitized and previously undigitized data from numerous prior historic resources surveys and local, state, and federal historic designation programs**; development of a list of priority sites for future documentation and evaluation; and coordinated public outreach.



### CLIENT CONTACT:

Justin Kockritz, Lead Reviewer, Federal Programs  
Texas Historical Commission  
(512) 936-7403

### COUNTYWIDE SURVEYS OF ARANSAS, CALHOUN, AND REFUGIO COUNTIES, TEXAS, 2020-ONGOING

CMEC is part of a team conducting countywide historical resources surveys of three large, rural coastal Texas counties that have been minimally documented. The Texas State Historic Preservation Office (Texas Historical Commission [THC]), commissioned the project, the first of its kind in the state. The multi-year project, which will culminate in documentation and evaluation of thousands of properties constructed before 1974, requires intensive planning including a comprehensive literature review for each county, identification and mapping of known historical resources, public and stakeholder involvement, development of countywide historical context statements, and survey and fieldwork methodology plans. Windshield surveys and GIS analysis informed the development of the **survey plan for each of the three counties which will guide fieldworkers on survey priorities and applicable levels of documentation**. The THC received a grant from the NPS for this project.

**CLIENT CONTACT:**

Elizabeth Brummett, Development Services  
Manger  
City of Austin  
(512) 974-1264

### CITY OF AUSTIN, TEXAS HISTORIC BUILDING SURVEY OF NORTH LOOP, HANCOCK, AND UPPER BOGGY CREEK, 2019–2020

The City of Austin selected CMEC to conduct a **historic resources survey of over 4,000 resources** constructed prior to 1974 in the northeast half of North Central Austin. CMEC prepared historic contexts for the survey area which addressed major development, architecture, transportation, economic, and social trends in the history of the city and the survey area's neighborhoods. To prepare for the fieldwork, **CMEC historians conducted an early windshield survey to identify high priority resources and districts and to create a survey plan** for the large team of field workers. The project also involved **extensive public engagement** activities including public meetings, letters to property owners, a questionnaire in English and Spanish, social media posts, outreach to neighborhood associations, and oral history interviews. In addition to identification of resources and districts recommended eligible for local and NRHP designation and potential heritage tourism sites, our report included **recommendations for future survey work** that would maximize city resources.

**CLIENT CONTACT:**

Catherine Gorman, Historic Preservation  
Planner  
City of Galveston  
(409) 797-3665

### CITY OF GALVESTON, TEXAS HISTORIC RESOURCES SURVEY, 2017–2018

The City of Galveston retained CMEC in 2017 to develop a historic context statement focusing on the mid-twentieth century in Galveston and to undertake a survey of Mid-Century Modern resources across the city. **The project required a survey plan to identify the resources to be documented in the citywide effort.** The resources selected to be documented were identified through archival research, analysis of appraisal district data, and coordination with City staff and local preservation stakeholders and comprised a wide variety of property types. CMEC developed a custom database to collect information about each property in tablets during fieldwork and produce an inventory form for each resource. For the Harbor View neighborhood, CMEC conducted intensive-level research of the history of the subdivision and developer and completed a comparative analysis of other postwar neighborhoods in Galveston. As a result of the citywide assessment of Mid-Century Modern resources, 36 were recommended eligible as local landmarks and/or NRHP properties. The survey was conducted in compliance with SHPO standards and approved by the SHPO in 2018.

**CLIENT CONTACT:**

Dan Kassik, Planner  
City of Guthrie  
(405) 282-0190

### **INTENSIVE LEVEL SURVEY OF GUTHRIE HISTORIC DISTRICT, GUTHRIE, OKLAHOMA, 2019**

The City of Guthrie commissioned CMEC to conduct an intensive level architectural/historic resources survey of the Guthrie Historic District, a commercial district originally listed in the NRHP in 1974 and subsequently updated in 1987. A subset of historic resources within the district was listed in the National Historic Landmark (NHL) Program in 1999. The primary objective of the intensive level survey was to provide documentation to support an update to the NHL district nomination. **A key aspect of the project was analyzing and mapping the various levels of prior documentation to identify gaps and guide the survey.** CMEC also provided individual recommendations for resources within the survey area not already listed in the NRHP as part of the Guthrie Historic District NHL or Guthrie NRHP District; and provided recommendations for resources in the survey area that would be contributing or noncontributing to the larger Guthrie Historic District NRHP. The project, which evaluated 127 historic-age resources, **included recommendations for future windshield- and intensive-level survey work and other preservation planning activities.**

**CLIENT CONTACT:**

Janet Hansen, former SurveyLA Manager  
City of Los Angeles  
hhistorian@hotmail.com

### **CITYWIDE SURVEY OF LOS ANGELES, CALIFORNIA, 2013-2015**

Prior to joining CMEC, historian Sandy Shannon participated in multiple phases of SurveyLA, a citywide survey of Los Angeles designed to provide the foundation for the City's historic preservation program. The groundbreaking project was the largest and first all-digital citywide survey in the nation. It utilized new survey methodologies to efficiently scan the entire city and document its most important resources. The project required strict adherence to survey standards and knowledge of an extensive array of contextual histories and property types to identify resources and districts that met local, state, and national eligibility standards. In addition to participating in windshield and reconnaissance-level fieldwork, Ms. Shannon served as the lead author of the citywide context of bowling alleys and participated in the development of the city's GIS-based cultural resources database, which captured new survey data and information about previously designated resources.





## EXPERTISE

Ms. Reed is an Architectural Historian with over a decade of experience in property assessments, historic preservation, and related work, including research, documentation and regulatory compliance. She manages a team of eight historians in three states. Her expertise includes preservation planning; surveying, assessing, and documenting historic properties and determining eligibility for local, state, and national historic designation; archival research; and historic context development. She meets the Secretary of the Interior's professional qualifications for Architectural Historian.

## SELECTED PROJECTS

**Historic Resources Surveys of Aransas, Calhoun, and Refugio Counties, Texas**—Countywide historic resources surveys of three large, rural counties in Texas that have minimal prior documentation for the Texas Historical Commission. Project tasks include a comprehensive literature review for each county, identification and mapping of known historic resources, development of countywide historical context statements, preparation of countywide survey plans, public involvement, and survey and documentation of thousands of properties constructed before 1974. 2020-present.

*Client contact: Mary Alfson-Tinsman | JMT | 215-496-4728 | malfson@jmt.com*

**Historic Preservation Plan/Survey Plan for Tarrant County, TX**—CMEC contributed to the Historic Preservation Plan for Tarrant County, the first countywide historic preservation plan in Texas. The plan involved a summary of the current state of preservation in the county, an inventory of previously surveyed and designated properties, development of goals and objectives; a historic resources survey plan; and an implementation plan. The plan also included public involvement and close collaboration with the County Historical Commission. CMEC directly contributed to public outreach, the inventory, development of a customized survey plan for 41 municipalities and the unincorporated areas of the county, and sample scopes of work for future surveys. The project required incorporating participation from a broad range of partners and stakeholders. 2019-2020.

*Client contact: Dawn Youngblood | Tarrant County | 817-884-3272 | dayoungblood@tarrantcounty.com*

**Preservation Plan for the University of Texas Forty Acres, Austin, Travis County, TX**—Graduate Research Assistant and co-author of the preservation plan for the historic core of UT's campus funded by the Getty Foundation. Work included development of a historic context and management plan based on a comprehensive survey of conditions of the exteriors of buildings, including laboratory and field testing of conservation methods for a representative set of buildings. 2008-2010.

*Client contact: Fran Gale | University of Texas at Austin | 512-475-6963*

**Historic Building Survey for North Loop, Hancock, and Upper Boggy Creek Neighborhoods, City of Austin, Travis County, TX**—Project Investigator for grant funded survey of over 4,000 resources constructed prior to 1974 in the northeast half of North Central Austin. Project includes survey documentation of fields on the THC survey form, historic context development, public outreach in English and Spanish, oral history interviews, archival research, and development of recommendations regarding historic districts, individual landmarks, and potential heritage tourist destinations. Historic district summaries were prepared for each potential district (eight total) that will serve as the foundation for neighborhood groups that wish to pursue formal designation. Report also included recommendations for future survey plans, future outreach with owners of historic properties, collaboration with stakeholders to promote heritage tourism, and code modifications. 2019-present.

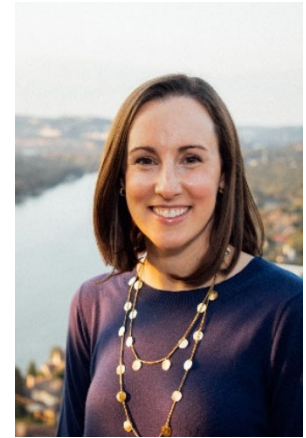
*Client contact: Elizabeth Brummett | City of Austin | 512-974-1264 | elizabeth.brummett@austintexas.gov*

**Development of Citywide Design Standards for Local Historic Districts, City of Austin, TX**—Ms. Reed was selected as a member of the Design Standards Working Group, a group of historic preservation professionals who worked to create a new set of historic design standards for the City of Austin. The goal of the project was to provide clear, user-friendly standards and guidelines for all historic property owners and to simplify the historic district application process. Document includes an explanation of when the standards must be followed and how to apply them, including a glossary. 2018-2021.

*Client contact: City of Austin | 512-974-3393 | preservation@austintexas.gov*

**Historic Resources Survey for City of Fredericksburg, TX**—Principal Investigator for a locally-sponsored historic resources survey of neighborhoods surrounding a local historic district. Tasks included historic context development, custom database development, field survey of resources built before 1968, presentations at community meetings, assignment of preservation priorities, and individual eligibility and district assessments. The survey area comprised 538 parcels and CMEC documented 398 historic-age resources on an abbreviated survey form. CMEC recommended an expansion to the existing historic district and identified individual resources eligible for the NRHP and/or local listing. 2018-2019.

*Client contact: Anna Hudson | City of Fredericksburg | 830-990-2026 | ahudson@fbgtx.org*



## Education

MS, Historic Preservation, University of Texas at Austin, 2010

BA, History and Art History, University of North Carolina at Chapel Hill, 2006 (Phi Beta Kappa)

## TxDOT Precertifications

Sequence #19120

1.8.1 Public Involvement

2.7.2 Section 4(f) for Historic Properties

2.15.1 Historical Research

2.15.2 Historical Surveys

2.12.1 Socio-Economic and Environmental Justice Analyses

2.14.1 Environmental Doc. Preparation

## Specialties

- Management of complex projects
- Preservation planning
- Coordination with public and stakeholders

## Professional Activities and Continuing Education

City of Austin Historic Landmark Commission, 2015-2020

Society of Architectural Historians

Preservation Austin

Arkansas SHPO Survey Training, 2020

National Preservation Institute, Section 4(f) Compliance for Historic Properties, May 2019

Virginia Department of Historic Resources, VCRIS Training, May 2019

2019 ACEC Texas Leadership Academy

Project Management Seminar, ACEC Texas/ John Geddie & Associates, February 2018

NPI Historic Bridge Training: Management, Regulations, and Rehabilitation, April 2017



**Historic Resources Survey for City of Galveston, TX**—Principal Investigator for historic resources survey of 260 Mid-Century Modern resources in Galveston. The project required a survey plan to identify the resources to be documented in the citywide effort. The resources selected to be documented were identified through archival research, analysis of appraisal district data, and coordination with City staff and local preservation stakeholders and comprised a wide variety of property types. CMEC developed a historic context focusing on the mid-twentieth century, prepared a custom inventory form and database for tablet-based data collection, and conducted research on individual properties and the history of the Harbor View neighborhood and developer. As part of the evaluation of Harbor View, CMEC conducted a comparative analysis of postwar neighborhoods in Galveston. As a result of the survey, CMEC recommended Harbor View eligible for local listing and the NRHP as a district and recommended 36 individual properties eligible for local listing and/or the NRHP. The survey was conducted in compliance with TX SHPO standards and approved by the SHPO. 2018-2019.

*Client contact: Catherine Gorman | City of Galveston | 409-797-3665 | CGorman@GalvestonTX.gov*

**Historic Resources Survey for City of Seguin, TX**—Reconnaissance survey of 200 resources in the Seguin Downtown NRHP District and surrounds. Project also involved a windshield survey of neighborhoods adjacent the district to identify potential district expansion areas, community outreach, and development of a custom database for the City. Made recommendations for future preservation planning activities, including identification of future survey areas and methodologies, district boundary and period of significance changes, and research and contextual development for resources associated with the city's underrepresented populations, which are not well documented. Project conducted in compliance with SHPO methodologies. 2018-2019.

*Client contact: Kyle Kramm | City of Seguin | 803-401-2448 | kkramm@sequintexas.gov*

**Public Outreach and Analysis Regarding Certificate of Appropriateness Process for the City of Georgetown, TX**—Ms. Reed was retained by the City of Georgetown to solicit feedback from local citizens, developers, and other stakeholders about the certificate of appropriateness process and their experience with the Planning Department with regard to historic preservation. The feedback was gathered through a series of focus groups (including architecture and design professionals, residential and applicants, and real estate professionals) and held open office hours. CMEC prepared a series of targeted questions for each focus group session based on discussion with the City and Ms. Reed moderated the sessions. CMEC prepared a report on the key findings identify instances where sentiments heard in the focus groups and office hour interviews were consistent with questionnaire survey data. 2018.

*Client contact: Sofia Nelson, Planning Director | City of Georgetown | 512-931-7611 | Sofia.Nelson@Georgetown.org*

**Amarillo Helium Plant Oral History Event, Amarillo, for TxDOT, TX**—Planned and implemented an event for TxDOT as part of mitigation for a project that required acquisition of the eastern section of the NRHP eligible Amarillo Helium Plant. TxDOT committed to gathering information about the plant from retirees and others familiar with the operations in an MOA. CMEC worked closely with TxDOT to develop materials and widely publicize the event through television ads, radio spots, and social media. The event was also promoted through direct coordination with several local stakeholders, including the Amarillo Historical Preservation Foundation and Amarillo City Center. CMEC interviewed plant retirees and scanned and photographed the memorabilia (including scrapbooks, pictures, and official plant documents) to create a digital repository to serve future researchers. 2018.

*Client contact: Mark Brown | TxDOT | 512-416-2600 | mark.brown@txdot.gov*

**Historic Resources Survey and NRHP Amendment for City of Covington, LA**—The City of Covington retained CMEC to develop a comprehensive and up-to-date inventory of historic-age properties within the Division of St. John NRHP District. CMEC re-surveyed resources documented in the NRHP nomination and surveyed resources that reached historic-age since the 1982 nomination (300 total). Also conducted a windshield survey of surrounding areas to identify and document potentially eligible properties. Public involvement tasks involved public meetings and coordination with local historians. Deliverables included an updated historic context, recommendations for a NRHP boundary change, identification of contributing and noncontributing resources within the existing NRHP district, results of a windshield survey, recommendations for future survey efforts, and a list of resources that may be eligible for local, state, or national designation. Also assisting the City with a formal update to the NRHP nomination with the NPS. 2017-2018.

*Client contact: Nahketah Bagby | City of Covington | 985- 867-1214 | nbagby.covla.com*

**Historic Resources Survey for City of Georgetown, TX**—Principal Investigator for a survey of over 3,300 parcels in downtown Georgetown and its surrounds. Assigned a preservation priority to each property, identified candidates for local landmark and NRHP designation, and made recommendations regarding future survey plans, preservation code revisions, and updates to the boundaries of existing historic districts. Hosted a "Mobile Workshop" to educate the public about the effort as well as survey methodologies promoted by THC. Made presentations to City officials and the general public, and hosted public office hours. 2016-2017.

*Client contact: Sofia Nelson | City of Georgetown | 512-931-7611 | sofia.nelson@georgetown.org*

**Texas Historical Commission's "Hispanic Texans: Journey from Empire to Democracy" Travel Guide**—Developed content for a travel guide published by the Texas Historical Commission featuring 110 cultural heritage sites across the state of Texas. Researched sites in Brackettville, Del Rio, Eagle Pass, and Comstock and wrote entries incorporating themes related to Hispanic/Tejano history. This public history project was developed for general public consumption and incorporated historical photographs, written narratives, oral histories, and graphical elements for presentation of historical narratives via website and in printed heritage tourism materials. 2014. Ms. Reed completed this project with her previous employer.

*Client contact: April Garner | Texas Historical Commission | 512-463-2630*



## EXPERTISE

Ms. Shannon is an Architectural Historian with experience in property assessments, historic preservation planning, and related work, including research, documentation, and regulatory compliance. She has participated in a wide range of windshield, reconnaissance, and intensive-level survey projects across several states. Her expertise includes surveying, assessing, and documenting historic properties and evaluating eligibility for the National Register of Historic Places; archival research; local landmark and NRHP nominations; historic context development; and survey planning. She meets the Secretary of the Interior's professional qualifications for Architectural History.

## SELECTED PROJECTS

**Historic Resources Surveys of Aransas, Calhoun, and Refugio Counties, Texas**—Countywide historic resources surveys of three large, rural counties in Texas that have minimal prior documentation for the Texas Historical Commission. Project tasks include a comprehensive literature review for each county, identification and mapping of known historic resources, development of countywide historical context statements, [preparation of countywide survey plans](#), public involvement, and survey and documentation of thousands of properties constructed before 1974. 2020-present.

*Client contact: Mary Alfson-Tinsman | JMT | 215-496-4728 | malfson@jmt.com*

**Documentation and Disaster Planning for Texas Dance Halls, Multiple Counties, TX**—CMEC was retained by Texas Dance Hall Preservation, Inc. to implement a grant project funded by the NPS through the Hurricanes Harvey, Irma, and Maria Emergency Supplemental Historic Preservation Fund (HIM-ESHPPF) Grant Program. CMEC is working to inventory and survey historic dance halls in the FEMA Hurricane Harvey disaster area, assess extreme weather risks for up to 100 halls, and identify opportunities for disaster response planning and measures to increase resilience. 2020-present.

*Client contact: Casey Jordan | Texas Dance Hall Preservation | 512-400-4315 x. 700 | director@texasdancehall.org*

**Historic Preservation Plan/Survey Plan for Tarrant County, TX**—CMEC contributed to the Historic Preservation Plan for Tarrant County, the first countywide historic preservation plan in Texas. The plan involved a summary of the current state of preservation in the county, an inventory of previously surveyed and designated properties, development of goals and objectives; a historic resources survey plan; and an implementation plan. The plan also included public involvement and close collaboration with the County Historical Commission. CMEC directly contributed to public outreach, the inventory, development of a [customized survey plan for 41 municipalities and the unincorporated areas of the county, and sample scopes of work for future surveys](#). The project required incorporating participation from a broad range of partners and stakeholders. 2019-2020.

*Client contact: Dawn Youngblood | Tarrant County | 817-884-3272 | dayoungblood@tarrantcounty.com*

**Historic Building Survey for North Loop, Hancock, and Upper Boggy Creek Neighborhoods, City of Austin, Travis County, TX**—Project Manager for grant funded survey of over 4,000 resources constructed prior to 1974 in the northeast half of North Central Austin. Project includes survey documentation of fields on the THC survey form, historic context development, public outreach in English and Spanish, oral history interviews, archival research, and development of recommendations regarding historic districts, individual landmarks, and potential heritage tourist destinations. A historic district summary was prepared for each potential district (eight total) that serve as the foundation for neighborhood groups that wish to pursue formal designation. [Report also included recommendations for future survey plans](#), future outreach with owners of historic properties, collaboration with stakeholders to promote heritage tourism, and code modifications. 2019-present.

*Client contact: Elizabeth Brummett | City of Austin | 512-974-1264 | elizabeth.brummett@austintexas.gov*

**Historic Structure Report, Route 66 "Ribbon Road," Ottawa County, OK**—Historic structure report for the 9-foot-wide former section of Route 66, known as the "Ribbon Road," in Ottawa County, Oklahoma. Report included developmental history, historical background and context, chronology of development and use, physical description, evaluation of significance, condition assessment, historic preservation objectives, requirements for work, treatment plan recommendations, and mitigation alternatives. CMEC historians worked directly with National Park Service staff and received commendations on the work product, the first known application of the HSR format to a roadway. 2019-2020.

*Client contact: John Blickensderfer | Guy Engineering | 539-424-5001 | John-B@GUYengr.com*

**Historic Resources Survey, Guthrie, OK**—Intensive-level architectural survey of the National Historic Landmark / NRHP district in downtown Guthrie, OK to provide documentation for an update to the district. Survey included 127 resources and met Oklahoma Architectural/Historic Survey requirements. A key aspect of the project was analyzing and mapping the various levels of prior documentation to identify gaps and guide the survey. [Report included recommendations for future windshield- and intensive-level survey work and](#)



## Education

Master of Heritage Conservation,  
University of Southern California, Los Angeles, 2014  
BS Psychology, University of Illinois at Urbana-Champaign, 2003

## Specialties

- Large-scale historic resources surveys
- Data management
- NRHP nominations

## Professional Activities and Continuing Education

Society of Architectural Historians  
Docomomo

DC Preservation League

Association for Preservation  
Technology

*Why Old Places Matter? A Survey of the Public*, National Trust for Historic Places, 2015

Poster Session Presenter, *Rising to the Occasion: Funding a Master Plan for the Amarillo Helium Plant*, Transportation Research Board Annual Meeting, 2019

National Preservation Institute,  
*Section 4(f) Compliance for Historic Properties*, May 2019

Virginia Department of Historic Resources, *VCRIS Training*, 2019

Arkansas SHPO Survey Training, 2020



other preservation planning activities, 2019.

*Client contact: Dan Kassik | City of Guthrie | 405-282-0190 | dkassik@cityofguthrie.com*

**Historic Resources Survey for City of Galveston, Galveston County, TX**—Historic resources survey of 260 Mid-Century Modern resources in Galveston. The project required a survey plan to identify the resources to be documented in the citywide effort. The resources selected to be documented were identified through archival research, analysis of appraisal district data, and coordination with City staff and local preservation stakeholders and comprised a wide variety of property types. CMEC developed a historic context focusing on the mid-twentieth century, prepared a custom inventory form and database for tablet-based data collection, and conducted research on individual properties and the history of the Harbor View neighborhood and developer. As part of the evaluation of Harbor View, CMEC conducted a comparative analysis of postwar neighborhoods in Galveston. As a result of the survey, CMEC recommended Harbor View eligible for local listing and the NRHP as a district and recommended 36 individual properties eligible for local listing and/or the NRHP. The survey was conducted in compliance with TX SHPO standards and approved by the SHPO. 2018-2019.

*Client contact: Catherine Gorman | City of Galveston | 409-797-3665 | CGorman@GalvestonTX.gov*

**Historic Resources Survey for City of Seguin, Guadalupe County, TX**—Reconnaissance survey of 200 resources in the Seguin Downtown NRHP District and surrounds. Project also involved a windshield survey of neighborhoods adjacent the district to identify potential district expansion areas, community outreach, and development of a custom database for the City that incorporated the Texas SHPO inventory form format. Made recommendations for future preservation planning activities, including identification of future survey areas and methodologies, district boundary and period of significance changes, coordination with local stakeholders, and research and contextual development for resources associated with the city's underrepresented populations, which are not well documented. Project conducted in compliance with SHPO methodologies. 2018-2019.

*Client contact: Kyle Kramm | City of Seguin | 803-401-2448 | kkramm@seguintexas.gov*

**Historic Resources Survey and NRHP Amendment for City of Covington, LA**—The City of Covington retained CMEC to develop a comprehensive and up-to-date inventory of historic-age properties within the Division of St. John National Register Historic District. CMEC re-surveyed resources documented in the NRHP nomination and surveyed resources that reached historic-age since the 1982 nomination. In total, 300 resources were documented using our tablet-based data collection and reporting system. Also conducted a windshield survey of surrounding areas to identify and document potentially eligible properties. Public involvement tasks involved public meetings and coordination with local historians. Deliverables included an updated historic context, recommendations for a NRHP boundary change, identification of contributing and noncontributing resources within the existing NRHP district, results of a windshield survey, recommendations for future survey efforts, and a list of resources that may be eligible for local, state, or national designation. Also assisting the City with a formal update to the NRHP nomination with the NPS. 2017-2018.

*Client contact: Nahketah Bagby | City of Covington | 985- 867-1214 | nbagby.covla.com*

**On-Call Historic Resources Consulting for the City of Georgetown, Williamson County, TX**—Various historic preservation projects for the City, including research, preparation of public outreach materials, evaluation of proposed renovations and demolitions, and other tasks as assigned. 2018–present.

*Client contact: Sofia Nelson, Planning Director | City of Georgetown | 512-931-7611 | Sofia.Nelson@Georgetown.org*

**Historic Resources Survey of Lydick's First Addition for City of Norman, Cleveland County, OK**—Intensive-level survey of a mid-twentieth century residential neighborhood with 83 parcels. Goal of the survey was to assess for individual and district NRHP eligibility. Deliverables included survey report, context and neighborhood developmental history, documentation of resources within the survey area, an NRHP eligibility assessment, and recommendations for preservation planning opportunities for mid-century neighborhoods. 2017-2018.

*Client contact: Anais Starr | City of Norman | 405-366-5392 | anais.starr@normanok.gov*

**Historic Resources Survey for City of Georgetown, TX**—Survey of over 3,300 properties including downtown Georgetown and its surrounds. Assigned a preservation priority to each property, identified candidates for local landmark and NRHP designation, and made recommendations regarding future survey plans, preservation code revisions, and updates to the boundaries of the City's existing historic districts. Made presentations to the general public and had public office hours. 2016-2017.

*Client contact: Sofia Nelson | City of Georgetown | 512-931-7611 | sofia.nelson@georgetown.org*

**Citywide Historic Resources Survey for City of Los Angeles, CA**—Intern, then consultant, for survey of Los Angeles that utilized pioneering methodologies to survey the entire city. Participated in reconnaissance and intensive phases of project, including GIS mapping; fieldwork; identification and documentation of resources individually eligible for local, state, and national listing; identification and documentation of local districts; archival research; and development of local district descriptions. Project required knowledge and documentation of an extensive array of contextual histories with eligibility standards and property types. Prepared citywide context for bowling alleys and participated in the development of the city's GIS-based cultural resources database. 2013-2015.

*Client: Janet Hansen | formerly with City of Los Angeles | jhhistorian@hotmail.com*



### EXPERTISE

Ms. Campbell has over twenty years of experience in historic preservation and meets the Secretary of the Interior's professional qualifications for Architectural Historian. She has experience with surveys, NRHP nominations, and HABS/HAER documentation around the country. She is an experienced researcher and is skilled in the documentation and evaluation of resources. She was a project reviewer and National Register program staff at the Texas SHPO from 2005 to 2012, where she reviewed survey projects for sound methodologies, completeness, accuracy, and valid recommendations. She also has experience in project planning and implementation, working with local governments and ordinances; archival research; and technical writing.

### SELECTED PROJECTS

**Public Involvement Plan for TxDOT Non-Truss Bridge Survey 20-Year Update, Multiple Counties, TX**—CMEC was retained by TxDOT to produce a public involvement plan to engage the public and stakeholders in their survey and update of pre-1945 non-truss bridges in their Historic Bridge Inventory. CMEC has provided the public involvement plan and will be working with TxDOT to revise and implement the plan throughout the life of the project. Strategies for engagement include virtual workshops with an advisory group, questionnaires and surveys, virtual public meetings, newsletters, and social media. 2020-present.

*Client contact: Mark Brown | TxDOT ENV | 512-416-2600 | Mark.Brown@txdot.gov*

**Documentation and Disaster Planning for Texas Dance Halls, Multiple Counties, TX**—CMEC was retained by Texas Dance Hall Preservation, Inc. to implement a grant project funded by the NPS through the Hurricanes Harvey, Irma, and Maria Emergency Supplemental Historic Preservation Fund (HIM-ESHFP) Grant Program. CMEC is working to inventory and survey historic dance halls in the FEMA Hurricane Harvey disaster area, assess extreme weather risks for up to 100 halls, and identify opportunities for disaster response planning and measures to increase resilience. 2020-present.

*Client contact: Casey Jordan | Texas Dance Hall Preservation | 512-400-4315 x. 700 | director@texasdancehall.org*

**Historic Resources Surveys of Aransas, Calhoun, and Refugio Counties, Texas**—Countywide historic resources surveys of three large, rural counties in Texas that have minimal prior documentation for the Texas Historical Commission. Project tasks include a comprehensive literature review for each county, identification and mapping of known historic resources, development of countywide historical context statements, preparation of countywide survey plans, public involvement, and survey and documentation of thousands of properties constructed before 1974. 2020-present.

*Client contact: Mary Alfson-Tinsman | JMT | 215-496-4728 | malfson@jmt.com*

**Historic Building Survey for North Loop, Hancock, and Upper Boggy Creek Neighborhoods, City of Austin, Travis County, TX**—Grant funded survey of over 4,000 resources constructed prior to 1974 in the northeast half of North Central Austin. Project includes survey documentation of fields on the THC survey form, historic context development, public outreach in English and Spanish, oral history interviews, archival research, and development of recommendations regarding historic districts, individual landmarks, and potential heritage tourist destinations. A historic district summary was prepared for each potential district (eight total) that serve as the foundation for neighborhood groups that wish to pursue formal designation. Report also included recommendations for future survey plans, future outreach with owners of historic properties, collaboration with stakeholders to promote heritage tourism, and code modifications. 2019-present.

*Client contact: Elizabeth Brummett | City of Austin | 512-974-1264 | elizabeth.brummett@austintexas.gov*

**Historic Resources Survey, Guthrie, OK**—Principal Investigator for intensive-level architectural survey of the National Historic Landmark / NRHP district in downtown Guthrie, OK to provide documentation for an update to the district. Survey included 127 resources and met Oklahoma Architectural/Historic Survey requirements. A key aspect of the project was analyzing and mapping the various levels of prior documentation to identify gaps and guide the survey. Report included recommendations for future windshield- and intensive-level survey work and other preservation planning activities. 2019.

*Client contact: Dan Kassik | City of Guthrie | 405-282-0190 | dkassik@cityofguthrie.com*

**Historic Resources Survey for City of Seguin, Guadalupe County, TX**—Reconnaissance survey of 200 resources in the Seguin Downtown NRHP District and surrounds. Project also involved a windshield survey of neighborhoods adjacent the district to identify potential district expansion areas, community outreach, and development of a custom database for the City that incorporated the Texas SHPO inventory form format. Made recommendations for future preservation planning activities, including



### Education

MS, Historic Preservation, University of Texas at Austin, 2004

BA, Anthropology and Art, College of William and Mary, 1997

### TxDOT Precertifications

Sequence #26368

**2.7.1** (Sec. 4(f)/6(f) Evaluations)

**2.7.2** (Historic Sites Sec. 4(f) Evaluations)

**2.15.1** (Historical Research of Extant Buildings, Structures, Landscapes, & Objects)

**2.15.2** (Historical Surveys & Documentation of Buildings, Structures, Landscapes, & Objects)

### Specialties

- Management of complex projects
- Historic Bridge Evaluations
- HABS/HAER
- Section 4(f)
- Section 106 for Disaster Recovery projects

### Professional Activities and Continuing Education

Historic Bridge Foundation  
Galveston Historical Foundation  
Vernacular Architecture Forum  
WTS, Houston Chapter  
FHWA Section 4(f) Compliance Training, June 2009  
ACHP Section 106 Advanced Seminar, April 2008  
SRI Foundation Section 106: Principals and Practice, October 2005



identification of future survey areas and methodologies, district boundary and period of significance changes, coordination with local stakeholders, and research and contextual development for resources associated with the city's underrepresented populations, which are not well documented. Project conducted in compliance with SHPO methodologies. 2018-2019.

*Client contact: Kyle Kramm | City of Seguin | 803-401-2448 | kkramm@seguintexas.gov*

**Historic Resources Survey for City of Galveston, Galveston County, TX**—Historic resources survey of 260 Mid-Century Modern resources in Galveston. The project required a survey plan to identify the resources to be documented in the citywide effort. The resources selected to be documented were identified through archival research, analysis of appraisal district data, and coordination with City staff and local preservation stakeholders and comprised a wide variety of property types. CMEC developed a historic context focusing on the mid-twentieth century, prepared a custom inventory form and database for tablet-based data collection, and conducted research on individual properties and the history of the Harbor View neighborhood and developer. As part of the evaluation of Harbor View, CMEC conducted a comparative analysis of postwar neighborhoods in Galveston. As a result of the survey, CMEC recommended Harbor View eligible for local listing and the NRHP as a district and recommended 36 individual properties eligible for local listing and/or the NRHP. The survey was conducted in compliance with TX SHPO standards and approved by the SHPO. 2018-2019.

*Client contact: Catherine Gorman | City of Galveston | 409-797-3665 | CGorman@GalvestonTX.gov*

### **SELECTED PROJECT EXPERIENCE WITH OTHER FIRMS**

**Community Development Block Grant Disaster Recovery Homeowner and Rental Programs, Hardin, Jefferson, and Orange Counties, TX**—Responsible for program compliance with federal, state, and local regulations and ordinances related to historic properties. Responsibilities include program survey and identification of historic properties, the development of program methodology to avoid and mitigate adverse effects to historic properties, and coordination with Texas Historical Commission under Section 106 of the National Historic Preservation Act. Also responsible for coordination with local landmark commissions for proposed program construction within local historic districts. Reviewed plans and specifications to ensure compliance with *The Secretary of Interior's Standards for the Treatment of Historic Properties*. Also responsible for monitoring project construction to ensure that the program conformed to Section 106 commitments; this involved coordination with construction crews prior to work with additional site visits during construction to ensure compliance. 2013-2018.

*Client: Ms. Campbell completed this work with a previous employer for the South East Texas Regional Planning Commission.*

**Lafayette Urban Section, I-49 Connector, Lafayette Parish, LA**—Provided description and evaluation of identified historic-age buildings and structures in the Area of Potential Effect for this highway project in Louisiana. Louisiana Department of Transportation and Development will use the final report to coordinate with the Louisiana State Historic Preservation Office in order to fulfill their responsibilities under Section 106 of the National Historic Preservation Act. Project had a strong public involvement process and required meetings with consulting parties identified by the Federal Highway Administration and Louisiana DOT. 2015-2018.

*Client: Ms. Campbell completed this work with a previous employer for the Louisiana Department of Transportation and Development.*

**TEXRail Corridor Project, Tarrant County, TX**—Worked with Federal Transit Administration and Fort Worth Transportation Authority to develop a Memorandum of Agreement implementing measures to avoid, minimize, and mitigate adverse effects identified during consultation and negotiate the agreement with Texas Historical Commission and consulting parties. Authored relevant sections of the Final Environmental Impact Statement, including Section 4(f) evaluation document. 2013-2014.

*Client: Ms. Campbell completed this work with a previous employer for the Fort Worth Transportation Authority.*

**Bankhead Highway Proposal and initiation of Texas Historic Roads and Highways Program, multiple counties, TX**—Liaison for Texas Historical Commission to evaluate state bills related to proposed Historic Roads and Highways Program. Once bills passed Texas State Legislature, worked with team of Texas Department of Transportation and Texas Historical Commission staff to draft guidelines for program. Worked with the National Register coordinator and Executive Director of the Texas Historical Commission on a successful application for Statewide Transportation Enhancement Program funding to undertake historic context development for early Texas highway system and conduct a survey of the historic route of the Bankhead Highway and associated resources. 2009—2012.

*Ms. Campbell completed this work with a previous employer.*

**South Texas irrigation historic context, methodology for evaluation, and intensive surveys of individual districts, multiple counties, TX**—Provided technical review for Texas Historical Commission of the research, identification and classification of resources, delineation of boundaries, evaluation of significance, and assessment of integrity. Reviewed drafts of historic context report, participated in site visits, and met with TxDOT staff and contractor regarding the documentation. Reviewed methodology for evaluation to ensure it would be sufficient for the purpose of TxDOT Section 106 and 4(f) compliance, and administration, with the goal of a context adequate for Texas Historical Commission to understand and manage this class of historic resources in the future. Ms. Campbell reviewed drafts of this document, participated in site visits, and met with TxDOT staff and contractor to provide feedback on the context and survey methodology. Reviewed intensive survey reports of individual irrigation districts based on the historic context and methodology. 2007—2011.

*Ms. Campbell completed this work with a previous employer.*

**EXPERTISE**

Ms. Dase is a Senior Historian with 33 years of experience managing and producing cultural resources management projects of all types. Her expertise includes historic context development; archival research using oral, local, state, federal, and international sources; and surveying, documenting, and assessing historic-age resources to determine their eligibility for the National Register of Historic Places in compliance with Section 106, NEPA, and state codes. During her career, Ms. Dase has been involved in numerous projects that incorporated a broad range of partners and stakeholders, including federal agencies, state agencies, municipal entities, and private for- and non-profit organizations. She has managed and participated in studies and projects in ten states, each requiring coordination with the respective historic preservation office and project partners and stakeholders. Ms. Dase exceeds the Secretary of the Interior's professional qualifications for Historian and Architectural Historian.

**SELECTED PROJECTS**

**Historic Resources Surveys of Aransas, Calhoun, and Refugio Counties, Texas**—Countywide historic resources surveys of three large, rural counties in Texas that have minimal prior documentation for the Texas Historical Commission. Project tasks include a comprehensive literature review for each county, identification and mapping of known historic resources, development of countywide historical context statements, preparation of countywide survey plans, public involvement, and survey and documentation of thousands of properties constructed before 1974. 2020-present.

*Client contact: Mary Alfson-Tinsman | JMT | 215-496-4728 | malfson@jmt.com*

**National Register of Historic Places Nomination for the Shield Ranch Historic District, Travis and Hays Counties, TX**—Principal investigator/project historian for reconnaissance- and intensive-level research and field investigations for development of the subsequent National Register of Historic Places nomination. The Shield Ranch, the largest privately held tract of land in the vicinity, has 150 contributing domestic and agricultural resources that are listed at the local level of significance under Criteria A and D for their agricultural and historical archeological significance. Dase prepared an extensive historical context devoted to agriculture that documents this exemplary intact ranch and its nineteenth- and twentieth-century resources that represent the evolution of land use along the edge of the Edwards Plateau. Beginning in 1938, the Shield family developed domestic complexes for themselves and their workers and livestock and cistern complexes for their cattle, American Quarter horses, sheep, and goats. For decades, the Shield family simultaneously improved their land for livestock operations while protecting its abundant and diverse natural and cultural resources. 2018–2020.

*Client: Blake Murden | Shield Ranch and Foundation | 512-476-4816 | BlakeMurden@shieldranch.com*

**Intensive/Reconnaissance Historical Resources Study at Mitchell Lake, San Antonio, Bexar County, TX**—Principal investigator/project historian for reconnaissance- and intensive-level archival research and an extensive historical context documenting sewage irrigation and the municipal water system in San Antonio for review under Section 106. The National Register of Historic Places–eligible Mitchell Lake sewage irrigation system is comprised of an embankment dam, flood gate, spillway and discharge channel, purge pond, and canal system. Although the abandoned canal system's physical integrity is irrevocably compromised, the other structures are eligible under Criterion A at the local level of significance for their continuous role in the twentieth-century municipal sewage system. The flood gate is also eligible under Criterion C for its associations with San Antonio's sanitation engineering and as a component of a well-preserved sewage irrigation system. 2017–2020.

*Client: Tim Noack | Alan Plummer Associate | 817-806-1700 | tnoack@plummer.com*

**Intensive Archeological Resources Study in the South Hallsville Mine, Area W, Rusk County, TX**—Project historian researched, documented, and contextualized the Sabine Farms resettlement project, which is eligible for the National Register of Historic Places at the state level of significance under Criterion A for associations with agriculture, community development, ethnic heritage, and government. The New Deal–era project, which eventually encompassed 12,620 acres in Rusk County and adjacent Panola County, was one of only ten segregated rural resettlement projects developed for Black farm families in the United States between 1936 and 1961. 2011–2017.

*Client: Brad Griffin, Caddo Creek Resources Company, L.L.C. | 903-927-1130 | brad.griffin@nacoal.com*

**Intensive Historical Resources Study for Fort Hood's Cold War Landscapes Fort Hood, Bell and Coryell Counties, TX**—Principal investigator/project historian documented Fort Hood's World War II– and six Cold War–era landscapes—the motor pool, ceremonial places, noncommissioned officer's housing, Wherry and Capehart family housing, an army air field, and a nuclear storage site—with robust illustrative stationary and traveling exhibits and a 50-page booklet for the general public. 2011–2016.

**Education**

PhD, History, Texas A&M University, ABD

MA, History, Middle Tennessee State University, 1990

BA, History, Northwestern University, 1985

**Texas Department of Transportation Precertifications**

Sequence #10321

2.15.1 Historical Research

2.15.2 Historical Surveys

**Specialties**

- Completed more than 250 historical resources studies
- Completed more than 100 National Register of Historic Places nominations
- Prepared agreement documents (MoAs, MoUs, and PAs) and related mitigation

**Professional Activities and Continuing Education**

NPI training: mid-century buildings, traditional cultural places, agreement documents, and Section 106

National Council on Public History  
International Society for Landscape, Place & Material Culture

Society of Architectural Historians  
Society for Commercial Archeology  
Vernacular Architecture Forum

Texas Oral History Association  
Texas State Historical Association  
South Texas Historical Association

Texas Gulf Historical Society  
East Texas Historical Association  
West Texas Historical Association  
Central Texas Historical Association



*Client: Rich Jones, U.S. Army Garrison, Fort Hood | 254-288-0427 | richard.s.jones3.civ@mail.mil*

**Oral History Project for Killeen Base and Gray Air Force Base, TX**—Principal investigator/project historian prepared a history of the 1094<sup>th</sup> Special Reporting Squadron of the U.S. Air Force and conducted oral history interviews to document these Cold War–era facilities where the Atomic Energy Commission operated in conjunction with the air force between 1948 and 1952. Planning efforts included research, preliminary interviews, and screening to discover knowledgeable and diverse informants and to assure broad representation of the facility and its activities during the Cold War. The 18 oral history interviews were fully transcribed and contextualized in the report, *For Love of Country: The Killeen Base Oral History Project*, prepared for a general audience. 2009–2011

*Client: Rich Jones, U.S. Army Garrison, Fort Hood | 254-288-0427 | richard.s.jones3.civ@mail.mil*

**Intensive/Reconnaissance Historical Resources Study of HemisFair, San Antonio, Bexar County, TX**—Principal investigator/project historian. Surveyed and prepared an in-depth historic context on HemisFair '68 to document its NRHP eligibility at the national level of significance under Criteria A and C, which includes an eighteenth-century acequia, a smattering of nineteenth-century dwellings, and remnants of the world's fair. The historic district is significant for its contributions to civic development, its spectacular modern buildings, several of which are considered masterworks, and its unusual historic preservation elements. Further, the district is notable for the structural achievements necessitated by the Tower of the Americas, the fair's crown jewel. This project included coordination with local, state, and federal government and private non-profit stakeholders. 2013.

*Client: Jennifer DiCocco, City of San Antonio, Public Works Department | 434-531-6412 | jennifer.dicocco@sanantonio.gov*

**National Register of Historic Places Contexts for Bexar County, TX**—Principal investigator/primary author supervised a four-person team in developing two extensive NRHP historical contexts for the entirety of Bexar County that spanned from c. 1800 to 1970. The extensive agricultural context includes a comprehensive history of the county's land use and agricultural practices, largely based on federal aggregate decennial censuses. The ethnic context explains the common and variable practices of seven different ethnic groups and related rural building patterns. The thorough property type and registration requirements section describes and characterizes house forms and their stylistic influences; domestic outbuildings, structures, and landscape features; agricultural barns, outbuildings, structures, landscapes, processing properties; and institutional and commercial properties. 2007–2011.

*Client: Bruce McDougal (formerly with the Conservation Society of San Antonio) | Preservation Action | 202-463-0970 | bmacdougal@preservationaction.org*

**Oral History Project/National Register of Historic Places for the Mountain Home Air Force Base Bomber Alert Facility, Elmore County, ID**—Principal investigator/project historian lead a two-member team that documented the Cold War–era bomber alert facility at Mountain Home Air Force Base in Idaho for the NRHP at the national level of significance under Criteria A and C in the areas of military history and architecture, including a history of the local Strategic Air Command presence at the base. This facility is the most intact extant example of a crew building that housed 150 men on 24-hour alert status, ready to immediately disperse in bomber aircraft in response to threat or attack from the Soviet Union between 1957 and 1966. Its International Style architectural form and detail is representative of the era, but the building's unique configuration and ground-breaking herringbone alert apron layout offered swift access to taxiways so crews could be airborne in their B-47 bomber and refueling tanker aircraft in only minutes. Planning efforts included research, preliminary interviews, and screening to discover knowledgeable and diverse informants and to assure broad representation of the facility and its activities during the Cold War. Dase spearheaded the project's parallel oral history component with the fully transcribed interviews of 14 informants who served at the facility during the Cold War, resulting in *"Peace Is Our Profession": The Mountain Home Air Force Base Oral History Project*. 2007–2010.

*Client: Sheri Robertson | Mountain Home Air Force Base | 208-828-4247 | sheri.robertson@mountainhome.af.mil*

*Client: Jay Neuman | U.S. Army Corps of Engineers, Fort Worth District | 817-886-1721 | jay.r.newman@usace.army.mil*

**Intensive Historical Resources Study for of the Central State Prison Farm, Fort Bend County, TX**—Surveyed and prepared an in-depth historic context on this state facility to document its National Register of Historic Places eligibility at the local level significance under Criterion A, for its historical associations with the development of prison farms. Among other resources, a prison dormitory, three livestock barns, and a cemetery were recommended eligible. The report was prepared for Section 106 compliance under a Clean Water Act Section 404 wetlands permit. Since publication, the report inspired local activists and was featured in *The New York Times*, which provided preservationists with support to formally recognize the prison cemetery. 2003.

*Client: David Sherrill, Berg-Oliver Associates, Inc. | 281-589-0898 | Dsherrill@bergoliver.com*

**Statewide Field Guide to Industrial Property Types, TX**—Principal investigator/project historian prepared this heavily illustrated book as a guidance tool for cultural resources specialists evaluating National Register of Historic Places eligibility of understudied property types in Texas. Dase synthesized brief statewide contexts for petroleum and natural gas, grain, cotton, and utilities and services industries; identified and described 26 related property types with subtypes and descriptions of character-defining features; and provided commentary on common historical development patterns. More than 160 images of representative industrial buildings and structures depict these typologies. The guide provides the compositional vocabulary for practitioners to describe these resources, discern their essential features, contextual areas of significance, and interpret integrity requirements for NRHP eligibility evaluations. 2002–2003.

*Client: Bruce Jensen, Texas Department of Transportation | 512-416-2628 | Bruce.jensen@txdot.gov*

**From:** [Duvic - HC, Erica](#)  
**To:** [Kristi Jefferson](#)  
**Subject:** Re: RFP's- Salida Historic Survey Plan  
**Date:** Tuesday, April 27, 2021 9:49:25 AM

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Thanks Kristi! Both firms are qualified (though I'm not sure PaeloWest's team actually meets the architectural history qualification as stated). I will note that neither appears to have completed a municipal survey plan before.

**Erica Duvic**

**Preservation Planner**

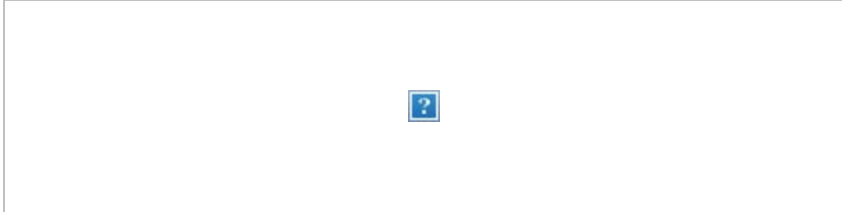
**Certified Local Government (CLG) Program Coordinator**

Pronouns: [she](#), [her](#), [hers](#)

History Colorado | State Historic Preservation Office

**720-693-0065** | [erica.duvic@state.co.us](mailto:erica.duvic@state.co.us)

History Colorado Center | 1200 Broadway | Denver, CO 80203 | [HistoryColorado.org](http://HistoryColorado.org)



*Under the Colorado Open Records Act (CORA), all messages sent by or to me on this state-owned e-mail account may be subject to public disclosure*

**Please Note:** The State Historic Preservation Office is teleworking indefinitely, and accepting [electronic submissions](#) for all office functions. E-mail is the fastest way to reach me.

On Mon, Apr 26, 2021 at 9:25 AM Kristi Jefferson <[kristi.jefferson@cityofsalida.com](mailto:kristi.jefferson@cityofsalida.com)> wrote:

Good morning Erica,

Today is the deadline for RFP's so I am going to email them to you as I get them. Attached are two RFP's I received over the weekend from Paleo West and Pinyon Environmental.

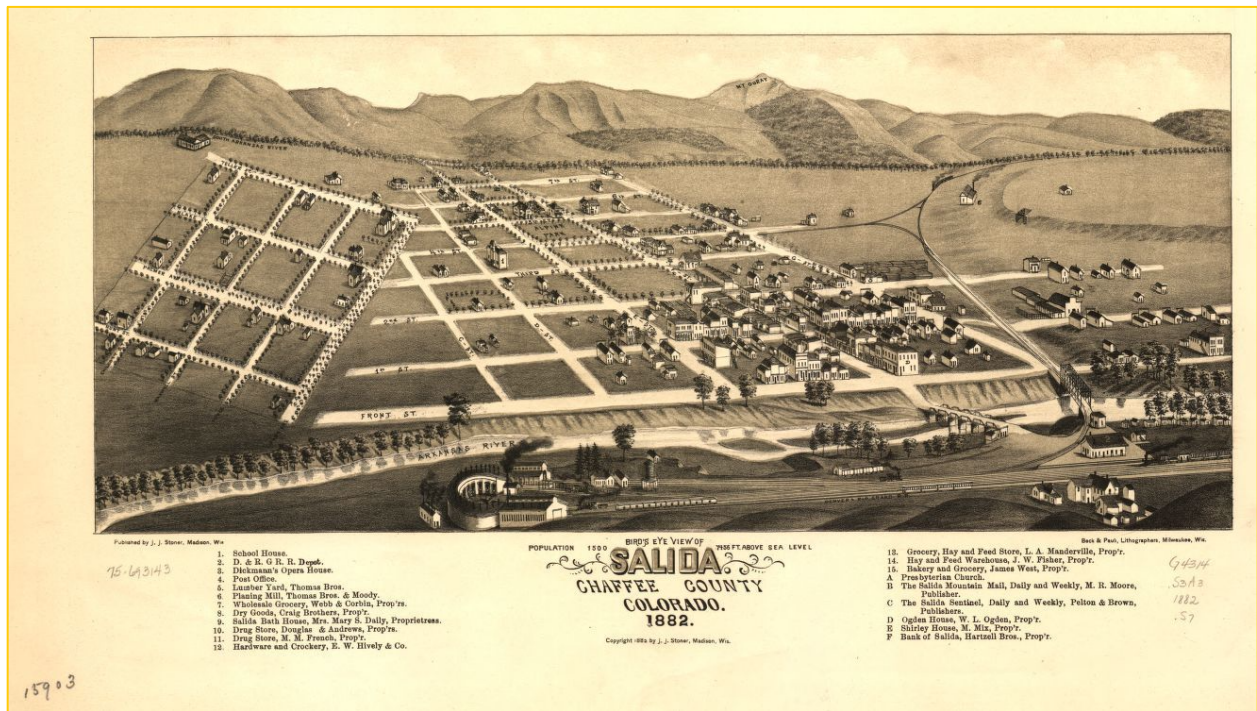
Thank you,

Kristi Jefferson

Planner

City of Salida

# A Proposal to Develop a Historic Survey Plan for the City of Salida, Colorado



Courtesy of the Library of Congress

**PaleoWest**  
308 E. Simpson Street, Suite 101  
Lafayette, CO 80026  
720-837-5159  
[www.paleowest.com](http://www.paleowest.com)

April 26, 2021

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## COVER LETTER



April 26, 2021

Kristi Jefferson  
City of Salida  
Via email to: kristijefferson@cityofsalida.com

RE: Submission of Proposal in Response to RFP for Historic Survey Plan for the City of Salida

Dear Ms. Jefferson

PaleoWest is pleased to submit to the City of Salida, Colorado (City) this proposal to develop a survey plan that encompasses the entire City in support of the Salida's ongoing historic preservation efforts. This proposal will show that PaleoWest excels at the tasks associated with this project, the development of historic survey plans, public meeting facilitation, and completion of windshield surveys. The PaleoWest team, which is based in Colorado, comprises Dr. Chris Baker (Senior Historian and Architectural Historian), Jen Deats (Survey Technician), and Elayne Anderson (Historic Architect). These team members are highly skilled and experienced in conducting historical research and historical resources surveys, working with municipalities, and understanding cities' unique resources and needs.

PaleoWest is a highly responsive historical and archaeological consulting firm with a local office in Lafayette, Colorado. We bring diverse skills and innovative thinking to all our projects. Our portfolio includes historical research, historic contexts, windshield surveys, architectural inventories, historic preservation support, public outreach, educational materials, archaeological surveys, and crafting of mitigation agreement documents. Our proposed principal investigator, Dr. Chris Baker, has documented hundreds of residential, commercial, and military resources dating from the nineteenth century to the 1970s. He has written over a dozen historic survey plans and historic contexts covering a wide variety of topics. Our proposed historical preservation architect, Ms. Elayne Anderson, has extensive experience providing in-depth historical architectural analysis and contributing to historic contexts. She is adept at delineating architectural change through time.

PaleoWest will bring the following deep experience to this project:

- Conducting thorough historical research into diverse topics
- Advising clients in the organization and implementation of historic resource surveys
- Assessing buildings and structures for historical themes and significance
- Conducting windshield surveys and architectural inventories of hundreds of properties
- Evaluating hundreds of properties for their eligibility for the National Register of Historic Places, State Register of Historic Properties, and local landmarking
- Managing and completing long-term, multi-phase historical projects
- Working with diverse stakeholders to identify priorities for historic preservation and to recommend historic preservation activities

PaleoWest will work closely with the City and other project stakeholders to provide informed and thorough deliverables. Our work will support the understanding and preservation of Steamboat Springs' Mountain Area history and historical resources for years to come.

PaleoWest's proposal author and primary contact for this project is

Dr. Chris Baker, Historian and Architectural Historian  
308 East Simpson Street, Suite 101  
Lafayette, CO 80026  
Phone: (720) 837-5159  
Email: cbaker@paleowest.com

I am an authorized representative of PaleoWest, empowered with the right to bind PaleoWest for the activities and costs described in the associated technical and cost proposal.

Please let Dr. Baker know if you have any questions or need additional information.

Thank you for your consideration of our proposal,



Kevin Thompson, M.A.  
Senior Vice President  
Phone: 303-263-8993  
Email: kthompson@paleowest.com

## INTRODUCTION

PaleoWest understands the City of Salida (City) is requesting that a consultant work with the city to develop a Historic Survey Plan (Plan) that will guide future historic preservation efforts. The Plan will have two main components. First, it will allow the City to identify areas for future intensive architectural survey. Second, it will describe changes that have occurred to resources in the existing downtown historic district which was listed in the National Register of Historic Places (NRHP) in 1984 (NR ID# 84000800). The plan will allow the City to systematically plan and secure funding for future surveys.

Development of the Plan, which will build upon previous work, including the 1984 National Register Nomination and surveys completed by Front Range Research Associates, Inc. in the early 2000s, will require several tasks that include meetings with the City, public meetings, data collection, a windshield survey, and the preparation of draft and final Historic Survey Plans. Members of Salida's Historic Preservation Commission (HPC) and other City staff will be available to assist PaleoWest in the development of the Plan.

The core PaleoWest team selected for this project will comprise Dr. Chris Baker (Principal Investigator, Senior Historian, and Architectural Historian), Jen Deats (Survey Technician) and Elayne Anderson (Historic Architect). Dr. Baker and Ms. Deats are based in our Lafayette, Colorado office. Ms. Anderson is based in Montrose, Colorado. The PaleoWest team is highly skilled and experienced in conducting historical research and historic resources surveys, working with municipalities, and understanding cities' unique historical resources and needs.

We will conduct our work in accordance with the standards of the Secretary of the Interior and the State Historic Preservation Office (SHPO), as well as requirements of the City and the State Historical Fund (SHF).

Our qualifications and project approach are described in more detail below.

## PROJECT APPROACH

PaleoWest understands that the City is seeking a contractor to develop a historic resource survey plan. The development of the plan will include the following tasks:

1. Kick Off Meeting and Work Session
2. Data Collection and Evaluation
3. Windshield Survey
4. Draft Survey Plan
5. Public Presentation of Draft Survey Plan
6. Final Historic Survey Plan
7. Final Public Meetings
8. City Council Approval of the Historic Survey Plan

The tasks are described in more detail below.

### **Task 1: Kick-Off Meeting and Work Session**

Upon notice to proceed, Dr. Baker will schedule a kick-off meeting with City staff to discuss and plan the project. PaleoWest anticipates that, during the meeting with City staff, we will confirm specific team member responsibilities, communication protocols, and the anticipated role of the HPC. We will also explore potential methods for gathering input by the general public. Dr. Baker will answer any questions the City might have about our approach and timeline. The HPC will also provide any pertinent background material to PaleoWest at this time.

The kick-off meeting will also include a component to solicit information from the public. This may be through a public meeting or other avenues, such as mailings. The exact details of the public component of the project kick off will be determined in consultation with the City and HPC. PaleoWest assumes the City will be responsible for notifying the public by mail, or other means, although PaleoWest will be available to write the notification's content if requested.

To ensure that the City and PaleoWest understand the project components and outcome of the initial meeting, PaleoWest will provide the City with a meeting summary. Dr. Baker will send the summary to the City within five business days of the meeting's conclusion. The City will be able to review the meeting summary and provide comments. Dr. Baker will then update the meeting summary, if needed, and disperse the final version to all meeting parties.

We are prepared to conduct the meeting remotely via Zoom, teleconference, or another similar platform, if needed.

### **Task 2: Data Collection and Evaluation**

The PaleoWest team will review materials provided by the City and conduct background research to determine past survey efforts and identify designated properties. We will also review the online COMPASS database at the Colorado Office of Archaeology and Historic Preservation (OAHP), the NRHP database, county assessor's records, General Land Office records, Sanborn Fire Insurance maps, historical aerial photographs and topographic maps, historical photographs, oral histories, city and county directories, local history monographs, published histories, census records, and other pertinent sources, as applicable. We will not be conducting new extensive archival research.

This information will allow PaleoWest to determine where the information gaps lie and areas that of the City that are most likely to have historic resources. PaleoWest will digitize all documents collected in this phase of research and enter them into a searchable, sortable, bibliographic database that links historic documents to specific buildings. This research will provide the basis for the windshield survey, will identify data gaps, and inform the prioritization of future survey work.

### **Task 3: Windshield Survey**

Once an appropriate amount of background research is completed, PaleoWest, in consultation with the City, will agree upon a specific plan for the windshield survey. We will work with the City to ensure that the windshield survey dovetails with their priorities and goals.

PaleoWest GIS specialists will map the location of each building selected for survey and create a buildings database that will include the property address, owner name and address, type (residential, commercial, service, etc.), building construction dates, current building use, and, if known, original use. The database may include additional project-specific fields to be determined during the research phases of the survey. The database will be invaluable for PaleoWest's planning and execution of the fieldwork because it will compile all pertinent information in a single, easily navigated document. The database will also help support any future public outreach since all pertinent ownership information will be available in a single location.

During the windshield survey, Dr. Baker and Ms. Deats will work together to photo-document each property, collect all relevant data in the buildings database, and develop preliminary recommendations of eligibility at the national, state, and local level. They will pay particular attention to properties that are clearly representative of particular time periods, themes, and/or architectural styles and that appear to retain good integrity. PaleoWest anticipates that the windshield survey will take up to 5 days to complete. All photographs collected in the survey will be provided to the City.

The team will integrate PaleoWest's proprietary digital data delivery system into their fieldwork. This system eliminates the traditional disconnect from field to office to report, thereby enhancing efficiency and minimizing project turnaround time. The system combines the use of global positioning system (GPS)-enabled tools (i.e., Trimble TDC100s, Garmin units, the latest iPads and iPhones) with a customized FileMaker Go database and a carefully selected suite of customized iPad and iPhone applications into a single, coherent process that enhances the timeliness and performance of nearly every task for architectural inventory and mapping projects. Each crew member carries one or more GPS-enabled devices loaded with GPX files and/or geoPDFs showing the locations of the survey properties. Our FileMaker Go databases, loaded on iPhones and iPads, will be customized to this project and will contain information prompts specific to the development of the survey plan.

We will conduct our work in accordance with the standards of the Secretary of the Interior and the State Historic Preservation Office (SHPO), as well as requirements of the City and the State Historical Fund (SHF)

PaleoWest understands that this project, which will focus on the older parts of town east of 35<sup>th</sup> Avenue will add to previously completed surveys. A review of submitted SHPO architectural inventory forms also reveals that over 600 properties have been inventoried in the City. Our work will incorporate and build upon all previously completed work and provide a cogent plan that will support the Historic Preservation Commission (HPC) in meeting their Historic Preservation Plan goals. We also understand that PaleoWest will work closely with City staff and participate in at least two public meetings. Based on experience, we believe that residents often provide interesting and important input into historic contexts. Accordingly, we see the public meeting as a good opportunity to address any concerns residents and business owners might have about the Project and to solicit historical information from them (see more information in the Project Approach section below). Highlighting and strengthening people's personal connections with historical resources is invaluable for supporting the City's historic preservation endeavors and long-term preservation buy-in. To that end, this project provides

an opportunity to clearly link the history of specific residential, commercial, and service buildings and their surrounding neighborhoods to the development of Salida.

This project is divided into the several sub-tasks which will ultimately lead to the completion of a historic properties survey plan that meets the requirements of History Colorado. The subtasks can be grouped into three overarching tasks **Presurvey Tasks**, which includes the review of previously completed surveys and determinations, the development of the historic contexts, meeting with the City and a public outreach meeting, **Windshield Survey**, which includes the reconnaissance surveys to identify property types within the project area, and the **Survey Plan**, which includes the development of the historic resources survey plan and a public meeting

We provide our detailed project approach below.

#### **Task 4: Draft Survey Plan**

The PaleoWest team will incorporate the results of the windshield survey and data collection tasks into a Draft Historic Survey Plan that will meet the standards and requirements of History Colorado and the City. The plan will provide the City will a clear path for planning future historic preservation efforts. Dr. Baker will be the primary author of the report. He has written over a dozen survey plans and historic properties evaluation and management plans.

The plan will include sections that provide a comprehensive description of previous surveys, and previously recorded resources. The information will be presented in narrative, map, and tabular format in the body of the report and appendix, as appropriate. The windshield survey will build upon the previously completed surveys and evaluations and will delineate representative themes, areas, and/or resource types. Selected photographs collected during the windshield survey will be included with the report. The properties recorded during the windshield survey will be mapped and categorized by preliminary eligibility determination and property type. We will attach the buildings database used during the windshield survey as an appendix.

We will also include a historic context summary section and recommendations for additional research. Where applicable, we will provide information on libraries and archives that may be useful in conducting additional research. A section describing pertinent property types will follow the discussion of the surveys (previous and windshield) and contexts. The property type discussion will address the character, special layout, and density of property types encountered in the review of previous surveys and the windshield survey. It will also place each property type within a historic context. Property type information will also be mapped.

The Plan will provide recommendations for future survey work as it relates to the City's planning and historic preservation goals, and, as applicable, regulatory requirements. We will note properties that represent specific time periods, building types, and/or architectural styles that most illustrate themes from the historic contexts and/or are currently under-represented by documentation. This section will also include recommendations for continued public outreach, public education, and historic property protection. Finally, we will include a section that describes funding opportunities to support both the survey work, public outreach and education, and other historic preservation goals.

All source material will be properly cited in a bibliography. Archival documents will be cited to the folder level to allow for the easy retrieval of documents by the City if needed. Primary source material collected during research will be provided to the City on a flash drive.

#### **Task 5: Presentation of Draft Plan to the HPC**

PaleoWest will work with the City and HPC and to schedule a public meeting to discuss the Plan. Dr. Baker, in coordination with the City, will lead the meeting, addressing all aspects of the windshield survey and the draft Plan.

Dr. Baker's meeting presentation will be designed to both inform attendees about the project and allay any concerns property owners might have regarding the fieldwork and documentation. Dr. Baker will also be available to answer any questions the public may have about the Project.

PaleoWest hopes that meeting attendees will also share information with us about their properties' histories that may not appear in the historical record. To that end, we will work with the City to provide ways for the public to contribute information, such as through postings on the City's website, interactive stations at the public meeting, and/or written surveys and comments.

#### **Task 6: Prepare Final Historic Survey Plan**

PaleoWest will incorporate comments and information received from the public, HPC, and City into the draft survey plan and develop a Final Historic Survey Plan.

### **Task 7: Final Public Meeting**

A final public meeting will be held at City Council Chambers after the Final Historic Survey Plan is complete. Dr. Baker will present the final plan, including its findings and recommendations to the public and City representatives. It is expected that the HPSC will recommend approval of the plan to the City Council at the conclusion of the meeting.

### **Task 8: City Council Approval of the Historic Survey Plan**

This task marks the completion of the project. Upon City Council approval, PaleoWest will deliver the final Plan to the City and will also provide all research materials and other documentation collected during the research and fieldwork phases of the project.

## **PROJECT MANAGEMENT**

PaleoWest will use a small, tight-knit team to complete this project, without need for a subcontractor. Accordingly, project management will be straightforward and highly efficient. Dr. Baker will be the City's primary contact for the project and will work with the City's project manager and with PaleoWest administrative staff to set up the contract, internal project files, and invoices. During the life of the project, Dr. Baker will be available to correspond with other City staff and/or interested parties (e.g., property owners, concerned residents, and local historians) to answer questions and gather information. We will be able to convey information to the City whenever needed. For example, if requested, Dr. Baker will be able to send the City weekly, bi-weekly, or monthly emails summarizing project progress. During fieldwork phases, Dr. Baker and City staff may also communicate directly, as information exchange might need to occur quickly while he and his assistant are in the field. Dr. Baker will coordinate directly with Ms. Anderson for subject matter expertise. Dr. Baker and/or Ms. Deats will work directly with PaleoWest's GIS specialists to create report graphics, and with our technical editor to review draft and final deliverables.

PaleoWest anticipates that Dr. Baker will work closely with City representatives, communicating regularly via email and phone, according to the City's preference. We assume that the City's project manager (not PaleoWest) will interface with SHF, conveying any information to or from PaleoWest. We also assume that the City will share all information and contacts relevant to this project. In addition, we assume that the City's project manager and/or other staff (not PaleoWest) will conduct most communications with property owners and residents (e.g.,

concerning the project as a whole, the dates of the public meeting and fieldwork, and any concerns or complaints). Exceptions are that Dr. Baker will be available to facilitate the public meeting and talk with property owners about the histories of their properties before, during, and/or after fieldwork.

## PROPOSED SCHEDULE

**Table 1:** Proposed Schedule

<b>Activity</b>	<b>Approximate Dates</b>
Award of Contract	May 10, 2021
Execution of Contract	May 17, 2021
Notice to Proceed	May 18, 2021
Meet with City Staff	Week of May, 24, 2021
Review Previous Surveys, and Inventories	June – July 2021
Research Historic Contexts	June – July 2021
Windshield Survey	August 2021
Develop Draft Historic Survey Plan	September – October 2021
First Public Meeting	October 2021
Submit Draft Historic Survey Plan to the City	November 1, 2021
30 Day City Review	November 1, 2021 - December 1, 2021
Submit Revised Historic Survey Plan	January 15, 2022
Public Review of Historic Survey Plan	January-February 2022
Adoption of Final Historic Survey Plan	March 1, 2021

## QUALIFICATIONS AND PROJECT EXPERIENCE

### Company Information

Mr. Tom Motsinger established PaleoWest in Phoenix, Arizona in 2006, as a cultural resource-dedicated consulting firm. PaleoWest has now expanded to more than 100 employees in the following offices across the United States:

- Phoenix, AZ (Office Principal: Kye Miller)
- Denver, CO (Office Principal: John Williams)
- Salt Lake City, UT (Office Principal: Mike Cannon)
- Santa Fe, NM (Office Principal: Kye Miller)
- Los Angeles, CA (Office Principal: Jessica DeBusk)
- Bay Area, CA (Office Principal: Garret Root)
- San Diego, CA (Office Principal: Matt Tennyson)
- Portland, OR (Office Principal: Chris Sims)
- Austin, TX (Office Principal: Nesta Anderson)
- Tallahassee, FL (Office Principal: Steve Karacic)
- Tampa Bay, FL (Office Principal: Julie Duggins)

Mr. Motsinger remains in Phoenix, with each office led by a principal. In addition, a Senior Vice President and three other Vice Presidents oversee one or more offices. Staff in PaleoWest's Phoenix headquarters assist with contracting, accounting, geographic information systems (GIS) work, editing, and report production. These and other staff across the company work seamlessly together, with our most appropriately skilled people selected for each project regardless of location.

#### Headquarters Address:

319 East Palm Lane  
Phoenix, AZ 85004

Phone: 602.261.7253

Since the company's inception, PaleoWest has been conducting projects in Colorado and across the West. Our Colorado office opened in the Denver area in 2010. Now located in Lafayette, the office currently employs 16 full-time staff plus more than a dozen project-based field technicians. Upper-level staff include Kevin Thompson (Senior Vice President), Dr. John Williams

(Office Principal), and Dr. Chris Baker (Senior Historian and Architectural Historian). In the last five years, the Colorado office has successfully completed well over 600 small to large projects in Colorado and other states, including historic resource surveys/architectural inventories, historic contexts, Historic American Buildings (HABS) documentation, National Register of Historic Places (NRHP) nominations, historic district evaluations, determinations of eligibility for architectural resources, education and outreach materials, historic preservation support, programmatic agreements, memoranda of agreement, and diverse archaeological activities for a variety of federal and state agencies, Native American tribes, municipalities, private sector clients, and non-profit organizations. Upper and mid-level staff meet the Secretary of the Interior's Professional Qualifications Standards (36 CFR Part 61) for history, architectural history, architecture and/or historic architecture. All projects are conducted and led by staff members that meet the Secretary of the interior's professional standards.

Colorado Office Address:

308 E Simpson Street  
Lafayette, CO 80026

Phone: 303.214.4301

### **Project Team Qualifications**

For this project, PaleoWest proposes Dr. Chris Baker as Historian and Architectural Historian, and Ms. Elayne Anderson as Historical Architect. Ms. Jennifer Deats will support Dr Baker and Ms. Anderson in the survey. This team will be supported by administrative staff (for contracting, logistics, production, and invoicing), GIS specialists, a technical editor, and a qualified junior staff member. All PaleoWest team members meet the Secretary of the Interior's Professional Qualifications Standards (36 CFR Part 61).

Collectively, Dr. Baker, and Ms. Anderson have conducted extensive historical research, written more than 20 historic contexts, completed architectural surveys of hundreds of buildings and structures, made recommendations regarding resource eligibility for the National Register of Historic Places (NRHP), various State Registers of Historic Properties (SRHPs), and local landmarking, and successfully nominated several resources to the NRHP. In addition, they have made recommendations regarding the documentation and management of historical resources, assessed additions and modifications to significant resources, and recommended appropriate adaptive re-uses, rehabilitations, and demolitions. Qualifications of these key personnel are summarized below and their resumes are provided in Attachment A of this proposal.

**Chris Baker, Ph.D.** will serve as Senior Historian and Architectural Historian. He will be PaleoWest's primary staff member for conducting background research for the historic context, implementing the windshield survey, and writing the historic resource survey plan. He will be assisted in the field and office by a PaleoWest staff member who has earned an M.A. and is experienced with PaleoWest fieldwork and reporting. The specific person selected will depend on project scheduling.

Dr. Baker earned a Ph.D. in History from the University of Colorado at Boulder and has 20 years' experience as a professional historian and architectural historian completing compliance, legal, and academic projects. He has worked in 24 states, including Colorado, completing projects for non-profits, law firms, members of industry, federal, state, and local agencies, and municipalities. Dr. Baker has expertise in all aspects of historical research and analysis and compliance with cultural resource laws and regulations. He also has a deep understanding of federal regulations pertaining to historic preservation and the management of cultural resources. He has authored Historic Preservation Plans, Management Recommendations, and Cultural Resource Management Plans. He has developed Historic Resource Survey Plans for a wide variety of resources. Some plans encompass specific resource types on a state or national scale (for example, helicopter pilot training facilities in the United States or U.S. Army National Guard armories in Washington State) while others are specific to discrete locales (a single city or neighborhood) or properties (a building or structure). Dr. Baker meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history.

Dr. Baker brings extensive experience writing and applying in-depth historic contexts and conducting architectural surveys. He has completed a wide variety of such projects, including extensive residential neighborhood and commercial district surveys, state-wide surveys of Cold War military resources, and cultural landscape inventories. Dr. Baker has also developed NRHP resource evaluations and nominations, institutional histories, and other planning documents. Furthermore, he has produced and consulted on Historic American Buildings Survey, Historic American Engineering Record, and Historic American Landscape Surveys documentation.

In addition, in the last five years, Dr. Baker has written a wide variety of historic contexts, including those with the following subject matters. These historic contexts were generally part of larger projects that included either the NRHP eligibility evaluations of resources and/or the development of historic resource survey plans or management recommendations.

- African American Architects in Jacksonville
- History of Migrant Labor in Everglades National Park
- African American Cemeteries in Jacksonville

- A History of Hartington, Nebraska
- The History of Oñate’s Crossing, Harts Mill, and Old Fort Bliss on El Camino Real de Tierra Adentro 1598-2020
- History of Informal Travel in Kane County Utah
- History of Mission 66 Development at De Soto and Fort Carolina National Memorials
- History of the Denver Veteran’s Administration Hospital
- The History of U.S. Special Operations during the Viet Nam War  
[\[https://denix.osd.mil/cr/historic/vietnam-war/vietnam-war-historic-context/operations/\]](https://denix.osd.mil/cr/historic/vietnam-war/vietnam-war-historic-context/operations/)
- The History of U.S. Military Logistics during the Viet Nam War  
[\[https://denix.osd.mil/cr/historic/vietnam-war/vietnam-war-historic-context/logistics/\]](https://denix.osd.mil/cr/historic/vietnam-war/vietnam-war-historic-context/logistics/)
- The History of U.S. Military Pilot and Air Support Training during the Viet Nam War  
[\[https://denix.osd.mil/cr/historic/vietnam-war/vietnam-war-historic-context/report/\]](https://denix.osd.mil/cr/historic/vietnam-war/vietnam-war-historic-context/report/)
- A History of Prescott National Forest
- A History of U.S. Forest Service Ranger Boats in Alaska
- Historic Context and Architectural Overview of Aircraft Hangars of the Reserves and National Guard Installations from World War I through the Cold War  
[\[https://denix.osd.mil/cr/planning/historic-buildings-structures/uploads/historical-and-architectural-overview-of-aircraft-hangars-of-the-reserves-and-national-guard-installations-from-world-war-i-through-the-cold-war-report-legacy-09-431/\]](https://denix.osd.mil/cr/planning/historic-buildings-structures/uploads/historical-and-architectural-overview-of-aircraft-hangars-of-the-reserves-and-national-guard-installations-from-world-war-i-through-the-cold-war-report-legacy-09-431/)
- Overview and Historic Context of Military Helicopters and Related Facilities in the Vietnam Era  
[\[https://denix.osd.mil/cr/historic/vietnam-war/helicopter-training-and-installation-construction/report/\]](https://denix.osd.mil/cr/historic/vietnam-war/helicopter-training-and-installation-construction/report/)

**Elayne Anderson, M.A.** will serve as Historical Architect. She will provide specific architectural expertise, as needed, bringing a level of architectural knowledge beyond that typically applied by architectural historians and historians. For example, she will be available to help identify subtle variations in construction and design that may indicate architectural changes in individual properties over time. She can also provide in-depth knowledge about the evolution of architecture in Salida.

Ms. Anderson has extensive experience as a preservation architect, working for the National Park Service (NPS) and as a consultant. As an author and field researcher, she has developed historic as-built drawings, existing conditions assessments, and documentation of historically significant buildings for numerous Historic Structures Reports (HSRs). The HSRs document the historic structures’ architectural significance, cultural significance, and structural conditions, along with a chronological timeline of architectural modifications.

Ms. Anderson has also provided preservation architectural services for several historical renovations, adaptive re-use initiatives, and new construction projects. Sha has also conducted numerous surveys of historical properties to determine NRHP eligibility and assessed the effects that proposed undertakings could have on historic properties.

## **Project Team Experience**

Our team has extensive experience working with municipalities, developing historic resource survey plans, executing architectural surveys, and conducting public outreach. All team members meet the Secretary of the Interior's Professional Qualifications Standards (36 CFR Part 61) for history, architectural history, architecture and/or historic architecture.

### **Experience with Municipalities**

In the last five years, PaleoWest's Colorado office has conducted projects directly for seven towns, six cities, and four counties in Colorado. These projects involved literature reviews, historical research, historic contexts, historic survey plans and recommendations, architectural inventories, archaeological inventory and shovel testing, monitoring, artifact analysis, and/or educational outreach. Several were multi-year projects comprising multiple phases of work. One of these was the completion of the three historic contexts for Louisville. These contexts identified historical themes and architectural styles, as well as provided a survey plan that included recommendations for architectural inventories and guidance for appropriate versus inappropriate architectural changes. A second, on-going project is Dr. Baker's completion of architectural inventories of 100 buildings in Louisville. The historic contexts and architectural inventories follow from Louisville's Historic Preservation Master Plan and/or PaleoWest's survey plan recommendations. A third project was PaleoWest's work for the City of Longmont. Between August 2016 and December 2018, Dr. Schwendler led PaleoWest's efforts to conduct an archaeological survey, architectural inventory of a historical farm, engineering-level documentation of a railroad segment, railroad boxcar, and six irrigation ditches, and creation of content for eight educational signs. PaleoWest has consistently received praise from clients, including municipalities, for our rapid mobilization, thorough work, and high-quality research and reporting that met or exceeded our client's expectations and enabled our clients to stay on or ahead of schedule for their projects.

### **Experience with Historic Resource Survey Plans**

The PaleoWest team has extensive experience developing and implementing historic resource Survey Plans. Drs. Baker is currently conducting an intensive survey of 100 buildings in Louisville, Colorado. This is the third phase of a project that began with the development of three historic contexts, a windshield survey, and detailed historic properties survey plans for Louisville.

Dr. Baker has developed and implemented statewide historic properties survey plans for resources in Washington State and Georgia. He has worked with the History Nebraska to plan for the survey of a historic commercial district in the northeastern part of the state. He subsequently conducted a survey of the historic district, which is now listed in the National Register of Historic Places. Finally, Dr. Baker has developed several national historic contexts and management recommendation reports for resources related to the Vietnam War. The reports include a historic contexts, case studies, and survey plans that guide the Department of Defense in strategically evaluating and documenting resources related to the war. He has developed similar reports for the Army National Guard in several states.

### **Experience with Architectural Surveys**

Dr. Baker has conducted diverse small- and large-scale architectural surveys, including extensive residential neighborhood and commercial center surveys, state-wide surveys of Cold War military resources, and cultural landscape inventories. In 2019, he completed a survey of the African American neighborhood of Durkee Gardens in Jacksonville, Florida to evaluate houses for their potential historical significance. He also conducted surveys of an African American church and a 100-year-old African American cemetery in Jacksonville to document those resources and evaluate them for historical significance. Dr. Baker also recently surveyed the downtown commercial district of Hartington, Nebraska in preparation for a NRHP nomination. The historic district designation will allow local business owners to apply for federal and state preservation tax credits. Previously, Dr. Baker documented Oklahoma City's East Lincoln Terrace neighborhood, a diverse collection of over 400 buildings that were subsequently listed in the NRHP as a historic district. In addition, Dr. Baker conducted architectural surveys of all mid-twentieth-century National Guard armories in the states of Washington and Georgia to determine NRHP eligibility and provide the National Guard with management recommendations. Dr. Baker has also evaluated houses and public buildings constructed in the 1950s and 1960s. One such project resulted in the listing of the Big Bend National Park's Panther Junction Developed Area in the NRHP. Finally, Dr. Baker recently conducted research into the history of Pueblo Community College and completed architectural

inventories of and OAHF Form 1403s for five of the college's historical buildings on its Orman Street campus. PaleoWest consistently receives compliments from the SHPO about our detailed research and our high-quality architectural survey forms and summary reports.

### **Experience with Public Outreach**

In March 2017, as a kick-off to the Louisville historic context project, PaleoWest worked with City staff to organize an open house for soliciting public input about Louisville's history, personal stories, and priorities for historical and architectural research and historic preservation. During and at the end of the project, The PaleoWest team gave three historic context update presentations to the HPC, one summary presentation to the City Council, and one summary talk to the general public. PaleoWest also gave a one-hour talk to the public as part of PaleoWest's multi-year Terrain project near Castle Rock, which concerns 1930s Civilian Conservation Corps resources.

Dr. Baker has also worked on many projects that include a public outreach component. Most recently, he assisted History Nebraska with public meetings designed to inform interested parties and stakeholders about the architectural survey process, the manner in which buildings are determined eligible for the NRHP, and the implications and opportunities for building owners if their property is listed in the NRHP. Dr. Baker developed a PowerPoint presentation for History Nebraska that they will use to educate other decision makers about a proposed historic district in the city of Hartington. Dr. Baker is also the point of contact for property owners in the 100 building survey he and the PaleoWest team are conducting in Louisville. In addition, he has facilitated or assisted with public meetings associated with complex planning efforts, such as the development of National Park Service management plans.

### **Sample Projects**

#### ***Three Historic Contexts for the City of Louisville, Colorado***

Between 2016 and 2019, PaleoWest researched and wrote three historic contexts and historic properties survey plans for Louisville concerning the city's residential development, commercial development, and industrial development from 1878 to the present. Although this was not a historic resources survey per se, the PaleoWest team conducted an extensive windshield survey to view all of Louisville's residential, commercial, agricultural, railroad, and mining properties that are 50 years old or older and a diverse sample of properties that are less than 50 years old. She included hundreds of properties in her study to best understand themes in the city's histories, identify Louisville's full range of architectural forms and styles, and determine which

resources are significant, intact, and worthy of landmarking. In keeping with Louisville’s goals for the project, she visited the younger properties to get a sense of the city’s more recent history and future directions. Prior to and/or after completing field reconnaissance, PaleoWest collected information about a select number of properties that appeared to be particularly intact, significant, illustrative, and/or underrepresented in prior documentation.

**Reference:** Ms. Felicity Selvoski, Planner/Historic Preservation, City of Louisville; 749 Main Street, Louisville, CO 80027; fselvoski@louisvilleco.gov; (303) 335-4594

***Architectural Inventories of 100 Properties for the City of Louisville, Colorado***

From 2020 to the present, Dr. Baker and Dr. to conduct architectural inventories of 100 residential, commercial, and agricultural buildings and structures in Louisville, Colorado in two phases. Dr. Baker worked with city staff and the director of the Louisville Historical Museum to identify the 100 properties, based largely on recommendations from PaleoWest’s three historic contexts and advisement by Dr. Baker. We also helped city staff prepare outreach materials for property owners to give them information about the study. In 2019, a skilled PaleoWest field technician assisted Dr. Baker with photographic and documenting 48 Phase One properties. The same team documented the remaining 52 Phase Two properties in the next few months. We also wrote a summary report covering all 100 properties. All project deliverables are currently being finalized.

**Reference:** Ms. Felicity Selvoski, Planner/Historic Preservation, City of Louisville; 749 Main Street, Louisville, CO 80027; fselvoski@louisvilleco.gov; (303) 335-4594

***Determination of Eligibility, Denver Veterans Affairs Medical Center***

In 2019, Dr. Baker assisted the Veterans Administration (VA) with a Determination of NRHP eligibility of Building 1, Building 4, Building 6, and Building 8 on the campus of the Veterans Affairs Medical Center (DVAMC) (1055 Clermont Street, Denver Colorado). Building 1 is the VA hospital. Building 4 was originally the Nurse’s Quarters but was repurposed as administrative space. Building 6 and Building 8 are facility support buildings. Construction of the buildings began in 1948 and was completed in 1951. In addition to determining the eligibility of the buildings, the VA asked that Dr. Baker assess the buildings as potential contributors to two possible historic districts. One which was associated with the development of the Hale Parkway Medical District, since several hospitals were constructed in the area in the first half of the twentieth century. The other was the Hale park neighborhood which borders the hospital. They also asked that he explore the role the medical center played in the growth of the Denver metro region in the 1950s and 1960s and its connection with the history of the Armed Forces in the Denver area. Dr. Baker developed a historic context that provided an overview of the

history of the VA and the Denver VAMC. He carefully recorded, composed an architectural description, and detailed the history of alterations for each building. Finally, Dr. Baker formulated determinations of NRHP eligibility for each building, both as individual resources and as contributors to potential historic districts associated with the hospital. He compiled his research and results in a report and site forms that were provided to the VA and History Colorado.

**Reference:** Ms. Shahidat Abbas, Realty Specialist/Project Manager, U.S. Department of Veterans Affairs Office of Real Property – Real Property Land Acquisition & Strategic Utilization, 425 I street NW, Room 6W214C, Washington, DC 20002; shahidat.abbas@va.gov; 202-632-6626 |

### ***Downtown Hartington, Nebraska Historic District Evaluation and Nomination***

In 2018, History Nebraska hired PaleoWest to document a set of Hartington, Nebraska’s historic resources. Dr. Baker met with representatives of History Nebraska to cooperatively develop a survey plan prior to documenting the resources. Dr. Baker and a field crew travelled to Hartington to record 50 commercial buildings constructed between 1900 and 1970 and to propose boundaries for a historic district. The crew photographed and mapped the buildings and thoroughly recorded their current conditions. In addition, the crew conducted local historical research and collected pertinent documents. Dr. Baker also participated in a public meeting about the city’s historic resources. Dr. Baker then used the information PaleoWest collected to develop a detailed historic context focusing on the history of Hartington’s downtown area and emphasizing the architectural evolution of the buildings within the district, which is significant for its role in local and regional commerce. Dr. Baker completed an NRHP Nomination Form for the downtown commercial historic district in Hartington. The district was listed in the National Register in the summer of 2019. Subsequently, at the client’s request, Dr. Baker developed a 15-minute PowerPoint presentation outlining the significance of the district. History Nebraska will use the presentation to inform residents, stakeholders, and regulatory groups about the district and its significance. Dr. Baker completed his work according to the established project schedule and budget.

**Reference:** Mr. David Calease, NRHP Coordinator, History Nebraska; 1500 R Street, Lincoln, NE 68508; david.calease@nebraska.gov; (402) 471-4775.

## Cost Proposal

PaleoWest’s cost proposal is summarized in Table 2. Our total proposed project cost is **\$24,098.00**.

**Table 2.**Cost Proposal

TASK	PRICE
Task 1: Kick Off Meeting and Work Session	\$ 1,550.00
Task 2: Data Collection and Evaluation	\$ 5,305.00
Task 3: Windshield Survey	\$ 5,019.00
Task 4: Draft Survey Plan	\$ 6,285.00
Task 5: Presentation of Draft Plan to the HPC	\$ 1,721.00
Task 6: Final Historic Survey Plan	\$ 2,300.00
Task 7: Final Public Meeting	\$ 1,260.00
Task 8:City Council Approval of the Historic Survey Plan	\$ 568.00
<b>Total</b>	<b>\$ 24,089.00</b>

### Costing Assumptions

- The City will send PaleoWest copies of all relevant documents
- The windshield survey will require a total of no more than five days of field time. If it requires additional mobilizations or time, PaleoWest may request a change order.
- PaleoWest will not develop or make any additional public presentations (beyond the RFP-identified public meetings) as part of the current project. However, we would be happy to do so for an additional cost.
- Building recordation and photography will be limited to those aspects visible from public rights of way unless property owners explicitly grant us access to their properties.
- We will not record the interiors of any buildings.

### SUMMARY

PaleoWest’s team for this project has researched and written more than 20 historic contexts and survey plans and completed windshield surveys and/or intensive architectural inventories for hundreds of properties. Working individually and together, Dr. Baker, and Ms. Anderson also bring strong expertise in historical research, historical architecture, architectural history, public outreach, and coordination with municipalities. With our tight and experienced team, PaleoWest offers the City the best available qualifications and knowledge to complete this

project efficiently, thoroughly, and accurately. We also bring passion for and direct experience with Colorado architectural resources. Furthermore, we offer a proprietary, proven system for collecting, processing, and reporting historical resources data, which sets us apart from other cultural resource contractors and enables us to provide the City with thorough and organized data. PaleoWest will ensure completion of this project on time and on budget. Our goal is to help the City, property owners, and community at large better understand, appreciate, and steward Salida's unique and significant historical resources. Our work will help in fostering the long-term preservation of important resources.

**ATTACHMENT A: PROJECT TEAM RESUMES**

## Chris Baker, Ph.D. Senior Historian/Architectural Historian

Dr. Baker has nearly 20 years' experience as a professional historian and architectural historian working on evaluation, compliance, legal, and academic projects. He has worked in 23 states for private non-profits, law firms, industry and, local, state, and federal agencies. Dr. Baker has expertise in all aspects of historical research and analysis, and compliance with cultural resource laws and regulations. He has served as a National Historic Preservation Act (NHPA) Section 106 specialist, historian, architectural historian, and cultural resources specialist on projects. Dr. Baker has developed National Register of Historic Places resource evaluations and nominations, institutional histories, historic contexts, and other planning documents. He has produced and consulted on Historic American Buildings Survey (HABS), Historic American Landscape Surveys (HALS), and Historic American Engineering Record (HAER) documentation. Dr. Baker also has experience providing expert witness services in litigation relating to various aspects of public lands management, rights-of-way, water rights, mineral management, navigability determinations, and American Indian policy. He also contributes to NEPA analysis. Finally, Dr. Baker has directed, developed, or contributed to over 70 NHPA Section 106 assessments associated with proposed telecommunications facilities in several states. Dr. Baker meets the Secretary of the Interior's Standards for History and Architectural History.



### EDUCATION

Ph.D., History, University of Colorado, 2013

M.A., History, New Mexico State University, 2000

B.A., History, Texas Tech University, 1994

### YEARS OF EXPERIENCE

18

### YEARS WITH FIRM

2

### Select Project Experience

**Determination of Eligibility. Denver VA Medical Campus, Colorado.** Dr Baker is currently developing a determination of NRHP eligibility report for four Veterans Administration Buildings constructed in the late 1940s and early 1950s. The buildings, which are currently vacant, are part of the post-World War II expansion of VA facilities. Dr. Baker is determining whether the buildings are historically significant individually, or as part of a historic district.

**Historic Resources Survey, Louisville, Colorado.** Dr Baker is the Principal Investigator and Historian on this project, which is focused on the evaluation of 100 commercial and residential buildings in Louisville, Colorado. The buildings are being evaluated for NRHP eligibility and local landmark eligibility.

**Tiffany and San Marical Cultural Investigations, Bureau of Reclamation, New Mexico.** Dr. Baker was the Historian on this project. He was responsible for the research and development of the historic context that will inform survey work for the referenced properties, which are located along the Camino Real and Santa Fe trail. Research involved the review of records held by the Bureau of Reclamation, documents held in New Mexico archival collections and libraries, the review of Bureau of Reclamation records held at the National Archives, and the analysis of published materials related to the history of the area. He is also responsible for overseeing the evaluation National Register eligibility determinations of historic resources within the project area.

**Lake Mead Willow Beach Road Survey, National Park Service, Lake Mead National Recreation Area, Arizona.** Dr. Baker served as the Historian/Architectural Historian on this project which involved the historical analysis of two roads within the National Recreation Area in anticipation of the realignment of a section of road. Dr. Baker oversaw the project and conducted research into the history of the road segments. He made determinations of NRHP eligibility for the roads and assessed the effects the realignment would have on cultural resources within the proposed project area.

**Historic American Buildings Survey, Wyoming Army National Guard, Wyoming.** Dr. Baker served as the Historian/Architectural Historian on this project which involved the documentation of three national guard armories constructed between the mid-1960s and mid-1970s. The project was completed to facilitate the Wyoming Army National Guard's ability to meet the conditions of an existing Programmatic Agreement.

**Hartington Downtown Historic District Survey, Hartington, Nebraska.** Dr. Baker served as the Historian/Architectural Historian on this project which was the National Register eligibility assessment of Downtown Hartington Nebraska, a complex of over fifty commercial buildings constructed between 1900 and 1969. Dr. Baker conducted background research, recorded the buildings, and developed a National Register Nomination form for the historic district, which was listed in the National Register in July 2019. The project was undertaken, in part, to allow residents to apply for preservation tax credits to maintain historic buildings.

**Jacksonville Florida Underrepresented Communities Survey, Jacksonville, Florida.** Dr. Baker was the Historian/Principal Investigator on this project, which was designed recognize and preserve aspects of 20<sup>th</sup> century African American history in Jacksonville. The project included the survey and evaluation an African American suburb; the survey and evaluation of an African American Church, and the recordation of an African American Cemetery. Deliverables related to the project included state site forms, MPDFs and NR Forms.

**Administrative History, Tumacácori National Historical Park, Arizona.** Dr. Baker was the Historian on this project, which was a history of three Spanish and Mexican era missions in southern Arizona. The administrative history addressed the history of the establishment and operation of the missions and the management and preservation of the missions as historic properties. Dr Baker conducted archival and other documentary research for this project and developed a narrative history.

**Historical Overview, Management Recommendations and Context of Special Operations Related Facilities in the Vietnam Era, Department of Defense, Nationwide.** Dr. Baker was the Historian on this project, which involved the development of a national historic context of special operations, including development and training, during the Vietnam era. The project included a historic context, an explanation of NRHP evaluation criteria, guidance for consultation and mitigation (including the development of PAs and MOAs) and case studies reflecting the types of historic structures and activities that may be associated with the support, training, and the deployment of special operations units. Dr. Baker developed the national historic context and management recommendations sections of the report.

## Professional Memberships

- Rocky Mountain Council for Latin American Studies
- Western History Association
- National Council on Public History

# ELAYNE ANDERSON. M.Arch.

## Historic Architect



### EDUCATION

M.A., Architecture, University of Colorado at Denver

B.A., Interior Design, Colorado State University

### YEARS OF PROFESSIONAL EXPERIENCE

20+

### LICENSES / CERTIFICATIONS

Registered Architect, Colorado

Licensed Real Estate Broker, Colorado

Licensed Real Estate Broker, New Mexico

### OFFICE LOCATION

Denver, CO

### YEARS WITH CURRENT FIRM

1

Ms. Anderson is a historic preservation architect and has developed a distinguished career working for federal agencies, private architecture firms, and preservation planners. She provides: on-site assessment and identification of historic structure conditions; comprehensive existing conditions assessment, including research, documentation and drawing of the historic fabric (e.g., foundations, roofs, windows, and detailing), along with historic modification timelines; preparation of HSRs; and presentations to NPS park officials, State Historic Preservation Officers, Congressional staff, and related Federal agencies. Prior to consulting for PaleoWest, Ms. Anderson worked at the NPS's National Support Center, which, at the time, housed over 600 professionals, including engineers, planners, architects, archaeologists, historians and landscape architects. She collaborated and coordinated with all these colleagues to prepare NPS planning documents, General Management Plans (GMPs), HSRs, and Development Concept Plans (DCPs), for compliance with Section 106 of the National Historic Preservation Act (NHPA) with focus on the "Protection of Historic Properties." In addition, she provides architectural services for historic renovation projects, adaptive re-use, and new construction.

### SELECT PROJECT EXPERIENCE

**Russian Bishop House, Sitka National Historic Park NPS, Sitka, AK.** Collected Historic As-built Documentation and was responsible for all required architectural drawings.

**Glen Jean Bank, New River Gorge National River Headquarters, NPS, Glen Jean, WV.** Responsible for HSR and comprehensive drawings.

**Thurmond Train Depot, New River Gorge National River NPS, Thurmond, WV.** Wrote HSR and assembled all required architectural drawings

**Multiple Historic Fish Hatchery Renovations, Colorado Division of Wildlife, CO.** Conducted Existing Conditions Assessment, Renovations, and New Construction.

**Historic Shorter AME Church, Denver, CO.** Performed Existing Conditions Assessment and recommendations on Adaptive Re-Use of Historic Church into Theater.

**Ute Mountain Ute Tribal Headquarters, Cortez, CO.** Cultural & Site Assessment with Schematic Design of Tribal Offices.

**Three Sisters Lighthouses & French Cable Hut, Cape Cod National Seashore NPS, MA.** Wrote HSR and supervised renovation.

**Ellis Island, Statue of Liberty National Monument, NY.** Executed Existing Conditions Drawings of Original Domed Roof Structures.

**Jacob Riis Bathhouse, Gateway National Recreation Area NPS, NY.** Assembled Historic As-built and Existing Conditions Documentation, as well as architectural drawings.

**Lowell Boot Mills, Lowell National Historical Park NPS, Lowell, MA.** Assembled a Counting House HSR, executed complete site drawings, and advised on strategies and design for eventual renovation.

**Delaware Water Gap Bathhouse Facilities, NPS, Milford Beach, NJ.** Performed Cultural Assessment for New Facility Design.

**Women's Rights National Historical Park NPS, Seneca Falls, NY.** Conducted HSR and all required drawings. Coordinated with National Endowment for the Arts National Design Competition.

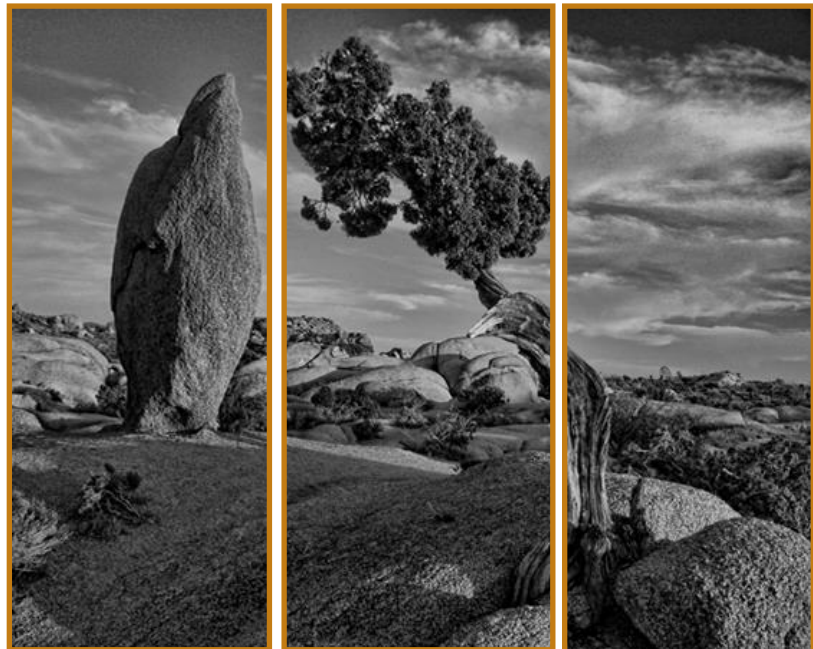


Corporate Headquarters  
3222 South Vance Street, Suite 200, Lakewood, CO 80227  
T: 303.980.5200 F: 303.980.0089  
www.pinyon-env.com

April 26, 2021

## Salida Historic Survey Plan City of Salida, Colorado

**Prepared for:**  
Kristi Jefferson, Planner  
Community Development Department  
448 E. First Street, Suite 112  
Salida, CO 81201





Corporate Headquarters  
3222 South Vance Street, Suite 200, Lakewood, CO 80227  
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April 26, 2021

Kristi Jefferson, Planner  
Community Development Department  
448 E. First Street, Suite 112  
Salida, CO 81201  
[kristi.jefferson@cityofsalida.com](mailto:kristi.jefferson@cityofsalida.com)

Dear Ms. Jefferson:

Pinyon Environmental, Inc. (Pinyon), is pleased to present this proposal to complete a historic survey plan for the City of Salida, Colorado (City). Pinyon is a Colorado-based firm with 26 years of demonstrated environmental consulting experience for a variety of clients in the private and public sectors. Pinyon is a certified Woman Owned Small Business, Disadvantaged Business Enterprise, and Small Business Enterprise. The firm employs approximately 70 cultural resource professionals, engineers, planners, biologists, and National Environmental Policy Act (NEPA) specialists.

Pinyon’s Cultural Resources Team is a diverse group of preservation specialists with strong expertise in architectural field survey and historic resource documentation, as well as public outreach and survey reporting. Our work and preservation ethic centers on balancing historic preservation requirements with community needs. This motivation drives our strategic focus to support Certified Local Government (CLG) and Historic Preservation Commission (HPC)-derived initiatives, which represent a rapidly growing sector in our project portfolio. We are accomplished and knowledgeable of the preservation needs for communities statewide, as demonstrated through the recent completion of comparable projects in Lakewood, Denver, and Fort Lupton, Colorado.

This project will be led by Mr. Thomas J. Wilson, an architectural historian at Pinyon who specializes in architectural survey and documentation and is fluent in completion of surveys in accordance with the specific requirements of the *Colorado Cultural Resource Survey Manual* on behalf of communities and agencies. Mr. Wilson has completed several historic context documents and led reconnaissance-level and intensive surveys for hundreds of properties nationwide; he is well-versed in the historic and architectural trends that have shaped the built environment of Colorado. He is an avid supporter of public outreach and is eager to work with the City to increase awareness of Salida’s rich history and architectural legacy. Mr. Wilson will serve as the project manager and lead architectural historian for the project. Additional project support and oversight will be provided by Ms. Ashley Bushey, Pinyon Cultural Resources Team’s Technical Group Manager. Mr. Wilson and Ms. Bushey exceed the Secretary of the Interior’s (SOI) Professional Qualifications Standards for architectural history. Pinyon assistant historian Ms. Paige Rooney will support field work and research efforts connected with the project.

Pinyon estimates the cost to complete this project, in accordance with the outlined services, will be a firm fixed fee of **\$25,000**. If you need additional information or if questions arise, please do not hesitate to contact me at (303) 980-5200, or [partington@pinyon-env.com](mailto:partington@pinyon-env.com). Thank you for considering Pinyon for your cultural resource management needs.

Sincerely,

**PINYON ENVIRONMENTAL, INC.**

Brian Partington | Principal – Project Delivery

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## Appendices

Appendix A. Firm Resumes



## 1. Company Overview

Pinyon is a Colorado-based firm with 26 years of demonstrated environmental consulting experience for a variety of clients in the private and public sectors. Pinyon is a certified Woman Owned Small Business, Disadvantaged Business Enterprise, and Small Business Enterprise. The firm employs approximately 70 cultural resource professionals, engineers, planners, biologists, and NEPA specialists. Our corporate headquarters is in Lakewood, Colorado, with satellite offices in Loveland, Colorado and Phoenix, Arizona. Our Chief Executive Officer (CEO) is Lauren Evans, P.E., and the Principal in Charge of this project will be Brian Partington, Principal of Project Delivery.

Pinyon’s multifaceted Cultural Resources Team includes five cultural resource professionals with a wide range of expertise in the areas of preservation planning, National Register evaluations, architectural history, visual analysis, landscape architecture, archaeology, and more. The team has demonstrated experience in preservation planning initiatives on behalf of CLG communities and believes in implementing preservation solutions that create viable uses for historic resources and the municipalities they serve.

Pinyon’s experience allows us to skillfully guide our clients through the requirements of historic preservation legislation, ordinances, and funding agencies. Our team has completed National Park Service (NPS), Colorado State Historical Fund (SHF), and CLG-funded projects on behalf of municipalities, state agencies, and the State Historic Preservation Office (SHPO) in Oklahoma, Colorado, and Texas. These projects typically include hallmark deliverables of preservation planning, including historic reconnaissance and intensive survey, historic context document creation, and National Register evaluation and nomination. We are familiar with both the timelines and requirements of the grant application processes and the development of associated deliverables. Our work includes completion of historic surveys and associated contexts and/or planning documents for the Colorado communities of Pueblo, Fort Lupton, Denver, and Lakewood, in addition to similar projects currently underway in Wyoming, Oklahoma, and Texas.

Current contracts for the cultural resources team include a historic preservation plan for Albany County, Wyoming; historic context development for the City of Florence, Colorado; the development of disaster preparedness training materials for historic cemeteries in southeast Texas; and a Historic American Engineering Record (HAER) on the Woodward Spillway in Oklahoma. Individuals presented in this work plan and proposal have 40% availability for the 2021 calendar year to devote to the Salida historic survey plan. Our team meets all standards and requirements set forth in the Code of Federal Regulations Procedures for State, Tribal and Local Government Preservation Programs (36 CFR 61).

## 2. Project Team

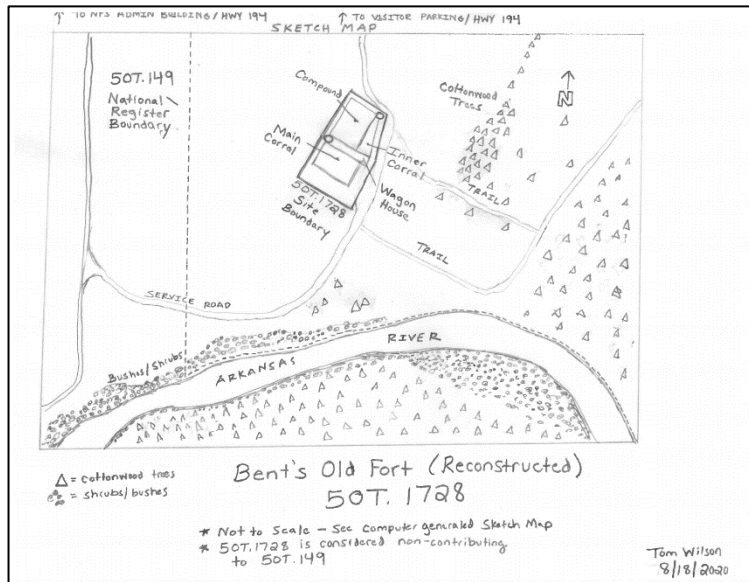
As part of a full-service environmental firm, the Pinyon Cultural Resources Team supports our clients in cultural resource compliance related to planning, construction, and maintenance of a diverse array of projects. Pinyon’s in-house lineup of historians, architectural historians, archaeologists, GIS specialists, and design and layout experts enable Pinyon to complete our work without engaging sub-contractors. This approach provides the City of Salida with a dedicated and flexible team. Information about key personnel assigned to this project is included below, and full resumes are available as an appendix to this document (Appendix A).

### **Thomas J. Wilson (Architectural Historian)**

**Role on Project:** Lead Historian/Project Manager and Point of Contact

**Education:** MS, Historic Preservation, University of Pennsylvania | BA, History, Rowan University

The project manager and lead historian for the Salida historic survey plan project will be Mr. Thomas J. Wilson, an architectural historian at Pinyon who specializes in preservation planning, architectural documentation, cultural resource reporting, and public outreach. Mr. Wilson is a skilled historic preservation professional with



**Figure 1.** A sketch map prepared by Mr. Wilson in August 2020 for the reconstructed Bent's Old Fort in Otero County, Colorado. Courtesy Pinyon Environmental, Inc.

over a decade of experience developing practical and effective solutions to the contemporary challenges of cultural resource management. Having worked for both the federal government and private consulting firms, Mr. Wilson has gained unique insight into the practices and processes of Section 106 and Section 4(f) consultations, stakeholder engagement, and mitigation planning. He is a dependable steward of historic resources with a strong knowledge of architectural history and a solid background in field survey and site interpretation. Mr. Wilson has worked on a diverse array of preservation projects spanning three continents, and he exceeds the SOI's Professional Qualifications Standards for architectural history.

Mr. Wilson has immersed himself in the study of Colorado's built environment, and has worked on preservation projects in Lamar, Telluride, Louisville, Del Norte, Fowler, Manzanola, Denver, Boulder, and many other communities. His current work includes the development of a historic preservation plan for Albany County, Wyoming; creation of disaster preparedness training materials for historic cemeteries in southeast Texas; and multiple ongoing projects in Black Hawk, Colorado, where Pinyon maintains an on-call contract for historic preservation services for the City.

**Ashley L. Bushey (Technical Group Manager - Cultural Resources)**

**Role on Project:** Senior Historian

**Education:** MS, Historic Preservation, University of Vermont | BA, Social Studies, Castleton State College

Ms. Ashley Bushey is the manager of the Cultural Resources Team at Pinyon and will provide oversight and support to the project as needed. Ms. Bushey has diverse experience in historic preservation, including a background in nonprofit advocacy, local government preservation planning, and federal regulation compliance with Section 106 of the National Historic Preservation Act (NHPA). Ms. Bushey has designed, executed, and overseen reconnaissance and intensive-level architectural surveys ranging from single resources to several hundred resources, including historic district evaluations, boundary evaluations, and boundary justifications. Ms. Bushey's background includes service as the Park County Preservation Planner. In this role, she served as staff to the Park County Historic Preservation Advisory Commission (PCHPAC) and the Park County CLG, as well as liaison to the South Park National Heritage Area Board. Her work included review of permit applications through the Planning Department for alterations or demolitions to local landmarks and potentially historic buildings. She coordinated with property owners and businesses regarding preservation incentives including tax credits and grant funding, and provided staff reports to the PCHPAC for tax credit reviews. She was also the administrator of several CLG and SHF grant funded survey and rehabilitation projects.

Ms. Bushey's portfolio includes district evaluations for resources with multiple periods of significance, representing a variety of architectural styles and regional vernaculars. Her work includes direct contracts with CLGs, SHPOs, and the NPS, and coordination with these entities as stakeholders in private projects. She emphasizes public and stakeholder engagement, including virtual engagement strategies developed in response to social distancing regulations. Her individual background includes recent National Register evaluation of the Long Historic District, with a period of significance spanning from 1880 to 1956; National Register nomination

of the Bent County High School, a neo-classical building with New Deal-era additions constructed by the Public Works Administration (PWA); National Register evaluation of the Mesa Junction Historic District, representing architectural styles from ca. 1870 to 1960. Her team has recently completed preservation planning projects in Colorado, Oklahoma, and North Dakota.

**Paige Rooney (Assistant Historian)**

**Role on Project:** Historian

**Education:** MA, Public History with concentration in Cultural Resource Management and Historic Preservation, Colorado State University (in progress) | BA, History, California Polytechnic State University, San Luis Obispo

Ms. Paige Rooney is an assistant historian at Pinyon and will support Mr. Wilson with the windshield survey, archival research, and other project tasks as needed. Ms. Rooney is currently working towards completing the requirements for an MA in Public History from Colorado State University with concentrations in Cultural Resource Management and Historic Preservation. At Pinyon, she assists the Cultural Team with field surveys, archival research, and completion of historic site evaluation forms and reports. In the past, she interned at various museums and archaeological centers doing interpretation and collections management work as well as Caltrans District 5 where she completed archaeological site surveys and historic reports. Her background includes US history with an emphasis on the American West and California, Latin American history, music and music history, archaeology, teaching, cultural resource management, and historic preservation.



**Figure 2.** A view of Ms. Rooney completing field survey of a segment of the Church Ditch in Westminster, Colorado. April 2021. Photo by Mr. Thomas J. Wilson.

Ms. Rooney is an accomplished historian. She was involved in conversations with Cal Poly’s administration regarding issues of racism and sexism on Cal Poly’s campus in the wake of the Black Lives Matter movement and rise in sexual assault allegations on campus. She served as the Chapter Historian for the Iota Pi chapter at Cal Poly San Luis Obispo for one year. In this position, she created a digital archive of photographs, documents, and other primary sources related to the fraternity; created social media posts detailing the history of a photograph or document; designed and ordered yearbooks for the chapter; and compiled a list of important dates in the chapter’s history. She spent time in the university archives, both physically and digitally, exploring the collections to find everything related to the fraternity and the bands, which she then turned into these social media posts and online chapter digital archive.

**Brian Partington (Principal – Project Delivery)**

**Role on Project:** Quality Control

**Education:** BS, Environmental Science, Metropolitan State University of Denver

Mr. Partington has 21 years of environmental consulting experience and is Pinyon’s Principal of Project Delivery. At Pinyon, he has managed hundreds of projects and tasks for a variety of public and private sector clients. Mr. Partington has led multi-disciplinary teams through the planning, implementation, and completion of the tasks required to ensure that clients’ projects meet regulatory requirements, goals, budgets, and schedules. Mr. Partington’s experience has led to him being skillful at solving complex problems – whether that being identifying strategies to reduce project costs, expediting environmental permitting, or negotiating practical solutions with regulatory agencies. The result is that Mr. Partington has earned the title of ‘trusted advisor’ with many clients, across numerous market areas. In his role as Principal of Project Delivery, Mr. Partington is responsible for overall project delivery and quality control – affirming the firm’s culture of excellence, quality, and responsiveness – where Pinyon’s technical staff deliver the services that our clients expect.

### 3. Methodology and Approach

Before each new survey project begins, Pinyon takes the time to understand the goals and objectives of the client and community to develop a strategy that is focused, effective, and feasible. Efficient survey planning allows for the development of more robust architectural evaluations and the expansion of individualized histories for each resource. Pinyon understand that the overall intent of the survey plan is to:

1. Assist in identifying areas throughout the City for future intensive level surveys and provide guidance on reconnaissance level surveys throughout the City.
2. Help identify changes that have occurred to the existing Downtown Historic District and prior surveyed areas since the last surveys were conducted over a decade ago.
3. Identify and synthesize past historic survey efforts to help with the long-range planning of preservation efforts within the City.
4. Position the City to leverage additional funding opportunities by providing the background framework and reasoning for future surveys.
5. Provide an educational tool for the City, HPC, and community.
6. Align with and support the goals of the City's Comprehensive Plan adopted in 2013, particularly Principle CC-I (History) and its associated actions to preserve, enhance, and promote historic resources in the community.

Pinyon recognizes that the purpose of this project is to create a viable document that will lay the foundation for the community's historic preservation survey efforts for years to come. Our approach and value-added services include a deep team bench, which allows for frequent collaboration between the lead historian and their colleagues to draw on the team's varied experience and creative aptitudes. Our incorporation of virtual meeting technology has offered a successful platform for community engagement during and before the period of social distancing, and our team is soon to launch a state-wide community engagement project using our proven community engagement methods. While the deliverables associated with this project are fixed, our team offers the flexibility and genuine interest in the community that will enable us to tailor the deliverables to the specific vision of the people of Salida.

#### **Budget Management Protocol**

Pinyon envisions breaking the project into seven tasks, and the proposed scope and fee for each task has been thoroughly evaluated to provide the City of Salida with the maximum value while remaining within the parameters of the budget. The narrative and cost table below expand on Pinyon's vision for the survey plan.

To monitor the budget for each proposed task, Mr. Wilson will perform a weekly review of all time charged to the project and will coordinate with Pinyon's Accounting department for regular invoice review. In addition, Pinyon will immediately inform the City of Salida's Project Manager via email and/or telephone should the proposed funds from any of the tasks below need to be reallocated to one or more other tasks. Ultimately, Pinyon understands that the project is funded primarily by a CLG grant administered through History Colorado, and therefore the anticipated scope of work will not exceed \$25,000.

### 3.1 Task I: Kickoff Meeting and Work Session

#### Task Objectives:

- Define the community's objectives of the historic survey.
- Solicit input from the public.
- Develop a timeline for completion of the data collection, draft and final reports, and public meetings.

After the contract has been executed, Pinyon will virtually attend and lead a kickoff meeting and work session (tentatively scheduled for September 2021) with City of Salida staff, members of the HPC, and community members to discuss the project approach, set expectations for the historic survey plan, and review the project schedule. Pinyon understands that City staff will suggest areas of interest and provide Pinyon with prior survey deliverables (reports, survey forms, etc.) and other pertinent research from the Downtown Historic District prior to the kickoff meeting so that Pinyon can better understand the extent of prior cultural resource analyses conducted in the community to date. The Salida HPC will assist City staff in compiling data for submittal to Pinyon. Pinyon recognizes that the City will also help identify additional sources of archival history and other information that can be used in compiling the updated historic survey, including local area contacts. To facilitate a productive discussion during the kickoff meeting, Pinyon will conduct a preliminary review of existing data available in the Office of Archaeology and Historic Preservation (OAHP) Compass database, applicable statewide and local historic contexts, and other digital sources prior to the kickoff meeting to cultivate a base understanding of the City's common cultural resource types, prevalent architectural styles, historic themes, periods of significance, underrepresented resources, and demographic information. Due to current social distancing requirements, Pinyon anticipates the kickoff meeting/work session will occur via telephone or through virtual conferencing platforms such as Zoom, Microsoft Teams, etc. Pinyon understands that the City will promote the project in the local newspaper and on the City's website.

### 3.2 Task II: Data Collection and Evaluation

#### Task Objectives:

- Obtain and review all pertinent prior historic survey efforts available through the City.
- Conduct additional academic research to identify existing building surveys and designated properties.
- Review and evaluate data to set priorities for future survey efforts.

Building off the preliminary investigation conducted prior to the kickoff meeting, Pinyon will evaluate previous survey data provided by the City and conduct additional research and data collection to identify existing building surveys; previously recorded cultural resources within and proximate to the historic survey plan project area; relevant local, regional, and statewide historic contexts; National and/or State Register-listed properties and associated nomination documents; and other pertinent information. Academic research and data collection will also include an evaluation of contemporary and historic aerial photographs, topographic maps, Chaffee County assessor records, and the OAHP Compass data, among other sources. Pinyon assumes that as a CLG, the City can assist with the procurement of any site forms and/or survey reports from OAHP identified as useful for the project at no cost. Pinyon will review and evaluate all data collected to identify gaps in information and set priorities for future survey phases.

### 3.3 Task III: Conduct a Limited Windshield Survey

#### Task Objectives:

- Identify the geographic distribution of historic resources, representative property types, overall levels of historic integrity, and concentrations of resources with high integrity.

Following the kickoff meeting/work session and subsequent data collection, Pinyon will conduct a limited windshield survey of the historic survey plan project area as identified by the City in a map provided with the SHF grant application (see **Figure 3**). This area includes the Downtown Historic District established in 1984 and several local landmarks. Pinyon will photograph key areas representative of previous survey efforts and other areas of the city that have not been surveyed, utilizing public input and the results of data collection and analysis to inform the windshield survey program.

Pinyon will collect broad data on representative property types and changes to the physical conditions of previously surveyed properties, noting areas of high disturbance/modifications and clusters of resources with high levels of physical integrity. No survey forms will be completed as part of the windshield survey effort, but photographs and other data will inform recommendations for future survey efforts in the survey plan development phase. The windshield survey will be completed over a period of two days by Mr. Wilson and Ms. Rooney, who will spend one (1) night in or proximate to Salida at the current General Services Administration (GSA) 2021 per diem rate for lodging in Chaffee County. As a cost cutting measure, no per diem for meals or incidentals will be requested. All survey will occur from the public ROW; Permission to Enter (PTE) will not be solicited. Survey is anticipated to occur in October to take advantage of minimal foliage/vegetation. While in Salida, Mr. Wilson and Ms. Rooney will visit any local repositories identified in Task II to gather project data or other information as needed.



**Figure 3.** Historic survey plan project area (orange outline). Courtesy City of Salida.

Our team utilizes the smartphone application Survey123<sup>®</sup>, which communicates with our ArcGIS software to increase accuracy and efficiency in field data collection. The use of Survey123<sup>®</sup> allows our team to relay field data to office staff in real time, providing for added levels of quality assurance and quality control. The application exports field data directly to historic inventory forms, eliminating an administrative step in the process and allowing Pinyon historians to focus their time on the more complex evaluation and analysis components of historic survey and compliance documents. This versatile tool also allows for nimble analysis and presentation of data, including the distribution of resource types or features within a data set. An example of how the software can be used is provided below (**Figure 4**) and depicts a breakdown of resources surveyed by wall type. Data from the limited windshield survey can be manipulated to focus on a certain type, style, or method of construction or other qualifier depending on the City’s needs.

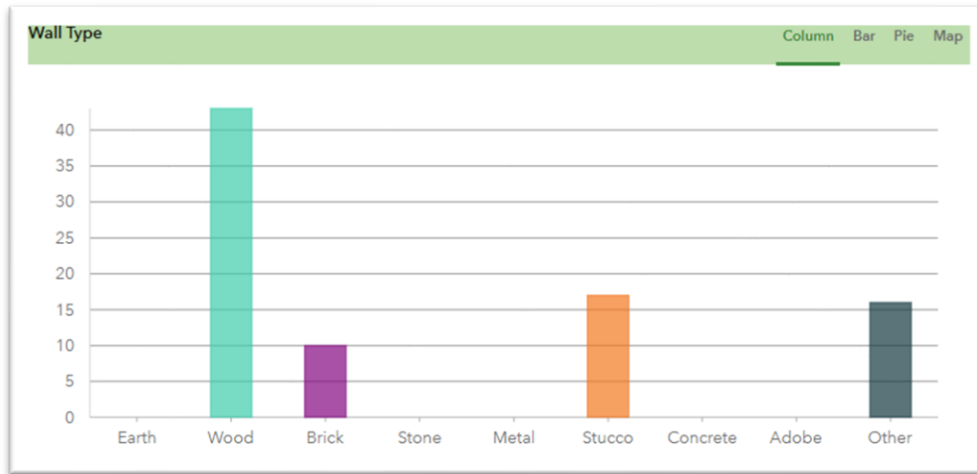


Figure 4. An example of how survey data can be sorted using Survey123®.

Although the windshield survey task will not include the completion of historic inventory forms, Pinyon will collect data on properties visited during the survey using Survey123® to assist with the identification of representative property types, assessment of physical integrity, clusters of intact and altered historic resources, common building materials observed, etc.

As a value-added option generated by this tool, Pinyon plans to provide the City with a GIS layer (Shapefile) or KMZ file of surveyed properties. This visual representation of the windshield survey and associated data can assist with survey plan development.

### 3.4 Task IV: Develop Draft Survey Plan

#### Task Objectives:

- Compile prior survey efforts, public meeting input, windshield survey photos and findings, and GIS mapping efforts into a draft historic survey plan.
- Provide synthesis of previous survey efforts and reports.
- Identify and prioritize future survey efforts for the City (reconnaissance and intensive level).
- Provide a draft survey plan to the City and HPC for review and comments.

Following background research, data collection, and the windshield survey, Pinyon will commence development of a draft survey plan. Pinyon understands that the survey plan must follow the “Survey Plan Outline” guidance issued by OAHF. The draft survey plan will introduce the project goals and participants; highlight the City’s history and architectural legacy; synthesize previous survey efforts; review designated properties; discuss the methodology and results of the windshield survey; summarize representative property types and historic contexts; review the City’s preservation goals and objectives; and provide detailed recommendations for future survey priorities. Recommendations will be informed by feedback received during the public engagement campaign and from the City and identified stakeholders, in addition to the results of the windshield survey. Pinyon understands that the City seeks a more holistic understanding of the historic and cultural legacy of underrepresented communities in Salida, specifically its Hispanic and Latino populations and other minority groups. Pinyon will utilize public input and consultation with the City to develop survey plan recommendations that aim to address this need. The survey plan overall will include the development of additional historic context that could potentially highlight other aspects of the community's diverse history, including those of underrepresented groups. While Spanish translation is not a scope element of the project for public-facing

deliverables (such as the community presentation), it is a part of Pinyon's typical practice. We maintain a teaming relationship with a local (Front Range-based) translation firm and can provide translation services for an additional negotiated fee if needed. This scope assumes one round of review by the City's project manager with comment implementation by Pinyon, followed by a second round of review and comment implementation by Pinyon as needed.

### 3.5 Task V: Presentation of Draft Plan to Public/HPC

#### Task Objectives:

- Host a meeting to share details of previous historic survey efforts and the goals and objectives of the historic survey plan, as well as solicit public input.
- Present a timeline for when the survey plan will be completed.

Once the draft survey plan has been reviewed and approved by the City, Pinyon will present it at a public meeting to be held at a venue selected by the City (anticipated February 2022). Attendees will include Pinyon, City staff, the HPC, and members of the public. Pinyon will present the data collected on prior survey and research efforts, review project goals and objectives, and summarize the draft historic survey plan. The presentation will be given via PowerPoint, and hard copies of the draft survey plan will be available for review at the meeting. Survey materials will be developed, printed, and stationed around the meeting room by Pinyon for written feedback. If the meeting is held virtually due to current social distancing requirements and/or City preference, an online survey will be developed by Pinyon with the City's input and disseminated prior to the public meeting. Two Pinyon employees (Mr. Wilson and Ms. Rooney) will attend the meeting (in person or virtually) and be available to all attendees to discuss the draft survey plan, answer questions, and receive verbal feedback on areas of interest and/or concern for future historic survey efforts. Pinyon understands that the City has the capability to livestream public meetings via YouTube and local public access television station and is happy to participate in the livestream to reach the largest audience possible.

The draft survey plan will be made available at City Hall and on the City's website and social media platforms. For those unable to attend the public meeting, Pinyon will work with the City to make the public meeting PowerPoint available online, hosted on the City's webpage or Pinyon's digital file sharing service. To ensure that all interested members of the public can provide feedback on the draft survey plan, Pinyon will develop an online survey using Google Forms, which produces tailor-made, easily distributed surveys that allow for rapid evaluation of survey data that can be presented in a multitude of ways. This allows those unable to attend the meeting or desiring greater anonymity to participate in the public engagement process, and the survey link can be included alongside the draft plan and PowerPoint presentation on the City's website and social media platforms. The survey will be customized to the City's needs to capture general project feedback and any specific requests for information.

### 3.6 Task VI: Prepare Final Historic Survey Plan

#### Task Objectives:

- Revise draft survey plan based on comments from City, History Colorado, HPC, and the public.
- Provide hard and digital copies of the historic survey plan to the City.

Following the public meeting and presentation of the draft survey plan, Pinyon will incorporate feedback from the City, History Colorado, the HPC, and the public to prepare the final historic survey plan. The final survey plan will contain all information collected and compiled during the data collection process, field visits, and public meetings, and will be provided to the City (anticipated mid-March 2022).

### 3.7 Task 7: Final Public Meeting

#### Task Objectives:

- Present the final historic survey plan, including recommendations and next steps to the community.
- Present recommendations to City Council.

The final public meeting will be held at City Council Chambers (anticipated mid-April 2022) and will be open to all residential and business property owners, City staff, the HPC, and the public. Mr. Wilson will attend the meeting in person and will make copies of the final historic survey plan available for review by meeting attendees. This meeting will provide an opportunity to present the findings and recommendations from the final historic survey plan to the public. The HPC will make a recommendation to City Council for approval of the final Historic Survey Plan. It is anticipated that City Council will adopt the final survey plan in mid-May 2022, and the adopted plan will be made available on the City’s website, at City Hall, and the Salida Regional Library.

## 4. Recent Project Examples

The Pinyon team of cultural resource professionals maintains a comprehensive understanding of a broad range of resources and has significant experience surveying and evaluating the historic integrity of residential architecture. The following project example demonstrates our commitment to meeting the high-quality standards of our clients and dedication to historic preservation in Colorado.

### City of Lakewood Pre-1920 Historic Resources Survey and Historic Context

**Project Team: Ashley L. Bushey**

**June 2019 – June 2020**

As part of an updated mitigation treatment strategy and Memorandum of Agreement (MOA) developed between CDOT and the City of Lakewood, CDOT partnered with Pinyon to survey resources in the Lakewood city limits built prior to 1920. Pinyon historians developed a historic context of the city, focusing on its agricultural origins and transportation-centered community development through the 1910s. The project also included a survey of previously un-surveyed, pre-1920 resources in the city, including reconnaissance-level OAHF 1417 forms for 94 of those resources. Pinyon developed, in coordination with CDOT, a custom template based on the OAHF Form 1417 for reconnaissance surveys and tailored to the specific outcomes the Lakewood CLG needed for planning purposes, including recommendations for preservation priorities. The custom template was constructed to communicate with Pinyon’s survey application, which reduced post-processing considerations and allowed additional professional service to be focused on collaboration with CDOT. This efficiency measure allowed the team to dedicate attention to the written components of the historic context requested by CDOT and the City of Lakewood.



**Figure 5.** A representative photo from the Lakewood pre-1920 historic resources survey. Photo by Pinyon Environmental, Inc.

To view our deliverables, please visit the City of Lakewood’s project website:

<https://www.lakewood.org/files/assets/public/planning/comprehensive-planning/pdfs/historic-preservation/pre-1920s-survey-june-2020-final.pdf>

**Reference: Barbara Stocklin-Steely**

Colorado Department of Transportation - Region I

(303) 757-9841

[barbara.stocklin@state.co.us](mailto:barbara.stocklin@state.co.us)

### Commerce City Historic Preservation Program Design

**Project Team: Ashley L. Bushey, Thomas Wilson**

**June 2019 – Present\***

This ongoing, three-phase project was initiated in the Spring of 2019 and includes establishment of a historic preservation ordinance, establishment of a historic preservation board, and an initial historic survey of the city. Building from the Historic Preservation Plan created by the community in 2015, Ms. Bushey, with assistance from Mr. Wilson, is coordinating through the Community Development Department with the Economic Development Department, Building Department, Planning Commission, City Council, local/regional stakeholders, and the public to define the framework for the city’s local historic preservation program. Ms.

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**Salida Historic Survey Plan**

City of Salida, Colorado

Bushey is currently writing the historic preservation ordinance, which is about to enter legal review and is anticipated for adoption during Historic Preservation Month in Colorado (May 2020)\*. Public outreach conducted for this project included the development of educational sessions, interactive in-person activities, and online surveys to engage citizens of Commerce City who were unable to attend one of several public meetings held at a local recreation center. Meeting materials were thoughtfully crafted to engage the citizens of Commerce City and used local examples to help illustrate the goals of the ordinance and the benefits of creating a locally based historic preservation initiative. The public outreach campaign helped Pinyon to better understand the community and its needs, and this information informed the language of the ordinance and some of the specific requirements and stipulations laid out therein. Two rounds of public meetings have been held, complete with Spanish translation of printed materials and live translation. Additional stakeholder engagement has been conducted at targeted meetings with interested parties and community partners. Further coordination has been conducted with the Planning and Zoning Board and with City Council. *\*Project is currently on hold due to COVID-19. Project has advanced as far as legal review.*



**Figure 6.** A view of Ms. Bushey giving a presentation at a public engagement meeting in Commerce City. Photo by Mr. Thomas J. Wilson.

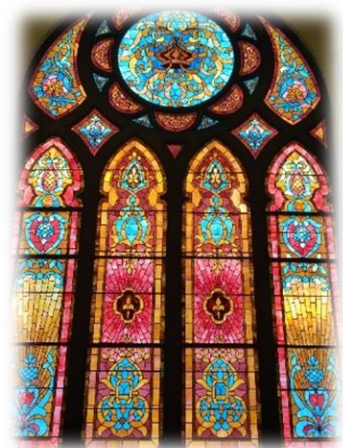
To view our progress, please visit the Commerce City website at: <https://www.c3gov.com/living-in/neighborhood-projects/historic-preservation>

**Reference: Caitlin Hasenbalg Long, AICP**  
 Senior Sustainability Planner  
 City of Lakewood  
 (303) 987-7686  
[cailon@lakewood.org](mailto:cailon@lakewood.org)

**Historic Context for Places of Worship**

**Project Team: Thomas Wilson**  
**October 2018 – January 2019**

Mr. Wilson recently completed a historic context for places of worship in Denver on behalf of Denver Landmarks. The context examines the religious architecture and history of places of worship in Denver, beginning with basic buildings erected by pioneer congregations in the 1860s and extending to modernist buildings constructed post-World War II. Denver’s places of worship function as symbols of the city’s social, cultural, and architectural development, and understanding their history, architectural legacy, and spatial arrangement provides a broader knowledge of Denver’s architectural history, ethnic settlement patterns, and neighborhood landmarks. Beyond major religious organizations, the context explored places of worship associated with Native Americans, African Americans, and the LGBTQ community. This far-reaching context required extensive archival research and several field surveys. As part of the context, Mr. Wilson created a style guide of common architectural styles associated with Denver’s places of worship and provided methodology recommendations for evaluating places of worship and other associated property types, such as religious housing and non-ecclesiastical buildings. Development of the context required coordination with Denver Landmarks. The project was funded in part by a SHF grant.



**Figure 7.** A view of a stained-glass window in Denver’s Temple Emanuel. Photo by Mr. Thomas J. Wilson



**Reference: Kara Hahn**

Principal Planner-Landmark Preservation  
Community Planning and Development  
City and County of Denver  
(720) 865-2919  
[kara.hahn@denvergov.org](mailto:kara.hahn@denvergov.org)

Please follow the link below to access this deliverable and three additional sample deliverables by Pinyon:

- [https://pinyonenvl-my.sharepoint.com/:f/g/personal/wilson\\_pinyon-env\\_com/EjCbi2-52FRPIDj--r-SjtkB-ArkPBNdaWUJWFVoD70YHg?e=0XZEco](https://pinyonenvl-my.sharepoint.com/:f/g/personal/wilson_pinyon-env_com/EjCbi2-52FRPIDj--r-SjtkB-ArkPBNdaWUJWFVoD70YHg?e=0XZEco)

Sample deliverables include:

- Historic Context for Places of Worship on behalf of Denver Landmarks, a division of the City’s Community Planning and Development Department.
- Comprehensive Report, Determination of Eligibility of the Federal Building/Post Office in Fargo, North Dakota for the GSA.
- Oklahoma Route 66 Historic Context and Reconnaissance Report for the Oklahoma SHPO.
- Bent’s Old Fort (Reconstructed) Inventory Form for the NPS.

## 5. Proposed Project Schedule

Pinyon understands the City of Salida values the timely completion of the historic survey plan. The following is a proposed schedule that may be modified in coordination with the City of Salida and History Colorado to meet client requirements.

Date	Project Phase
July/August 2021	Award of Contract
August 2021	Contract Execution
September 2021	Kickoff Meeting and Work Session
September/October 2021	Data Collection and Evaluation, Windshield Survey
August 2021 - October 2021	Academic Research
November 2021- January 2022	Develop Draft Historic Survey Plan
February 2022	Present Draft Historic Survey Plan at Public Meeting and Solicit Feedback
Mid-March 2022	Revise Draft Survey Plan, Incorporate Comments/Feedback, Prepare Final Historic Survey Plan
Mid-April 2022	Public Review of Final Historic Survey Plan
Mid-May 2022	Review and Adoption by Salida City Council



## 6. Project Budget

Pinyon understands that the project budget is a firm fixed fee of \$25,000. A cost table has been provided to illustrate presumed breakdown of project costs by task. A mobilization charge shown in the proposed cost table for this project includes travel time for Mr. Wilson and Ms. Rooney to and from Pinyon’s Lakewood, Colorado headquarters, one (1) night in or proximate to Salida at the current General Services Administration (GSA) 2021 per diem rate for lodging in Chaffee County (two rooms), associated mileage at current Internal Revenue Service (IRS) standard mileage rates, and all necessary equipment.

<b>Task I: Kickoff Meeting and Work Session</b>				
<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Rate</b>	<b>Extension</b>
<b>Labor Rates</b>				
Task Manager	1.0	hours	\$135.00	\$135.00
Archaeologist/ Historian	12.0	hours	\$107.00	\$1,284.00
Field Specialist/Project Assistant I	1.0	hours	\$92.00	\$92.00
<b>Task Subtotal</b>				<b>\$1,511.00</b>
<b>Task II: Data Collection and Evaluation</b>				
<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Rate</b>	<b>Extension</b>
<b>Labor Rates</b>				
Task Manager	1.0	hours	\$135.00	\$135.00
CAD/GIS Specialist I	2.0	hours	\$115.00	\$230.00
Archaeologist/ Historian	24.0	hours	\$107.00	\$2,568.00
Assistant Historian	24.0	hours	\$64.00	\$1,536.00
<b>Task Subtotal</b>				<b>\$4,469.00</b>
<b>Task III: Conduct a Limited Windshield Survey</b>				
<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Rate</b>	<b>Extension</b>
<b>Labor Rates</b>				
Task Manager	0.5	hours	\$135.00	\$67.50
CAD/GIS Specialist I	4.0	hours	\$115.00	\$460.00
Archaeologist/ Historian	16.0	hours	\$107.00	\$1,712.00
Assistant Historian	16.0	hours	\$64.00	\$1,024.00
<b>Equipment/Material Unit Rates</b>				
Mobilization	1.0	lump sum	\$1,220.00	\$1,220.00
<b>Task Subtotal</b>				<b>\$4,483.50</b>



<b>Task IV: Develop Draft Survey Plan</b>				
<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Rate</b>	<b>Extension</b>
<b>Labor Rates</b>				
Scientist III	2.0	hours	\$190.00	\$380.00
Task Manager	2.0	hours	\$135.00	\$270.00
CAD/GIS Specialist I	4.0	hours	\$115.00	\$460.00
Archaeologist/ Historian	40.0	hours	\$107.00	\$4,280.00
Assistant Historian	10.0	hours	\$64.00	\$640.00
				<b>\$6,030.00</b>
<b>Task V: Presentation of Draft Plan to Public/HPC</b>				
<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Rate</b>	<b>Extension</b>
<b>Labor Rates</b>				
Task Manager	1.0	hour	\$135.00	\$135.00
Archaeologist/ Historian	16.0	hours	\$107.00	\$1,712.00
Assistant Historian	12.0	hours	\$64.00	\$768.00
<b>Equipment/Material Unit Rates</b>				
Truck/Van Mileage	262.5	miles	\$0.56	\$147.00
Meeting Materials (Posters, Handouts, Etc.)	1.0	lump sum	\$100.00	\$100.00
<b>Task Subtotal</b>				<b>\$2,862.00</b>
<b>Task VI: Prepare Final Historic Survey Plan</b>				
<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Rate</b>	<b>Extension</b>
<b>Labor Rates</b>				
Scientist III	2.0	hours	\$190.00	\$380.00
Task Manager	2.0	hours	\$135.00	\$270.00
CAD/GIS Specialist I	2.0	hours	\$115.00	\$230.00
Archaeologist/ Historian	22.0	hours	\$107.00	\$2,354.00
Assistant Historian	3.0	hours	\$64.00	\$192.00
<b>Equipment/Material Unit Rates</b>				
Materials for Production of Deliverables	1.0	lump sum	\$100.00	\$100.00
<b>Task Subtotal</b>				<b>\$3,526.00</b>



<b>Task VII: Final Public Meeting</b>				
<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Rate</b>	<b>Extension</b>
<b>Labor Rates</b>				
Task Manager	0.5	hour	\$135.00	\$67.50
Archaeologist/ Historian	16.0	hours	\$107.00	\$1,712.00
Assistant Historian	3.0	hours	\$64.00	\$192.00
<b>Equipment/Material Unit Rates</b>				
Truck/Van Mileage	262.5	miles	\$0.56	\$147.00
<b>Task Subtotal</b>				<b>\$2,118.50</b>
<b>Project Total</b>				<b>\$25,000.00</b>

**Total Time and Materials Charges: \$25,000.00**

## Appendix A. Firm Resumes



# TALENT



**Thomas J. Wilson**  
*Architectural Historian*

### PROFESSIONAL EXPERIENCE

Mr. Wilson is a skilled historic preservation professional with over a decade of experience developing practical and effective solutions to the contemporary challenges of cultural resource management. Having worked for both the federal government and private consulting firms, Tom has gained unique insight into the practices and processes of Section 106 and 4(f) consultations, stakeholder engagement, and mitigation planning. He is a dependable steward of historic resources with a strong knowledge of architectural history and a solid background in field survey and site interpretation. Mr. Wilson has worked on a diverse array of preservation projects spanning three continents.

Prior to his position with Pinyon, Mr. Wilson worked for a cultural resource firm in Sarasota, Florida for two years. In this role, Tom served as the senior architectural historian, and his focus was on transportation-related projects funded wholly or in part by the Federal Highway Administration (FHWA) and executed by the Florida Department of Transportation (FDOT). During his time in Florida, Mr. Wilson coordinated regularly with state and local governments and non-profit entities to ensure good stewardship of cultural resources. Prior to moving to Florida, Mr. Wilson spent two years with FEMA in Monmouth County, New Jersey, where he made eligibility determinations of historic places in accordance with Section 106, conducted numerous architectural surveys, and evaluated data on historic preservation considerations related to potential impacts of FEMA's Hazard Mitigation Grant Program. In the years prior to FEMA, Mr. Wilson worked on projects for the City of Philadelphia, Eastern State Penitentiary, and the University of Pennsylvania, among others.

### AREAS OF EXPERTISE

- Architectural History
- Section 106 Compliance
- Section 4(f) Evaluations
- Agency Coordination
- Public Outreach
- Mitigation

**YEARS EXPERIENCE**  
10

**YEARS WITH PINYON**  
3

**EDUCATION**  
M.S., Historic Preservation,  
University of Pennsylvania

B.A., History,  
Rowan University

**VOLUNTEER INVOLVEMENT**  
Grant Reviewer,  
State Historical Fund

**CERTIFICATIONS**  
Exceeds the Secretary of the Interior's (SOI) Professional Qualifications Standards in the area of Architectural History.

### PROJECT EXPERIENCE

**Historic Context for Places of Worship | Consultant to Community Planning and Development (Denver Landmarks), | City and County of Denver.** Mr. Wilson completed a historic context for places of worship in Denver on behalf of Denver Landmarks. The context examines the religious architecture and history of places of worship in Denver, beginning with basic buildings erected by pioneer congregations in the 1860s and extending to modernist buildings constructed post-World War II. This far-reaching context required extensive archival research and several field surveys. As part of the context, Mr. Wilson created a style guide of common architectural styles associated with Denver's places of worship and provided methodology recommendations for evaluating places of worship and other associated property types, such as religious housing and non-ecclesiastical buildings. Development of the context required frequent coordination with Denver Landmarks.

Thomas J. Wilson  
Architectural Historian

**San Miguel River Bridge Environmental Permitting Support | United States Forest Service (USFS) | Telluride, San Miguel County, Colorado.**

Mr. Wilson is currently working in support of Section 106 compliance for a bridge replacement project on USFS land in the Norwood Ranger District of the Uncompaghre National Forest in Telluride, Colorado. The project will include demolition and replacement of an existing bridge, associated approach roadway work, and stream channel stabilization. The project required a thorough assessment of eligibility and effects to historic and archaeological resources within the APE, and a clear understanding of federal agency responsibilities under Section 106. Mr. Wilson reached out to local preservationists in Telluride for research support, and he coordinated frequently with the USFS to ensure good stewardship of cultural resources while balancing the purpose and needs of the project. The complex, ongoing project will likely require a mitigation commitment. Mr. Wilson has written several Memorandum of Agreement (MOA) documents over the course of his career, and he is adept at offering creative mitigation treatments that are tailor-made for each project.

**Determination of Eligibility for Bent's Old Fort (Reconstructed) | National Park Service (NPS) | Bent's Old Fort National Historic Site, La Junta, Colorado.**

Mr. Wilson recently completed an evaluation of the National Register eligibility of the reconstructed Bent's Old Fort in La Junta, Colorado on behalf of the NPS. The original Bent's Fort was constructed in the early 1830s and operated through 1849 as a fur trade post. In 1976, the NPS constructed an historically accurate fort in the exact footprint of the original fort. The thorough analysis of the fort's significance and integrity by Mr. Wilson required thorough archival research to understand how the reconstruction came about, and a detailed examination of building materials and techniques used in the reconstruction to assess historic accuracy. To expedite completion of project deliverables, Mr. Wilson established a detailed site visit plan for use by a colleague so that field survey and archival research could occur simultaneously. As the site is not yet 50 years of age and not a type of building typically deemed eligible for inclusion on the National Register of Historic Places, it required considerable evaluation and a demonstrated understanding of historic American building techniques and application of the National Register Criteria Considerations.

**Determinations of Eligibility for the Federal Building/Post Office, Fargo, North Dakota and the Federal Building, Grand Forks, North Dakota | General Services Administration (GSA) Rocky Mountain Region | Lakewood, Colorado.**

For this project, Mr. Wilson conducted field survey and wrote eligibility determinations for two federally owned buildings in North Dakota on behalf of GSA. The project required close coordination with multiple GSA staff members to secure appropriate security permissions, arrange site visits, obtain information, and refine deliverables. Although it was not included in the project's scope of work, Tom completed two additional, comprehensive reports at the request of GSA to help bolster project documentation. Mr. Wilson's skill in evaluating the significance and integrity of cultural resources has been consistently refined over the course of his career, and his passion for historic preservation is made evident by his thorough reporting and commitment to balancing client needs with the requirements of Section 106.

Thomas J. Wilson  
Architectural Historian

**Roxborough State Park Colorado State Register Act Compliance | Colorado Parks and Wildlife | Douglas County, Colorado** A portion of the Roxborough State Park Entrance Road (approximately 5,700 linear feet) between the north entrance gate and the Southdowns Trailhead is unpaved. The gravel roadway is heavily used by both motorists and bicyclists. The intent of the overall project is to improve drainage for stormwater run-off, utilize traffic control devices to establish an optimum traffic speed, and pave the unpaved portion of the entrance road. Oversight by Colorado Parks and Wildlife (CPW) triggered review under the Colorado State Register of Historic Properties Act. Mr. Wilson conducted field survey and background research to determine if there were any significant historic resources within the Area of Proposed Action. His work showed that the APA was located proximate to the Roxborough State Park Archaeological District (5DA.343), which was listed on the NRHP in January 1983 and concurrently added to the State Register of Historic Places (SRHP). The district contains a multitude of historic and archaeological resources, including a homestead, 35 archaeological sites, and 10 isolated finds. Mr. Wilson successfully demonstrated that the proposed work would not in any way impact the nearby archaeological district, and SHPO concurred with his finding of no historic properties affected regarding the Roxborough State Park Archaeological District. Mr. Wilson has demonstrated time and time again that thorough research, close coordination, and a holistic understanding of the balance between development pressures and preservation priorities can lead to successful consultations with various agencies and stakeholders.

**State Highway 74 Rockfall Mitigation | Colorado Department of Transportation (CDOT) Region I | Jefferson County, Colorado.** This project takes place along the Bear Creek Canyon Scenic Mountain Drive, part of the larger Lariat Loop Scenic and Historic Byway, in Jefferson County, Colorado. The 2-mile stretch of SH 74 between Morrison and Idledale, winding past the Red Rocks National Historic Landmark and steep, enclosing granite cliffs was designed to give users an exciting experience which is an important piece of its history. However, with large boulders hugging the roadside comes inherent safety risks for motorists, the primary geohazard being rockfall in the SH 74 corridor. With so many geotechnical and environmental concerns, it was apparent that a collaborative approach to rockfall mitigation would be needed to carefully balance safety needs of the corridor while protecting its historic viewsheds. Mr. Wilson developed an innovative viewshed analysis process utilizing Google Earth to assess the various rockfall treatments proposed throughout the project area and accurately determine the potential for indirect (visual) effects associated with the various rockfall mitigation methods. The viewshed analysis tool helped spur the development of a Visual Impact Analysis (VIA) framework in which viewsheds throughout the highway corridor were categorized and then prioritized. This hierarchy of viewsheds was presented to the design team and successfully resulted in changes to the design informed by historic viewshed concerns. Minimally invasive treatment measures were selected wherever possible, and other rockfall mitigation treatments that would have been highly visible to passersby were dropped entirely.

In addition to assisting with viewshed analysis and the VIA document, Mr. Wilson completed a revised inventory form the highway segment. His thorough analysis sought to expand upon the data provided in the National Register nomination for

the resource, and he worked with the Pinyon GIS team to establish coordinates of character-defining photos included in the nomination and the specific locations of previously undocumented retaining walls along the highway. Providing specific coordinates of these contributing features to CDOT provides an extra layer of security for these features for subsequent highway improvement projects, as coordinates and specifications for avoidance can be included in project plans or notes. The SH 74 Rockfall Mitigation project was a great success and was the recipient of a 2020 CDOT Environmental Award in the “Innovative Environmental Processes” category.

**Black Hawk Historic Preservation Consultant Services | City of Black Hawk, Colorado** Beginning in 2018, Pinyon entered an on-call contract with the City of Black Hawk to provide historic preservation advice to the HPC and CLG. Mr. Wilson has aided in the review of Certificates of Appropriateness and demolition review in support of the Office of Community Development and the HPC. In addition, Tom has provided insight and direction for updates to the residential design guidelines and will continue to work with the City in the redevelopment of these foundational components of the local preservation program. Mr. Wilson recently completed intensive interior assessments of historic buildings in the City and provided support for the creation of an updated Historic Preservation Ordinance for Restoration and Preservation Projects in the City. Ordinance development and review was coordinated closely with the City attorney to ensure consistency with the municipal code and existing policies and guidelines. Tom coordinates with the Office of Community Planning and Development and provides technical advisement to the HPC regarding best practices and risk assessment, which is implemented at the discretion of the client.

**Hidden Treasure Trailhead | City of Black Hawk | Black Hawk, Gilpin County, Colorado** This City of Black Hawk project involved the construction of an approximately 30-foot-tall pedestrian bridge over State Highway (SH) 119 in Gilpin County, Colorado. The City required a permit from CDOT to operate and construct a pedestrian bridge within the right of way (ROW) of SH 119, which triggered review under the Colorado State Register of Historic Properties Act (CRS 24-80.1). Working against a tight timeline and with a constrained budget, Mr. Wilson met with city officials and project engineers to provide input on project design and highlight the significance of SH 119 and other nearby historic resources. The successful meeting resulted in modifications to the bridge design which allayed the concerns of the CDOT historian assigned to review the project deliverables while balancing the City of Black Hawk’s needs. Mr. Wilson conducted a viewshed analysis as part of the project using a methodology he developed and refined in-house at Pinyon. Tom’s viewshed analysis methodology has been successfully utilized on several projects to illustrate the importance of thoughtful design that considers the potential impacts (direct and indirect) on nearby cultural resources.



# TALENT



## Ashley Bushey

Technical Group Manager - Cultural Resources

### PROFESSIONAL EXPERIENCE

Ms. Bushey has 15 years of experience in environmental compliance, historic preservation, and project management. Ms. Bushey is an Architectural Historian with a diverse background in the evaluation resources representing the key themes of Western development, including railroads and associated structures, homesteads, mining sites, farming and ranching complexes. Her work includes completion and oversight of field surveys, determinations of State and National Register of Historic Places eligibility, determinations of Section 106 effect, and identification of mitigation. Ms. Bushey has excellent communication, organization, and problem-solving skills. She ensures deliverables are appropriately tailored for each agency which allows for a more efficient environmental review.

Her project management experience includes local agency projects for the City of Black Hawk, City of Florence, and City of Colorado Springs. She is experienced with environmental permitting for local agencies, including preparation of documents for United States Army Corps of Engineers (USACE) and review by local boards and commissions in the absence of a federal nexus. She is experienced in the management of Categorical Exclusion (CatEx) projects with a nexus through the Colorado Department of Transportation (CDOT), both as a former employee of that agency and through her current work at Pinyon. She is experienced in coordinating multi-disciplinary teams, including biologists, historians, landscape architects, and environmental scientists.

### RELEVANT EXPERIENCE

**Public Education, Outreach, and Training.** Ms. Bushey is a licensed educator in the social studies (history, geography, economics, politics) for the middle and high school levels. She brings this background in education methods and her personal emphasis on interactive learning to public outreach, stakeholder engagement, and technical trainings she designs. Her background includes creation and delivery of content for live, interactive trainings including Section 106 workshops for professionals, stakeholder engagement sessions regarding development of historic preservation programming, and student engagement in historic survey methods and design review hearings. She has worked directly with individual communities, provided Certified Local Government (CLG) trainings in partnership with the State Historic Preservation Office (SHPO) and state-wide nonprofit organization, and is a past presenter at the National Alliance of Preservation Commissions (NAPC) Forum. During COVID-19 restrictions, Ms. Bushey demonstrated versatility in converting planned interactive training to webinar format.

**Local Preservation Planning.** Ms. Bushey is a former Preservation Planner for Park County, Colorado. In this role, she supported permit review, coordinated requirements with homeowners and business owners, and performed tax credit reviews. Her current initiatives include working with the City of Commerce City to create a preservation program and local ordinance, as well as the City of Black

### AREAS OF EXPERTISE

- Cultural Resources
- Historic Preservation
- Analysis and Research
- Historical Document Preparation
- Section 106
- Section 4(f)
- NEPA

**YEARS EXPERIENCE**  
15

**YEARS WITH PINYON**  
5

### EDUCATION

- MS, Historic Preservation, University of Vermont
- BA, Social Studies, Castleton State College

### TRAININGS and CERTIFICATIONS

- IEBC: International Existing Building Code
- Cultural Landscapes in the Western US
- Scheduling for Design and Construction, Colorado Department of Transportation

Balancing Historic Preservation and Development

**PROFESSIONAL ORGANIZATIONS**  
Colorado Preservation, Inc.  
  
Colorado State Preservation Plan Advisory Committee

Hawk to support their existing Certified Local Government (CLG) program. In addition, she has worked with developers to meet local preservation ordinance requirements in their projects.

**Historic Survey and Document Preparation.** Ms. Bushey has completed on-site field surveys along within communities, rural locations, and project corridors to identify and evaluate historic context and National Register of Historic Places significance of historic resources This includes interviews with property owners and local historians and investigation of historical documents to assess the significance of historic resources through research in libraries, county and city records, and federal archives. Ms. Bushey has extensive research experience, including interpretation of the following typical document types:

- General Land Office (GLO) Records
- Topographic Maps
- Aerial Images
- City Directories
- Census Records
- Building Permits
- Assessor Records
- Land Deeds/Transfer of Title Documents
- Sanborn Fire Insurance Maps
- Newspaper Records
- Historic Photographs

**SAMPLE PROJECT EXPERIENCE**

**Commerce City Historic Preservation Program Design | Commerce City | Commerce City, Adams County, Colorado.** This ongoing, three-phase project was initiated in the Spring of 2019 and includes establishment of a historic preservation ordinance, establishment of a historic preservation board, and an initial historic survey of the city. Building from the Historic Preservation Plan created by the community in 2015, Ms. Bushey is coordinating through the Community Development Department with the Economic Development Department, Building Department, Planning Commission, City Council, local/regional stakeholders, and the public to define the framework for the city’s local historic preservation program. Public outreach conducted for this project included the development of educational sessions, interactive in-person activities, and online surveys to engage citizens of Commerce City who were unable to attend one of several public meetings held at a local recreation center. Meeting materials, including handouts and interactive activities, were crafted to engage the citizens of Commerce City, and used local examples to help illustrate the goals of the ordinance and the benefits of creating a locally based historic preservation initiative. The public outreach campaign helped Ms. Bushey to better understand the community and its needs, and this information informed the language of the ordinance and some of the specific requirements and stipulations laid out therein. Two rounds of public meetings have been held, complete with Spanish translation of printed materials and live translation. Additional stakeholder engagement has been conducted at targeted meetings with interested parties and community partners. Further coordination has been conducted with the Planning and Zoning Board and with City Council. Ms. Bushey drafted the historic preservation

ordinance, which entered legal review in February 2020; the project was placed on hold in March 2020 due to the COVID-19 pandemic.

**Webinar Training – Survey Smart Tools.** Ms. Bushey planned this training as an interactive, hands-on experience and transferred to a webinar format due to COVID-19 restrictions. The webinar introduced participants to applications of technology tools for historic survey – including Survey123®, drones, Collector, and more. The training was certified by the SHPO office as an approved Certified Local Government (CLG) training and was offered in partnership with Colorado Preservation, Inc., Colorado’s state-wide non-profit for historic preservation.

**Pikes Peak Historic American Buildings Survey/ Historic American Landscapes Survey (HABS/HALS) | City of Colorado Springs | El Paso County, Colorado.** Ms. Bushey served as project and contract manager on behalf of Pike’s Peak – America’s Mountain (PPAM), an enterprise of the City of Colorado Springs, to complete HABS and HALS documentation as mitigation for construction of a new Summit House at the top of Pike’s Peak. The site is a National Historic Landmark. The project was completed with oversight from the USFS Pike and San Isabel National Forests Cimarron and Comanche National Grasslands (PSICC) ranger district. The project was completed under the direction of the NPS Intermountain West Region Heritage Partnerships Program. Ms. Bushey maintained coordination with the local, state, and federal stakeholders in the project while managing an in-house interdisciplinary team of geologists, landscape architects, CADD specialists, biologists, and historians.

**Paris Gold Mill Determination of Eligibility | Colorado Preservation, Inc./Park County Office of Historic Preservation | Alma, Colorado.** Ms. Bushey was the lead architectural historian on a team including herself and a field technician completing a determination of eligibility for the Paris Mill, an 1894 gold processing site in the Buckskin Mining District of Colorado. The site includes the mill building and much of its historic milling equipment, which is rare as the government confiscated the equipment of many milling sites in the early 1940s for use in the war effort of World War II. Her site assessment included both exterior and interior evaluations, including documentation of the milling equipment and description of early ore processing steps and later alterations including the **addition** of electric power and cyanide processing. The site includes the mill building, a tank storage building, two outhouses, and a concrete outbuilding likely used for powder or explosive storage. The site was determined eligible under Criterion A and C in the areas of Industry, Engineering, and Architecture. This determination of eligibility was used to secure grant funding to list the site to the National Register of Historic Places.

**Bent County High School National Register Nomination | Colorado Preservation, Inc. | Las Animas, Colorado.** Ms. Bushey worked with a team of three architectural **historians** to complete a successful National Register of Historic Places nomination for the Bent County High School, a Classical Revival building constructed in 1914 with additions constructed by the Works Progress Administration (WPA) and Public Works Administration (PWA) in 1939. Ms. Bushey focused on the historic context, statement of significance, and historic integrity sections of the National Register Form 10-900.

**US 24 Pedestrian and Drainage Improvements | Town of Minturn | Minturn, Colorado.** The US 24 Minturn Resurfacing Project was located along US 24 through the Town of Minturn. The Town received a Transportation Alternative Program Grant for engineering services for US 24 pedestrian improvements from Toledo Avenue to Maloit Park Road. Pinyon provided environmental clearances for historic resources, vegetation and noxious weeds, threatened and endangered species, and wetland delineation and permitting. As a local agency project, this effort required a high level of coordination with CDOT Region 3 as it is located in downtown, historic Minturn. Ms. Bushey completed extensive contextual historic research, architectural field survey, and recording for approximately 30 resources, and collaborated with the engineering team members and agency representatives, to develop and refine the design to avoid and minimize impacts to historic properties. The research process for this project was especially challenging, as very limited historic data remains regarding the history of the town. Among other sources, Ms. Bushey utilized historic county assessor information, newspaper articles, obituaries, deed research, historic highway plans, the Works Progress Administration (WPA) Writers Guide for Colorado, and was fortunate to have the opportunity to conduct a personal interview with an octogenarian who had lived in town more than 60 years.

**Northside Water Treatment Plant Class III Cultural Resource Survey | City and County of Denver/Colorado Department of Parks and Wildlife | Denver, Colorado.** Ms. Bushey was the task lead for this survey evaluation and determination of eligibility, including coordination of the field survey, direction of the research, and coordination with the client. She is also the primary author of the Class III Cultural Resources Report. The site was surveyed by a team consisting of an archaeologist, architectural historian, and a field technician. The Northside Water Treatment Plant was constructed in 1935-36 and phased out of use between 1966 – 1978. The site was designed by prominent Denver architect Burnham Hoyt. No buildings remain on the site. Certain structures and foundations remain in a state of heavy deterioration. The site was surveyed by a team consisting of an archaeologist, architectural historian, and a field technician. Field survey was conducted in transects spaced at approximately 15 meters. The site was evaluated for NRHP eligibility and documented on Colorado evaluation forms and a corresponding Class III Cultural Resources Report. The site was found to be significant under Criterion A in the areas of Community Planning and Development and Politics/Government for its association with the development of municipal systems and funding of the site construction by the Public Works Administration (PWA). The site was recommended not eligible for inclusion on the NRHP due to a lack of historic integrity through a combination of alterations and site disturbance.



**Paige Rooney**  
Assistant Historian

**AREAS OF EXPERTISE**

Cultural Resources  
Historic Preservation Analysis  
and Research  
Historic Context Document  
Preparation  
GIS

**YEARS EXPERIENCE**

3

**YEARS WITH PINYON**

<1

**EDUCATION**

MA, Public History, Historic  
Preservation, Colorado State  
University  
*Anticipated May 2022*

BA, History, California  
Polytechnic State University,  
San Luis Obispo

**PROFESSIONAL EXPERIENCE**

Ms. Rooney is a committed, knowledgeable and capable historian with a background in research, museum education, collections management, historic and archaeological report writing, and historic preservation. Her work in historic research and writing has been published in both the Cal Poly Journal of History and the Palgrave Encyclopedia of Imperialism and Anti-Imperialism. As past historian of Kappa Kappa Psi Iota Chapter, she created a series of social media posts based on historic context and photographs. Ms. Rooney is a new addition to the Pinyon team, bringing her skills in historic research and writing alongside a sensitivity to and engagement with current issues surrounding diversity and inclusion to Pinyon's deep bench of historians.

**SAMPLE PROJECT EXPERIENCE**

**Colfax Avenue Bus Rapid Transit Historic Evaluation | City and County of Denver | Denver, Colorado.** This project is improving Bus Rapid Transit (BRT) along Colfax Avenue in Denver, Colorado. Ms. Rooney supported historic survey of the transportation corridor between I-25 and I-225, including all buildings and structures adjacent to the roadway that are 50 years of age or older. This project recorded more than 500 potentially historic properties using the Esri Survey123 mobile based application.

**The British Museum: Imperialism and Empire | Published in the Palgrave Encyclopedia of Imperialism and Anti-Imperialism.** Ms. Rooney originally wrote this paper for publication in the Cal Poly Journal of History and was contacted by the Palgrave Encyclopedia of Imperialism and Anti-Imperialism to re-tool the publication for inclusion in their online encyclopedia. Her work discusses the creation of the British Museum in the mid-18th century, how it became an imperialist institution in the 19th century due to a number of factors (wars, expeditions, fairs, etc.), examples of the looting of cultural artifacts from British colonies in the 19th century, the current status of repatriation of these objects, and how the British Museum is still clinging onto the days of the British Empire.

**Social Media History Series Kappa Kappa Psi – Iota Chapter | CalPoly University.** Ms. Rooney served as chapter historian for the Kappa Kappa Psi Iota Chapter while she was an undergraduate at CalPoly. Her work included development of a series of social media posts based on current and historic photographs representing the history of the chapter, complete with contextual information.

**Coffman Street Bus Rapid Transit Historic Evaluation | City of Longmont | Longmont, Colorado.** This project will create public transportation improvements in the City of Longmont, Colorado. Ms. Rooney is currently assisting in the evaluation the project corridor for potentially historic properties that could be affected by the work.



# TALENT



## **Brian Partington** Principal – Project Delivery

### **AREAS OF EXPERTISE**

- Contaminant Investigations
- Environmental Constraints Analysis
- Geological NEPA EA
- Phase I ESA
- Phase II ESA
- Remediation
- Threatened and Endangered Species Surveys
- UST Experience
- VCUP Experience
- Wetlands Assessment/Delineation
- Wetlands Permitting

**YEARS EXPERIENCE**  
19

**YEARS WITH PINYON**  
11

**EDUCATION**  
BS, Environmental Science with emphasis in Ecological Restoration, Metropolitan State University of Denver

**LICENSES & REGISTRATIONS**  
OPS Registered Consultant Program, Colorado, Individual Number 6193

Mr. Partington has 19 years of environmental consulting experience and is Pinyon’s Principal of Project Delivery. At Pinyon, he has managed hundreds of projects and tasks for a variety of public and private sector clients. Mr. Partington has led multi-disciplinary teams through the planning, implementation, and completion of the tasks required to ensure that clients’ projects meet regulatory requirements, goals, budgets, and schedules. Mr. Partington’s experience has led to him being skillful at solving complex problems – whether that being identifying strategies to reduce project costs, expediting environmental permitting, or negotiating practical solutions with regulatory agencies. In his role as Principal of Project Delivery, Mr. Partington is responsible for overall project delivery – affirming the firm’s culture of excellence, quality and responsiveness – where Pinyon’s technical staff deliver the services that Pinyon’s clients expect.

In recent years, Mr. Partington has led projects addressing the environmental documentation needs for disaster recovery projects that resulted from the catastrophic flooding in Boulder and Larimer Counties in 2013; most of Pinyon’s projects related to its on-call contract with the City and County of Denver; Pinyon’s role on the I-70 Mountain Corridor projects (e.g., Twin Tunnels and Peak Period Shoulder Lanes); and supporting CDOT Region I staff augmentation, including environmental project management and hazardous materials reviews and clearances. He has also acted as Principal in Charge for most of Pinyon’s planning projects, providing a senior technical advisory role for Pinyon’s project and task managers as related to complex problems and solutions, and conducting quality control on project deliverables.

### **PROJECT EXPERIENCE**

**Environmental Consulting Services and Remediation On-call Contracts | City and County of Denver | Denver, Colorado.** Since 1994, Pinyon has been providing environmental and remediation services to the City and County of Denver, Department of Public Environmental Health and Environment, under several on-call contracts. Mr. Partington is the current client liaison for Denver projects. Projects have included services related to:

- Phase I and Phase II ESAs to identify and delineate contaminated property
- Collection of soil, groundwater and vapor samples for a wide-variety of chemical constituents, and detailed data analysis presented in readable, useful formats
- Detailed historical research to identify past activities and responsible parties at existing and potential Superfund sites
- Completion of work, including preparation of Sampling and Analysis Plans, Quality Assurance Project Plans, and Health and Safety Plans supporting Environmental Protection Agency (EPA) Brownfields grants
- Hazardous materials inventory and compliance assistance under the CAA, RCRA and Comprehensive Environmental Response (CERCLA)
- Asbestos and lead-based paint surveys

**TRAININGS & CERTIFICATIONS**

40 Hour OSHA HAZWOPER, 8-hour refresher

ACEC Future Leaders Supervisor Skills Program

Functional Assessment of Colorado Wetlands Methodology Training

38-Hour Army Corps of Engineers Wetland Delineation and Management Training Program, Richard Chinn Environmental Training Inc.

**PROFESSIONAL ORGANIZATIONS**

American Council of Engineering Companies Colorado (ACEC)

American Public Works Association

- All facets related to UST sites, including characterization, removal, and corrective action plan development, and remediation and reimbursement assistance
- Development and implementation of training programs.
- Water and air quality surveys and studies
- Collection of sediment samples for laboratory analysis.

**National Western Center Redevelopment | City and County of Denver | Denver, Colorado.** Mr. Partington has led or been involved with several projects near the National Western Center (NWC) redevelopment, including a Phase I and Phase II Environmental Site Assessment at the former 7-11 (1670 East 47th Avenue); the 48th Avenue sanitary sewer upgrade; both phases of the Brighton Boulevard Reconstruction project; the Denver Public Schools Bus Barn site methane evaluation and venting system; Heron Pond Master Plan (as well as early environmental investigations and planned evaluations); the new RiNo Park at Arkins Court; 33rd Street Outfall; Globeville Landing Outfall; the Interim and Site-Wide Materials Management Plans at the NWC; and oversight activities for early-action demolitions at the NWC. Pinyon is also involved with RTD’s North Metro project, as well as CDOT’s Central I-70 project. Pinyon understands the project area, and the stakeholders involved from Public Works to the Department of Public Health and Environment to the Mayor’s office. As a result, Pinyon is included on several contracts related to the NWC, including the Horizontal Design (led by Merrick & Company), and Horizontal Integrated Construction (led by Hensel Phelps). Mr. Partington is managing the environmental aspects related to the Horizontal Design. In his role, Mr. Partington advises the project team on environmental risks, potential alternatives to address those risks, obtaining applicable permits, and development of project notes and specifications.

**Emergency Flood Repairs | Various Clients | Boulder and Larimer Counties, Colorado.** Mr. Partington led the environmental documentation, NEPA processes, and permitting effort for over two dozen infrastructure projects in response to the Colorado flooding that took place in September 2013. As a part of this effort, he worked directly with FEMA, FHWA, CDOT, Colorado Parks and Wildlife, USACE, USFWS, USFS and other agencies to scope and complete environmental documentation required to advance the recovery projects.

**I-70 Mountain Corridor | CDOT Region I | Clear Creek County, Colorado.** Mr. Partington was Pinyon’s project lead for CDOT’s Twin Tunnels project, which expanded the eastbound bore near Idaho Springs, an additional lane for capacity, and a new bridge. Mr. Partington also led Pinyon’s team for the Clean Creek Trail, Clear Creek Stream Restoration near Georgetown, Eastbound Peak Period Shoulder Lane, Idaho Springs Colorado Boulevard, and two other Idaho Springs local projects). Mr. Partington’s responsibility was for hazardous materials, which was a challenging resource due to a legacy of hard-rock and placer mining that had occurred in the vicinity for over 100 years. To evaluate these conditions, numerous soil and groundwater samples were collected, and environmental site assessments were. For mitigation, Materials Management Plans were developed in cooperation with CDOT, EPA, and CDPHE; the Materials Management Plans utilized a unique approach to manage mine wastes within the project limits, which was both cost-effective but also protective of human health and the environment. The Twin Tunnels project was given the FHWA 2013 Environmental Excellence Award for Environmental Streamlining.

**From:** [Duvic - HC, Erica](#)  
**To:** [Kristi Jefferson](#)  
**Subject:** Re: Salida Historic Survey Plan - RFP  
**Date:** Thursday, April 22, 2021 12:53:58 PM

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Thanks Kristi! Logan Simpson is qualified, but I will caution you that we have had some trouble with them understanding the requirements of a survey plan for previous projects. Their reference from Montrose would be worth checking if you choose to move forward with Logan Simpson.

Hope this helps,

**Erica Duvic**

**Preservation Planner**

**Certified Local Government (CLG) Program Coordinator**

Pronouns: [she, her, hers](#)

History Colorado | State Historic Preservation Office

**720-693-0065** | [erica.duvic@state.co.us](mailto:erica.duvic@state.co.us)

History Colorado Center | 1200 Broadway | Denver, CO 80203 | [HistoryColorado.org](http://HistoryColorado.org)

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# SALIDA HISTORIC SURVEY PLAN

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**PREPARED BY:**



LOGAN SIMPSON

Logan Simpson  
213 Linden Street, Suite 300  
Fort Collins, CO 80524

**April 26, 2021**



L O G A N S I M P S O N

April 26, 2021

City of Salida  
Attn: Kristi Jefferson

Re: **Salida Historic Survey Plan**

Dear Ms. Jefferson:

Logan Simpson welcomes the opportunity to provide the City of Salida (City) with a city-wide historic resources survey plan. Our recent performance on similar projects as summarized in this submittal demonstrates to the City why Logan Simpson is the best firm to successfully perform all necessary tasks and deliver the highest quality planning document. We believe that the Logan Simpson team is the best fit for the City historic resource survey project for the following reasons:

- ▶ **Unique mix of experience and qualifications.** Logan Simpson has recently completed three Colorado State Historic Fund preservation projects including projects for the City of Pueblo, Colorado, the City of Montrose, Colorado, and the City of Greeley, Colorado. Each project shares similarities to that requested in the City of Salida’s request for proposal, and were completed on-time, approved by History Colorado with minimal revisions, and in all instances were well-received by the local municipality, their respective historical commissions, and stakeholders. Both the City of Pueblo and the City of Montrose were impressed with the quality of work produced by our team (who are outlined in this proposal) and have expressed interest in teaming with Logan Simpson on future historic preservation planning projects. We are currently completing the final draft of the City of Greeley Historic Resources Survey Plan which was well-received by both City staff and History Colorado and we anticipate completion of the final report and final public meeting before June 30, 2021 .
- ▶ **We take a broad approach to historic preservation planning.** Our historic preservation planning approach rests on the pillars of economic, social, and environmental sustainability. Furthermore, Logan Simpson takes a landscape approach to preservation planning that seeks to understand cultural and historical heritage within the environmental, social, and economic contexts in which that heritage is situated. This approach allows us to create historic preservation planning documents that reinforce our understanding of how historic resources contribute to a City’s economic, social, and cultural vitality, and how these resources can be used as tools to foster smart growth and maintain our sense of place.
- ▶ **We have a local full-service Fort Collins office** that is supported by one of the largest cultural resources teams in the West. Our team includes diversity of expertise, over 40 cultural resources professionals on staff, and experienced architectural historians. Our integrated team of cultural resource specialists, architectural historians, and planners work together in a collaborative manner that promotes creativity and positive outcomes. We are able to play on the different skills and strengths of our team to create meaningful planning documents that have utility for years to come.

Logan Simpson is distinguished from our competitors by our highly-skilled preservation staff, all of whom possess knowledge of residential and commercial architecture in Colorado and throughout the West. Further, Logan Simpson has a proven record of successfully completing historic preservation projects for a wide variety of property types including multi-component historic districts, buildings, structures, archaeological sites, and multiple properties documentation forms. Our team will successfully perform all

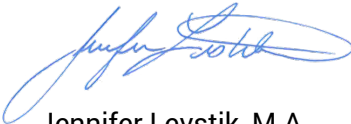
necessary tasks, deliver the highest quality documentation to the City of Salida and obtain concurrence from the Colorado Office of Historic Preservation. We will use our expertise to craft a city-wide historic resource survey plan that reflects the City's values and character.

Thank you for considering our proposal. We are excited about the prospect of making a durable contribution to the City's Historic Preservation program and look forward to working with you to fulfill your preservation planning needs. I, Erick Laurila, am authorized to contractually bind Logan Simpson to a contract with the City of Salida.

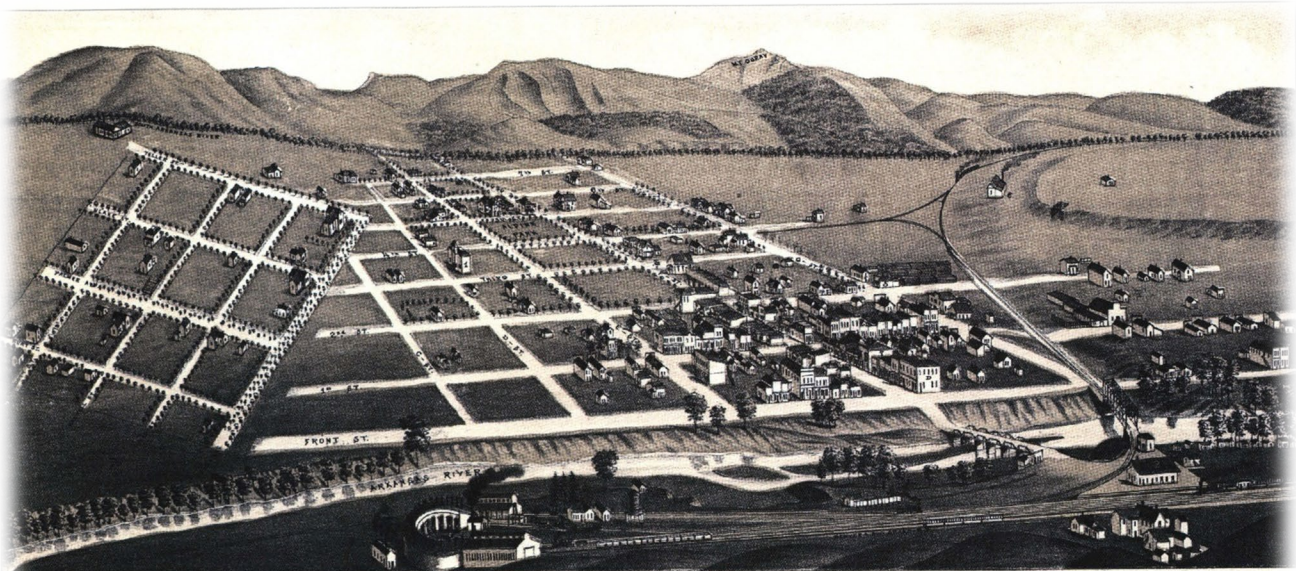
Respectfully submitted,



Erick Laurila, M.A., RPA  
Principal, Cultural Resources  
[elaurila@logansimpson.com](mailto:elaurila@logansimpson.com)  
480.967.1343



Jennifer Levstik, M.A.  
Project Manager/Architectural Historian  
[jlevstik@logansimpson.com](mailto:jlevstik@logansimpson.com)  
520.884.5500



Published by J. J. Stone, Madison, Wis.

75-6A31A3

1. School House.
2. D. & R. C. R. R. Depot.
3. Dickson's Opera House.
4. Post Office.
5. Leather Yard, Thomas Bros.
6. Planing Mill, Thomas Bros. & Moody.
7. Wholesale Grocery, Webb & Corbin, Prop'rs.
8. Dry Goods, Craig Brothers, Prop'rs.
9. Salida Bath House, Mrs. Mary S. Dally, Proprietress.
10. Drug Store, Douglas & Andrews, Prop'rs.
11. Drug Store, M. M. French, Prop'r.
12. Hardware and Crockery, E. W. Hively & Co.

POPULATION 1900 BIRD'S EYE VIEW OF WHATEVER SEA LEVEL  
**SALIDA**  
 CHARFEE COUNTY  
 COLORADO.  
 1882.

Copyright 1882 by J. J. Stone, Madison, Wis.

13. Grocery, Hay and Feed Store, L. A. Manderville, Prop'r.
  14. Hay and Feed Warehouse, J. W. Fisher, Prop'r.
  15. Bakery and Grocery, James West, Prop'r.
  - A. Presbyterian Church.
  - B. The Salida Mountain Mail, Daily and Weekly, M. R. Moore, Publisher.
  - C. The Salida Escorial, Daily and Weekly, Pelton & Brown, Publishers.
  - D. Ogden House, W. L. Ogden, Prop'r.
  - E. Shilley House, M. M. Prop'r.
  - F. Bank of Salida, Hartwell Bros., Prop'r.
- Geo. & Paul, Lithographers, Milwaukee, Wis.  
 6434  
 53A3  
 1882  
 57

## PROJECT PROPOSAL

Logan Simpson understands that the scope of work for this contract involves assisting the City of Salida (City) with crafting a city-wide historic resources survey plan (Plan). In order to successfully accomplish these tasks, Logan Simpson understands that while working for the City, our role is to function as a professional consultant, offering our expertise and resources, but deferring to the City's Project Manager and his/her designee. Our approach and qualifications to accomplishing each task related to Salida's historic resources survey plan is summarized in the following pages. Logan Simpson shall complete all phases of work and no work shall be subcontracted to another firm or entity.

## STATEMENT OF QUALIFICATIONS

Logan Simpson is an Arizona corporation and was established in 1990. We have seven principals and have a multidisciplinary team of professionals who are qualified to provide professional cultural resources services for a wide range of projects. We have more than 100 professional and administrative staff working throughout the West from offices in Fort Collins; Tucson, Tempe, and Flagstaff; Salt Lake City; and Reno. There are currently no ongoing discussions with other firms regarding merger or acquisition. We understand that survey, documentation, and evaluation of the historic built environment of the City along with a historic context and recommendations developed with community input provides a solid foundation for the City to preserve and celebrate its built heritage. Our interdisciplinary team has extensive experience working with local governments and state and federal agencies, providing them with historic preservation services. Our team of professional cultural resources specialists has worked on some of our Nation's most important historic sites including Mojave National Park, Glacier National Park, Grand Teton National Park,

**Firm Name:** Logan Simpson  
 213 Linden Street, Suite 300  
 Fort Collins, CO 80524  
**Primary Contact:** Jennifer Levstik  
 P: 520.884.5500 | F: 480.966.9232  
[jlevstik@logansimpson.com](mailto:jlevstik@logansimpson.com)  
**Principals:** Diane Simpson-Colebank, Wayne Colebank, Erick Laurila, Bruce Meighen, Jana McKenzie, Patricia McCabe, and Jeremy Call



Grand Canyon National Park, Tonto National Monument, Salinas Pueblo Missions National Monument, Casa Grande National Monument, Dinosaur National Monument, and Tumacácori National Historical Park. Logan Simpson has also worked with the Bureau of Land Management to assess indirect (visual) impacts to National Historic Trails—including the Oregon Trail, Lewis and Clark Trail, Butterfield Trail, Juan Bautista de Anza Trail, and El Camino Real de Tierra Adentro.

Our team has evaluated resources for their eligibility for inclusion in the NRHP and has completed Cultural Landscape Inventories (CLI) and prepared Cultural Landscape Reports. Logan Simpson is listed on numerous qualified consultants' lists or other types of long-term on-call or as-needed-services contracts with municipalities across the greater West, which is **a demonstration of the confidence that local governments have in our staff and ability to complete historic preservation tasks**. We have assisted cities with preparing and updating various historic and cultural resource preservation and management plans. Furthermore, we have recent on-going historic preservation and cultural resources experience in Colorado working on projects for the City of Louisville, City of Boulder, Boulder County, City of Pueblo, City of Loveland, City of Fort Collins, City of Colorado Springs, City of Montrose, and Jefferson County. In addition to providing historic survey and planning services to these communities, our team of professional cultural resources specialists has worked on some of our Nation's most important historic sites including Mojave National Park, Glacier National Park, Grand Teton National Park, Grand Canyon National Park, Tonto National Monument, Salinas Pueblo Missions National Monument, Casa Grande National Monument, Dinosaur National Monument, and Tumacácori National Historical Park.

Our staff includes environmental planners; archaeologists; biologists; graphic designers; architectural historians and historians; irrigation designers; construction inspectors; professional landscape architects, landscape designers; and permitting, GIS, and public involvement specialists. Our Fort Collins office is staffed with 24 professionals. Our cultural resource experts and environmental and community planners work side-by-side, which results in a collaborative and creative problem-solving atmosphere in the office. We have access to almost every type of professional expertise that could be needed in the historic planning profession.

Our ecologically-based design and planning philosophy supports our company motto—Guiding Responsible Change—and results in plans that respect our historic heritage, the environment, limit energy impacts, and reduce long-term maintenance and costs. The majority of our clients are government agencies, with the community planning teams focused on regional agencies, cities, counties. Logan Simpson's planners routinely work with our cultural resources team, which consists of more than 50 full-time professionals who have extensive experience preparing thorough and well-written historic contexts; evaluating properties for NRHP eligibility; conducting historic building and structure inventories and evaluations; and preparing historic building condition assessments.

The Logan Simpson team includes a diversity of experience and expertise to take on a wide range of work. We have a proven track record of delivering successful historic preservation projects on time and in budget for our clients. Additionally, our expertise in multiple types of community outreach projects allows our team to coordinate effectively for meetings, stakeholder, and public engagement events, and build upon common threads between meetings. Our collective experience, combined with creative talent, results in very satisfied clients, proud communities, and industry awards.

All senior supervisory cultural resources staff at Logan Simpson minimally hold master's degrees, meet the Secretary of the Interior's professional standards, and most are Registered Professional Archaeologists (RPAs). Our key personnel for this project include Project Manager, Jennifer Levstik, former Lead Planner at City of Tucson Historic Preservation Office and Logan Simpson's historic preservation specialist and lead architectural historian; Erick Laurila, Cultural Resources Principal, Langston Guettinger, architectural historian and survey specialist, and Jennifer Gardner, public outreach coordinator. Brief overviews of the team's qualifications are presented below.



## KEY PERSONNEL

The Logan Simpson team assembled for work on this project—Erick Laurila, Jennifer Levstik, Jennifer Gardner, and Langston Guettinger—have worked together to assist Colorado municipalities such as City of Louisville, City of Pueblo, City of Loveland, City of Montrose, City of Fort Collins, City of Greeley, and City of Colorado Springs with their historic preservation and planning needs and understand how to engage the public in the important dialogue about preservation of heritage resources. Below, please find brief discussion of their background and qualifications Two-page résumés for key project team members can be found in the appendix to this proposal. All work for this plan will be performed by Logan Simpson staff.

### ERICK LAURILA, M.A., RPA | CULTURAL RESOURCES PRINCIPAL/ QA & QC OVERSIGHT

Erick began his career as a professional archaeologist in 2003, and he has worked in the Southwest since 2004. He is one of Logan Simpson’s owners and is responsible for leading a team of architectural historians, archaeologists and cultural resources specialists and for overseeing all aspects of cultural resources work. Previously, he worked for the Arizona State Historic Preservation Office (SHPO) as a compliance specialist. During his tenure at SHPO, Erick was responsible for reviewing federal agency compliance with National Historic Preservation Act (NHPA) Section 106. He reviewed and commented on federal agencies’ determinations of NRHP eligibility of archaeological properties and traditional cultural properties (TCPs). Erick participated in consultations with federal and state agencies, Native American tribes, and the Advisory Council on Historic Preservation to develop agreement documents for controversial and complex projects such as mines, renewable energy projects, transmission lines, and large land transfers. He has experience contributing to cultural resources sections of environmental assessments as part of the National Environmental Policy Act (NEPA) review process. Erick is listed as a principal investigator on Logan Simpson’s Colorado BLM cultural use permit, and he has served as the project manager for our recent Colorado BLM cultural resources IDIQ contract task orders. He has extensive understanding of municipal historic preservation planning objectives and requirements.

Erick will serve as the principal in charge of the project, responsible for contract negotiations and management, and he will ensure that adequate resources are available for each project. He will have general oversight of the project including providing quality assurance, coordinating personnel, and providing technical review of all deliverables. Erick exceeds National Park Service (NPS) Qualifications Standards for Archaeology as identified in the *Secretary of the Interior’s Professional Qualification Standards* as published at 36 CFR Part 61 and is a Registered Professional Archaeologist.

### JENNIFER LEVSTIK, M.A. | LEAD ARCHITECTURAL HISTORIAN/PROJECT MANAGER

Jennifer has over 21 years of experience in cultural resource management and historic preservation. She has worked throughout the West, including Colorado, California, Oregon, Nevada, Wyoming, and Colorado, and has broad experience as an architectural historian and archaeological field director, former Lead Planner for the Tucson Historic Preservation Office, as well as extensive experience preparing National Register of Historic Places (NRHP) nominations and eligibility reports, Historic American Building Survey, Engineering Record, and Landscape-level documentation (HABS/HAER/HALS); building condition and

## City of Salida Project Team

Jennifer Levstik, M.A.  
*Project Manager*

*Support Team*  
Erick Laurila, M.A. RPA  
Langston Guettinger, B.A.  
Jennifer Gardner, LA. ASLA



assessment documentation, archival research, editing, and report preparation. Jennifer also serves as an adjunct instructor with the University of Arizona's College of Architecture, Planning, and Landscape Architecture, is Vice-Chair of the Tucson-Pima County Historical Commission and serves on the board of the Southern Arizona Chapter of American Institute of Architects (AIA). She has authored hundreds of technical reports, National Register nominations, academic and public history articles, as well as online publications for the Society of Architectural Historians.

Jennifer earned her master's in historic preservation (architectural history focus) from Savannah College of Art and Design in 2011 and a bachelor's in anthropology (history minor) from the University of Arizona in 1999. Because of her extensive experience, she is well versed in local, state, and federal regulations regarding the protection and mitigation of cultural resources and the built environment. Jennifer will serve as the project manager and be responsible for developing the historic building inventory strategy, and all aspects of the preservation plan. As the project manager, she will oversee the consultant team on a day-to-day basis, prepare all final documents, manage invoicing and deliverables, and communicate directly with the City and stakeholders as needed.

Jennifer exceeds NPS Qualifications Standards for Architectural History as identified in the *Secretary of the Interior's Professional Qualification Standards* as published at 36 CFR Part 61.

Recently, Jennifer has managed six historic-preservation projects in Colorado, including the City of Louisville Center for the Arts Historic Structures Assessment; Pikes Peak Section 106 Cultural Resources Evaluation; the Railroad Avenue Improvement Project for the City of Loveland; the City of Pueblo Downtown Historic Survey, the City of Montrose Historic Resources Survey Plan, and the City of Greeley Historic Resources Survey (described later in this proposal). The City of Louisville architectural documentation project included an architectural documentation and building condition assessment, preservation-planning recommendations, completion of intensive-level survey forms, and an eligibility evaluation for listing in the NRHP. As part of the City of Colorado Springs' proposed project to design and construct a new Pikes Peak Summit Complex on the top of Pike's Peak. Jennifer was charged with evaluating those resources and providing a National Register of Historic Places eligibility evaluation of whether or not those resources constituted an NRHP-eligible historic resource and whether or not the proposed actions would have an adverse effect on the summit's cultural resources. For City of Pueblo, Jennifer was the lead architectural historian for completing an intensive level survey of 15 buildings in their proposed downtown commercial historic district. For the City of Montrose Historic Resources Survey Plan and the City of Greeley Historic Resources Survey, Jennifer led the Logan Simpson team on completing city-wide survey plans that identified historic resource types, districts, streetscapes, landscapes, and historic signage present within city limits, and created a list of goals, priorities, and recommendations for future survey work, as well as public outreach. And lastly, on behalf of the City of Loveland, Jennifer managed a historic resources and building inventory survey conducted in advance of roadway improvements.

**LANGSTON GUETTINGER, M.A. | SURVEY SPECIALIST AND ARCHITECTURAL HISTORIAN**  
Langston has worked throughout the Western United States on a wide variety of projects in Washington State, Northern California, Arizona, Colorado, and New Mexico. These projects have taken place at an array of public and private institutions and most recently include preparing historic context documents for the Colorado cities of Pueblo and Montrose, writing an architectural context for the Los Barrios Viejos National Historic Landmark nomination, as well as co-editing a historic preservation masterplan for the Albuquerque Veterans Affairs Hospital in Albuquerque, New Mexico.

Through these efforts, Langston has interfaced with a multitude of interested parties from state historic preservation offices (SHPOs) to affected members of the public. He is an adept investigator within the historic record and is skilled at collating an array of research into a succinct narrative. Langston has also



prepared historic structure reports as well as numerous determinations of eligibility where his research has centered upon historic homesteads, Colorado's early built environment, and historic development within the NPS. Langston was the chief survey specialist and co-author on Logan Simpson's projects in Pueblo, Montrose, and Greeley. Langston meets NPS Qualifications Standards for Architectural History as identified in *the Secretary of the Interior's Professional Qualification Standards* as published at 36 CFR Part. Langston will assist with field surveys, report and public outreach efforts.

### **JENNIFER GARDNER, ASLA, PLA | LEAD PLANNER AND COMMUNITY OUTREACH LEAD**

For more than 18 years, Jennifer has been dedicated to the planning and design of spaces small and large. Her tireless passion for connecting the natural and built environments has led to an extensive résumé of projects spanning both public and private sector. Jennifer is experienced with planning and entitlement, project coordination, land use codes and comprehensive plans, as well as landscape design, park and open space design and streetscapes. Through years of entitlement work, she has gained much insight into the opportunities and challenges that small and rural communities face and is dedicated to building the framework to help each community achieve their ultimate development goals.

Jennifer earned her bachelor's in landscape architecture from Colorado State University, 2000, with an American Society of Landscape Architects (ASLA) Student Merit Award. She will assist with the overall plan guidance and authorship, and public outreach activities that support the creation of the survey plan. Ms. Gardner was the public outreach lead for our City of Greeley Historic Resources Survey project.

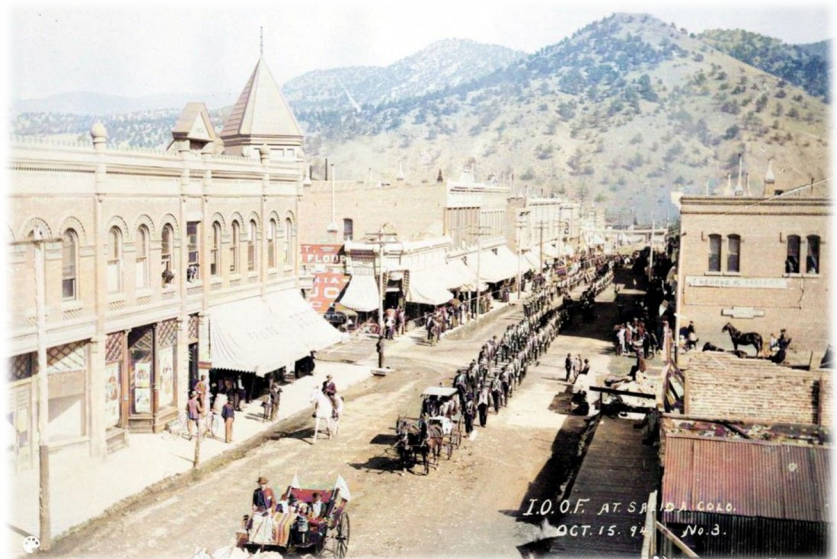
### **AVAILABLE RESOURCES AND STAFF**

We anticipate that each of the proposed members of the core project staff will be available to fulfill their roles for this project to begin work as soon as we receive a written notice to proceed from the City. Logan Simpson's deep bench of planners, historians, and cultural resources specialists ensures that we have the necessary flexibility for managing workloads. Logan Simpson will notify the City of Salida immediately in the unlikely event that any alternates are needed to replace any the key staff members.

### **PROJECT APPROACH**

All of Logan Simpson's survey and inventory efforts for the city-wide historic resource survey plan for Salida will be conducted using accepted professional standards consistent with the Secretary of Interior's Standards and Guidelines for Archaeological and Historic Preservation (Federal Register, September 29, 1983, and 36 CFR § 800.2[a][1], revised August 2004), as well as guidelines developed by the Colorado Office of Archaeology and Historic Preservation (OAH) Survey Manual for architectural surveys and inventories.

Logan Simpson takes a detail-oriented approach to all project-related tasks and we routinely prepare detailed project management plans that thoroughly analyze our approach and communication strategy before beginning fieldwork. These plans structure our dialogue with our clients during our project kick-off meetings, are referred to constantly through the life of the project, and updated as needed. The following discussion details our approach to the scope of work and its deliverables.





### **TASK 1: KICK-OFF MEETING AND WORK SESSION**

At the beginning of the project, the Logan Simpson team will meet with City staff, the Historic Preservation Commission (HPC), and stakeholders to discuss the project, and gather data and input from attendees. We will focus our discussion on survey areas in the City that are of special interest, such as the downtown core, areas associated with the City's ethnic heritage, and areas not previously documented. Logan Simpson will host the meeting on our Microsoft Teams platform.

### **TASK 2: DATA COLLECTION AND EVALUATION**

#### **2.A Evaluate Existing Surveys and Documentation**

Because previous inventories have been conducted within the City, Logan Simpson will consult those early inventories, as well as the NRHP database, Compass, and Colorado OAHP for previously evaluated and/or NRHP-listed properties. Archival research will also be conducted at local repositories, the county assessor's office, state archives, and university libraries and special collections. Historic maps and records housed at these repositories are expected to provide information on the architects, builders, and developers responsible for platting and building design and construction; historic data on land usage and development of Salida; and permits for building modifications and/or additions. Primary document research on residents and events transpiring in Salida and surrounding areas will also be conducted using additional online sources such as *ancestry.com* and *newspapers.com*.

### **TASK 3: HISTORIC RESOURCES SURVEY**

After completion of the archival research and literature review, Logan Simpson will commence field inventory. Logan Simpson is fully equipped to conduct the field survey and inventory and will provide all materials required to complete the project. All fieldwork will be in compliance with History Colorado and Colorado Survey Manual procedures.

Utilizing City maps, Montrose County assessor's office data, and information gleaned from the literature review, Logan Simpson's architectural historians will conduct a comprehensive "windshield survey" (i.e. driving survey) of multiple areas identified prior to survey based on assessor's records and communication with City staff, the HPC, and stakeholders where buildings constructed prior to 1979 are present. We will focus our efforts on those areas with highest concentrations of historic-age buildings, areas associated with the City's ethnic and racial heritage, as well areas that are the least-documented and threatened. Historic-age residential and commercial properties located within each of these areas will be visually inspected, and information regarding the general distribution and types of resources; architectural styles and building forms; and retention or lack of architectural integrity within each area will be recorded. Observations made during the windshield survey will be used to develop lists of property types and architectural styles present within the City, as well as to guide the preliminary development of survey priorities to be included in a draft outline for the historic district survey plan.

Representative digital photographs of buildings and structures identified during the multiple survey areas will be taken to illustrate the built environment, streetscapes, typical property types, and architectural styles found in each area. The subject and direction of each photograph, as well as the photograph's date and name of the photographer, will be recorded on a project photo log.

The inventory team will also conduct a visual inspection of historic streetscapes located within the project area. Streetscape documentation will make special note of building setback, landscaping and vegetation, sidewalks, lighting, signage, street furniture, curb and gutter treatment, and roadway width and condition.



### **Task 3.A: Identify Historic Contexts**

Logan Simpson will prepare relevant historic context(s) that will guide all aspects of the Plan. We will begin this task by reviewing current survey reports and other local historic context documents. Our staff will also complete additional archival and background research to identify endangered resources, define the range of historic property types present, and assess whether there are any patterns or trends. Archival research will be conducted at the archival repositories noted above and supplemented by the City's offices, History Colorado, and other relevant sources. We will also compile a list of all currently designated and landmarked properties.



### **TASK 4: DRAFT HISTORIC RESOURCES SURVEY PLAN**

Prior to submittal of the draft survey plan, Logan Simpson will prepare an outline for the historic resources survey plan. Once the outline is approved by City staff, a draft report will be prepared detailing both the survey efforts, updated historic contexts, and implementation strategy. The report will include a title page; abstract; table of contents; introduction describing the project's location, purpose, previous inventory findings, and environmental setting; Logan Simpson staff conducting the work, their roles, and dates of fieldwork. The report will also include a context that summarizes the historic development of the City and applicable research themes; fieldwork methodology; a thorough discussion of the results of the inventory, a priority list of areas for future survey work and documentation, and where applicable state and national eligibility recommendations for potential historic districts with a discussion of contributing and non-contributing resources and significance statements, followed by a bibliography. Logan Simpson's report will also contain sufficient supportive tables, maps, figures, and photographs to illustrate subject interpretations and assessments. An electronic copy of the report will be submitted to the City for review.

### **TASK 5: PUBLIC OUTREACH TO HPC**

Logan Simpson will participate in up to three public meetings. One at the beginning of the project during Task 1; one during the middle of the project as part of Task 5, and one at the end of the project in fulfillment of Task 8. The second public meeting will be presented to the HPC following conclusion of the field survey and initial data collection. Logan Simpson will present the results of the survey and preliminary research by describing the survey methods, types of resources encountered from individual buildings to streetscapes, to heritage destinations.

We propose an open house virtual forum in which the public can hear about the inventory process, become acquainted with types of cultural and historical resources that are being documented, and what the inventory can do to inform on the larger goal of identifying areas for future surveys. Logan Simpson's Project Manager will give a brief multimedia presentation. Public comments will be memorialized in notes taken at the meeting. The meetings will include time for the public to pose questions and to express their concerns and recommendations through facilitated general question and answer sessions. The meetings will also be an opportunity for Logan Simpson to identify good candidates for oral history interviews as appropriate.

Logan Simpson assumes that the City will prepare and disseminate suitable public notice about each meeting and Logan Simpson host the virtual meetings on their platform. Logan Simpson will ensure a list of attendees and their contact information is generated, as well as meeting minutes.



#### **TASK 6. FINAL HISTORIC RESOURCES SURVEY PLAN**

Upon review by OAHP and the City, Logan Simpson will address City and OAHP comments and submit revised copies of the draft reports to the City for review. After making the appropriate revisions, Logan Simpson will prepare and submit the final reports and project deliverables. The final submission for OAHP will include an electronic and unbound and unstapled paper copy of each of the final reports.

#### **TASK 7-8. PUBLIC OUTREACH TO CITY STAFF AND COUNCIL**

The final meeting will present the results of the project and final survey report to the HPC, stakeholders, and City Council. This meeting will be an opportunity to review the final survey plan and describes the goals, future actions, and recommendations presented in the plan. At the end of this meeting, the HPC will make a recommendation to Council to approve the final survey plan.

### **PROJECT WORK SCHEDULE AND TIMEFRAME FOR COMPLETION**

#### **WORK PLAN SCHEDULE**

Logan Simpson is available to commence work immediately after receiving Notice to Proceed (NTP) from the City. We will provide the City with progress reports based upon the schedule outlined during a project kick-off meeting. Our proposed schedule for the project is summarized below. The below schedule assumes a start date of August 2021. Logan Simpson can provide all needed equipment and materials for all aspects of the proposed schedule. Logan Simpson assumes the City will provide public notices for the public meetings.

- **NTP**  
July-August 2021
- **KICK-OFF MEETING, ARCHIVAL RESEARCH, AND POSSIBLE PUBLIC MEETING/WORK SESSION**  
September 2021
- **SECOND PUBLIC MEETING AND CONDUCT FIELD SURVEY**  
October 2021
- **SUBMIT DRAFT OF SURVEY REPORT**  
December 2021-January 2022
- **REVISIONS TO DRAFT PLAN & RESUBMITTAL OF FINAL REPORT**  
March 2022
- **SUBMIT FINAL REPORT DELIVERABLES & FINAL PUBLIC MEETING**  
April-May 2022

### **PREVIOUS SIMILAR WORK**

The following are examples of several recent relevant historic preservation, planning, and public outreach projects that demonstrate our breadth and depth of experience and include members of our proposal team (Erick Laurila, Jennifer Levstik, Langston Guettinger, and Jennifer Gardner).



## MONTROSE CITY-WIDE HISTORIC RESOURCES SURVEY PLAN; MONTROSE, COLORADO

*Client Name:* City of Montrose, Colorado

*References:* Ann Morgenthaler, MPA; Assistant City Manager, City of Montrose; P: 970.901.6059; E: [amorgenthaler@cityofmontrose.org](mailto:amorgenthaler@cityofmontrose.org)

Logan Simpson recently completed a City-wide Historic Resources Survey Plan for the City of Montrose, Colorado. The project was funded by a CLG grant provided by the Colorado State Historic Fund (SHF) and established baseline data and priorities to help guide the wise



use of the community's historic resources. The creation of this historic resources survey plan overlaps with Montrose's ongoing efforts to update its 2008 Comprehensive Plan, which will act as the official guide for the City's strategic planning up to the year 2040. Logan Simpson's survey plan included evaluation of existing data, historic context development, limited reconnaissance level survey, descriptions of significant resources and property types, and public outreach. Through these efforts, Logan Simpson identified multiple historic resources for individual and district designations, documented the presence of significant landscapes, streetscapes, viewsheds, and historic and vintage signage, and identified over 25 different architectural styles and forms within City limits. The report also includes a discussion of goals, objectives, and a list of historic preservation priorities ranked in order of importance to be implemented over the next 15 years. Jennifer was the project manager, primary author, and public outreach lead on this project, while Ft Collins staff helped with the Inventory efforts, and Langston contributed to authorship of the report. A copy of the report can be found here: <https://www.cityofmontrose.org/691/Historic-Preservation>

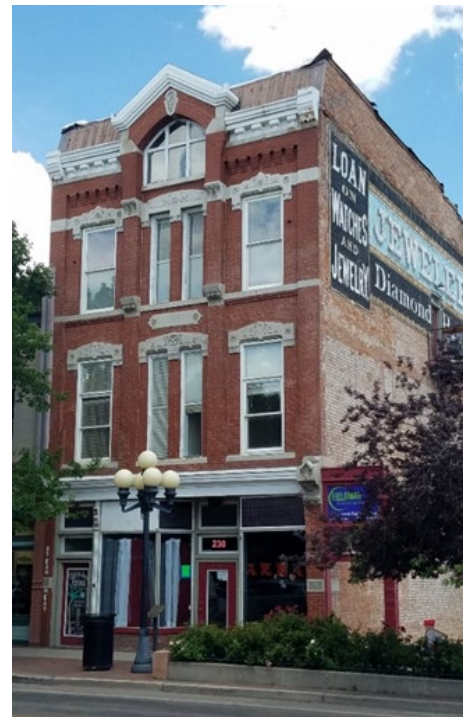
## CITY OF PUEBLO DOWNTOWN HISTORIC BUILDING INVENTORY; PUEBLO, COLORADO

*Client Name:* City of Pueblo

*Reference:* Alan Lamberg, Senior Planner, Planning & Community Development Department; P: 719.553.2241

Logan Simpson completed the final survey of downtown Pueblo and updated historic context inventory report on behalf of the City of Pueblo, Colorado for 15 buildings located in their downtown core. The project includes field inventory, completion of Colorado Historic Property Inventory Forms, archival research at local repositories, public meetings and outreach, and submission of a final report. Jennifer Levstik was the project manager, co-author, and led the public outreach efforts. Langston conducted library research, completed the historic property inventory forms, and co-authored the report for the project. Erick provided general oversight of the project. A copy of the final report can be found here:

<https://www.pueblo.us/2268/Downtown-Pueblo-Report-and-Context>





## **CITY OF GREELEY HISTORIC RESOURCES SURVEY, GREELEY, COLORADO**

*Client Name: City of Greeley*

*Reference: Elizabeth Kellums, Planner III; Historic Preservation, City of Greeley; P: 970.350.9222*

Logan Simpson completed a historic resources survey of over 36 sq. miles within the City of Greeley. The project was funded by a matching grant from the City of Greeley and a Colorado State Historic Preservation Fund grant. Logan Simpson's survey plan included evaluation of existing data, historic context development, limited reconnaissance level survey, descriptions of significant resources and property types, and public outreach. Through these efforts, Logan Simpson identified multiple historic resources for individual and district designations, documented the presence of significant landscapes, streetscapes, viewsheds, and historic and vintage signage. The report also includes a discussion of goals, objectives, and a list of historic preservation priorities ranked in order of importance to be implemented over the next 15 years. Jennifer was the project manager, survey specialist, and public outreach lead on this project, while Langston served as the survey specialist and lead author, and Jennifer Gardner helped with public outreach efforts.

## **BROWNS CANYON NATIONAL MONUMENT RESOURCE MANAGEMENT PLAN AND EIS**

*Client Name: Bureau of Land Management*

*Reference: Joe Vieira; National Monument Project Manager, Colorado Rocky Mountain District, BLM; P: 719.246.9966; E: [jvieira@blm.gov](mailto:jvieira@blm.gov)*

Logan Simpson led the effort to prepare the first-ever resource management plan (RMP) for the newly-created Browns Canyon National Monument in Colorado under DOI's SO 3355 streamlining guidance. This 21,604-acre monument is located along the upper Arkansas River and contains scenic and diverse natural resources. The monument is jointly managed by the BLM and the USFS and includes one of the most heavily utilized commercial boating areas in the nation. The RMP focuses on protection of Browns Canyon National Monument resources, objects, and values (ROVs) while providing for public use and enjoyment of the monument. Logan Simpson was also responsible for preparing the associated EIS. The RMP/EIS put forth a series of alternatives based on extensive public input, best available scientific information, drivers and stressors, and need for change and management opportunities. PWS tasks include: public participation plan; inventories, monitoring, modeling, and reports; collaboration/coordination; NEPA documents; administrative record/record of decision; data management; mailings; meetings; writer/editor functions; and Section 508 compliance.

## **CITY OF HENDERSON PHASE I HISTORIC RESOURCES SURVEY PLAN-ARCHITECTURAL SURVEY; HENDERSON, NEVADA**

*Client Name: City of Henderson*

*Reference: Alejandra Fazekas; Planner II, City of Henderson Community Development & Planning Services; P: 702.267.1559*

Between 2015 and 2016, Logan Simpson was contracted by the City of Henderson to develop the first phase of a two-phase Historic Resources Survey Plan (HRSP). The HRSP will be used to incorporate preservation strategies into Henderson's municipal planning, land use, and development processes. Adopted by the City of Henderson in June 2014, the City's Historic Preservation Plan (HPP) provides recommendations for implementing the plan, among which is the completion of an HRSP, "in order to establish and inform City planners which historic resources are important to the heritage of Henderson, and are therefore worthy of preservation." As part of this plan, Logan Simpson completed a literature review, a windshield survey of historic neighborhoods and commercial districts, compiled a narrative history of the City, provided an outline of how to implement the plan, and provided a detailed list of NRHP-eligible properties and their eligibility criteria. Jennifer Levstik was the project manager for this project.



## CITY OF COTTONWOOD HISTORIC RESOURCES INVENTORY AND PLANNING; COTTONWOOD, ARIZONA

*Client Name: City of Cottonwood*

*Reference: Jim Padgett; Community Development Planner, City of Cottonwood; P: 928.634.5505 Ext. 3320; Jeff Cook, Purchasing Agent, City of Cottonwood; P: 928.634.5526*

At the request of the City of Cottonwood, Logan Simpson performed the last phase of a two-phase historic property inventory and preliminary NRHP-eligibility assessment. Phase I included a historic property survey of residential neighborhoods and districts located within the municipal boundaries of the City in an effort to identify those resources that are potentially eligible for inclusion in the NRHP. Phase I results will be incorporated into the City's municipal planning, land use, and development processes. Phase II began in the winter of 2019, and includes amending the existing Cottonwood NRHP Commercial District boundaries, and updating associated design guidelines for properties located within this NRHP district. Jennifer Levstik is the project manager, and author of the revised NRHP nomination which is currently in review by the Arizona SHPO. Erick Laurila provided review of the document.

## HISTORIC PRESERVATION MASTER PLAN FOR THE ALBUQUERQUE VETERANS ADMINISTRATION MEDICAL CENTER; ALBUQUERQUE, NEW MEXICO

*Project Owner: United States Veteran's Affairs Administration*

*Client name: Triple C*

*References: Mat Perkins, AIA, PMP, NCARB, LEED AP BD+C; Vice President, Triple C; P: 370.460.2054*

Logan Simpson completed a Historic Preservation Master Plan (HPMP) for the Albuquerque Veterans Administration Medical Center, Albuquerque, New Mexico. Within the boundaries of the medical center is a NRHP designated district, also called the Albuquerque Veterans Administration Medical Center. These resources are owned and managed by Veterans Affairs (VA) and at present, every building on the campus is in-use. As a federal agency, the VA must consider potential and future undertakings that may directly affect federally-managed historic resources by complying with Section 106 of the NHPA. To that the end, the HPMP seeks to provide a comprehensive master plan that illustrates existing and future best practices to ensure compliance with Section 106 (and other federal historic preservation standards as applicable), and more importantly is respectful of the VA's mission to care for and ensure the well-being of its veteran patients within a historic setting. The plan includes a description of the property's history, an inventory of existing conditions for both the built environment and designed landscape, as well as historic preservation goals, regulatory framework, best practices guidance, and treatment recommendations for how to maintain and rehabilitate the center's historic resources. Jennifer Levstik was the project manager and report author. Erick was the QA/QC oversight on the project.





## REFERENCES

Logan Simpson offers the following project contacts who can attest to our client’s satisfaction. We encourage the City to contact our references; we are confident they will verify the high-quality and timely nature of our work.

### LOUISVILLE CENTER FOR ARTS | LOUISVILLE, COLORADO

Project Type: Historic Structures Assessment Report of the historic Louisville Center for the Arts building  
Reference: Lauren Trice, AICP; Preservation Planner, City of Louisville  
P: 303.335.4594 | E: [laurenT@louisvilleco.gov](mailto:laurenT@louisvilleco.gov)

### CITY OF PUEBLO DOWNTOWN HISTORIC BUILDING INVENTORY; PUEBLO, COLORADO

Project Type: Architectural documentation and historic context development for the City of Pueblo  
Reference: Alan Lamberg; Senior Planner, Planning & Community Development Department, City of Pueblo  
P: 719.553.2241 | [:ALamberg@pueblo.us](mailto:ALamberg@pueblo.us)

### MONTROSE CITY-WIDE HISTORIC RESOURCES SURVEY PLAN; MONTROSE, COLORADO

Project Type: Historic Resources Survey  
Reference: Ann Morgenthaler, MPA; City of Montrose; Assistant City Manager;  
P: 970.901.6059 | E: [amorgenthaler@cityofmontrose.org](mailto:amorgenthaler@cityofmontrose.org)

### PLANCOS | COLORADO SPRINGS, COLORADO

Project Type: Comprehensive Plan for the City of Colorado Springs  
Reference: Carl Schueler, AICP; Comprehensive Planning Manager, City of Colorado Springs P:  
719.385.5391 | E: [cschueler@springsgov.com](mailto:cschueler@springsgov.com)

## FEE SCHEDULE

Logan Simpson commits to performing all tasks included in the City of Salida RFQ—Historic Resource Survey Plan for Salida—for a total fixed fee of **\$24,854 (see breakdown below)**. All prices quoted will be firm for a period of 120 days after this proposal has been accepted. Our total fixed fee is based upon the following assumption that the City of Salida staff will provide assistance in planning, coordinating, advertising, and facilitation of logistics of public meetings, that Logan Simpson is not responsible for including updated maps, photographs, or tables if new properties become historically-designated after the draft report is complete, and that all previous documentation reports will be provided to Logan Simpson. If through the course of the project, additional efforts beyond those described above are needed, then a modification to this scope of work and cost estimate will be required.

City of Salida, Historic Survey Plan Fee Estimate per Milestone Task			
Task	Labor	Travel Expenses	Total
Task 1. Kick off & Study Session	\$1,641.00	\$0.00	\$1,641.00
Task 2. Data Collection & Evaluation	\$3,056.00	\$0.00	\$3,056.00
Task 3. Windshield Survey	\$5984.00	\$2,154.00	\$8,138.00
Task 4. Draft Survey Report	\$7,206.00	\$0.00	\$7,206.00
Task 5. Public Outreach to HPC	\$1,547.00	\$0.00	\$1,547.00
Task 6. Final Survey Report	\$1,954.00	\$0.00	\$1,954.00
Task 7-8. Final Public Outreach	\$1,311.00	\$0.00	\$1,311.00



## IN CLOSING

Logan Simpson’s experience offers the City of Salida several advantages that set us apart. We have a proven history of successfully completing historic resources survey projects for local municipalities in Colorado including recent projects for City of Pueblo, City of Greeley, and City of Montrose. We also understand the value of open, frequent communication. Our team is balanced with seasoned principal investigators, project managers, and support staff with a track record of meeting schedules. The individuals identified in this proposal commit to providing client-oriented service throughout the duration of the contract, will meet all schedule requirements, and will exceed your quality expectations.





L O G A N S I M P S O N

# APPENDIX: RÉSUMÉS



## **Erick Laurila, M.A., RPA**

### **Cultural Resources Principal / QA/QC Oversight**

Erick is responsible for overseeing all aspects of cultural resources work for Logan Simpson's Cultural Resources Team throughout the United States including preparing proposals, scopes of work, cost estimates, planning and coordinating field projects including survey, monitoring, and data recovery, reviewing reports, and interacting with agency officials and clients. Previously, he worked for the Arizona SHPO as a Section 106 compliance review specialist. During his tenure at SHPO, Erick was responsible for reviewing federal agency compliance with Section 106 of the National Historic Preservation Act (NHPA) reviewing and commenting on federal agencies' determinations of NRHP eligibility and NRHP nominations of archaeological properties and TCPs. Erick participated in consultations with federal and state agencies such as the Bureau of Land Management (BLM), Environmental Protection Agency, Certified Local Governments, Native American tribes, and the Advisory Council on Historic Preservation to develop Memorandum of Agreements and Programmatic Agreements for controversial and complex projects such as renewable energy projects, transmission lines, copper mines, and large land transfers. In 2010, he served as the interim director of Logan Simpson's Graphics and GIS team. Erick has recent experience in Colorado serving as project manager for cultural resources surveys for private clients, municipalities, and federal agencies. He is currently managing three of Logan Simpson's IDIQ/on-call cultural resources contracts including contracts for the Bureau of Reclamation, Arizona Department of Emergency and Military Affairs (DEMA), and BLM Colorado. Erick exceeds the Secretary of the Interior's Professional Qualification Standards for archaeology, and he is listed on Logan Simpson's cultural resources and archaeological permits on multiple land agencies.

### **Education**

M.A., Anthropology, Northern Arizona University, 2007

B.A., Anthropology, University of Minnesota, 2004

### **Selected Projects**

**BLM Colorado Cultural Resources IDIQ Contract.** BLM Colorado. Project Principal/Principal Investigator. In 2017, Logan Simpson was awarded an IDIQ-type contract to provide cultural resources services to the BLM in Colorado. Erick has served as project manager and principal investigator from initial contract award. To date he has had oversight of Class III cultural resources inventories multiple including projects on the Tres Rios Field Office, Uncompahgre Field Office, and Canyon of the Ancients National Monument. These cultural resource surveys were conducted in support of grazing allotment permits, hazardous fuels reduction projects, travel management projects, and compliance with Section 110 of the NHPA. For these projects, Erick was managing multiple field crews who identified, recorded, and reported hundreds of cultural resources sites with multiple crews in the field concurrently. He oversees the preparation and submission of survey reports as well as GIS and site record deliverables that meet BLM and Colorado Office of Archaeology and Historic Preservation standards.

**Douglas Mountain and Coal Creek/White Ranch Class II Cultural Resource Sample Survey.** Jefferson County Open Space. Project Manager. Oversaw the completion of a Class II Cultural Resources Sample Survey of 1,398 acres of 3,833 acres of newly acquired Jefferson County Open Space land in advance of recreational development. Before the initiation of the survey, a sampling strategy was developed by Logan Simpson and subsequently submitted on behalf of Jefferson County Open Space to the State Historic Preservation Office for review and comment. The primary factors considered in the development of the sampling strategy included the relationship between slope and elevation and known sites in proximity to the project area. In addition, a spatial analysis of slope, elevation, and known cultural resource site locations was conducted to develop the Class II cultural resources survey sampling strategy based on the

records search. The Class II survey resulted in the identification of four previously-recorded sites, seven newly-recorded sites, and 27 Isolated Finds (IFs). All of the sites and IFs, except for three, are of historic age and date to the mid-nineteenth through mid-twentieth centuries. Cultural resources identified in the survey areas include historic-age artifact scatters, numerous historic-age buildings, logging areas, water control features, masonry walls, prospect pits, a large World War II era radio antenna, a wagon and various isolated historic artifacts. There were no definitive prehistoric sites or artifacts identified.

**Tolland Ranch Public Trail Easement. Boulder County Parks and Open Space.** Project Manager. Oversaw Class III cultural resources survey of seven-mile-long, 100-foot-wide corridor for a proposed trail on private land southwest of Nederland Colorado. The survey resulted in the identification of 14 cultural resources sites associated with historical mining in the area. All cultural resources were evaluated for their eligibility for inclusion in the National Register of Historic Places and the Colorado Register of Historic Places. Reports and site records were completed and submitted to Boulder County to assist in their planning efforts.

**WAPA Ault to Husky Transmission Line Class II Cultural Resources Survey, Ault CO.** Xcel Energy. Project Manager. Oversaw the completion of a Class II cultural resources survey of all the assessable portions of two potential Xcel Energy transmission line routes for the proposed four-mile-long Western Area Power Administration (WAPA) Ault to Husky Transmission Line. The WAPA Ault to Husky Transmission Line includes approximately four miles of new 230 kilovolt (kV) transmission line, between the WAPA Ault Substation, located approximately five miles northwest of the town of Ault and a new Xcel Energy Husky Substation, located approximately one mile northwest of Ault in Weld County Colorado. The project area includes 677 acres of potential ROW corridor. Right-of-entry has been received for 449 acres of this potential corridor, which was subject to cultural inventory. The cultural resource survey resulted in the identification of three previously-recorded sites, two newly-recorded sites, and three newly-recorded IFs. A draft Class II technical report was prepared and accepted by WAPA.

**Arizona DEMA Cultural Resources Fieldwork and Lab Services On-call.** Project Manager, full-time. Oversee all aspects of Logan Simpson's contract to provide cultural resources services to the Arizona Department of Emergency and Military Affairs (DEMA). Coordinate Class I and Class III cultural resources inventories in compliance with Section 106 and Section 110 of the NHPA, archaeological monitoring, and historic building assessments/documentation at all DEMA facilities. During the past two and a half years, he has managed more than 50 individual projects at 12 DEMA facilities. Assist DEMA with overall cultural resources program management including providing input on development of ICRMP, database development, workflows and standards, and development of NHPA Section 106 Programmatic Agreements. He is responsible for ensuring that all products including fieldwork, reports, and data meet DEMA and Department of Defense standards. Erick participates in two standing conference calls each week with DEMA staff to report on project status and discuss overall DEMA cultural resources needs.

**Navajo-Gallup Water Supply Project (NGWSP), Programmatic Agreement Project Manager.** Project Manager. Logan Simpson was awarded a second five-year contract to provide program agreement project management assistance to the Bureau of Reclamation (Reclamation) Western Colorado Area Office. Erick drafted the NGWSP communication plan; facilitates communication between Reclamation and NGWSP consulting parties including tribes; facilitates NGWSP Programmatic Agreement (PA) Workgroup meetings attended by tribes and other agencies; provide technical review of cultural resources reports including survey, data recovery, and monitoring reports; prepares summaries of cultural resources reports for tribes and other NGWSP consulting parties; oversees the management of the NGWSP PA Workgroup data sharing site; oversees the compilation and management of the NGWSP PA consultation record; reviews cultural resources work for compliance with the PA and applicable federal, state, and tribal statutes, policies, and standards; and reviews cultural resources work and make recommendations for Notice to Proceed (NTP).



## **Jennifer Levstik, M.A** **Architectural Historian / Project Manager**

Jennifer has 21 years of experience in cultural resources management and historic preservation. She has worked throughout the Southwest, California, Oregon, Nevada, Wyoming, and Colorado, and has broad experience as an architectural historian, archaeological field director, and planner. She was also the former Lead Planner for the Tucson Historic Preservation Office, and has extensive experience preparing National Register of Historic Places (NRHP) nominations and eligibility reports, Historic American Buildings Survey, Engineering Record, and Landscape-level documentation (HABS/HAER/HALS); Building Condition and Assessment documentation, archival research, editing, and report preparation. Jennifer also serves as an adjunct instructor with the University of Arizona's College of Architecture, Planning, and Landscape Architecture; is the Vice-Chair of the Tucson-Pima County Historical Commission, and serves on the board of the Southern Arizona Chapter of the American Institute of Architects (AIA). She has authored hundreds of technical reports, national register nominations, academic and public history articles, as well as online publications for the Society of Architectural Historians.

In addition to managing a wide variety of projects (including directing both prehistoric and historic archaeological projects); conducting historic artifact analysis for historic ranching, mining, and homestead sites; historic building, district, and landscape documentation projects, and managing the rehabilitation and restoration of historic buildings and vintage signage, Jennifer has experience working in both the public and private sectors. She has managed projects on behalf of the U.S. Forest Service, Bureau of Land Management, Veteran's Affairs, Bureau of Indian Affairs, multiple federal military installations, and local government agencies. She has also led multiple public meetings, focus groups, and presented to various boards, commissions, and municipal staff for various projects. Because of her extensive experience, she is well versed in local, state, and federal regulations regarding the protection and mitigation of cultural resources and the built environment. Jennifer exceeds National Park Service's Qualifications Standards for Architectural History and History as identified in the Secretary of the Interior's Professional Qualification Standards as published at 36 CFR Part 61.

### **Education**

M.A., Historic Preservation (Architectural History focus), Savannah College of Art and Design, 2011  
B.A., Anthropology (History minor), University of Arizona, 1999

### **Selected Projects**

**City of Montrose Historic Resources Survey Plan, Colorado.** Preparation of a historic resources survey plan documenting existing and future historic resources, prioritizing historic preservation activities, and providing a historic narrative of the community.

**City of Pueblo Historic Downtown Property Survey, Colorado City of Pueblo.** Preparation of a historic resources inventory of 15 individual buildings, assess their NRHP eligibility, and complete a historic context document.

**Louisville Center for the Arts Historic Structure Assessment, Colorado.** City of Louisville. Performed historic structure and condition assessment of the Louisville Center for the Arts building, owned by the City of Louisville, Colorado. Additionally, the project included a cost analysis prepared by Ryden Architects.

**Historic Preservation Treatment Plan for Old Santa Fe Trail Building and Annex, New Mexico.** Prepared a technical historic preservation plan for exterior rehabilitation of the National Park Service Intermountain Region III headquarters building/Old Santa Fe Trail Building and Annex in advance of exterior rehabilitation of the adobe walls, parapet, vigas, canales, windows, and gates.

**Albuquerque Veteran’s Administration Medical Center Historic Preservation Master Plan, New Mexico**

Prepared a historic preservation master plan for the historic Veteran’s Administration hospital and campus in Albuquerque, New Mexico. The plan includes documentation of existing conditions, design guidelines, goals and best practices for future growth, and a public engagement component.

**Rancho de las Golondrinas Cultural Landscape Report (CLR), New Mexico.** Golondrinas Museum, Santa Fe, New Mexico. Completed a Cultural Landscape Report (CLR) for the Rancho de las Golondrinas Property in Santa Fe, New Mexico. The project area contains prehistoric and historic archaeological remains, historic buildings and structures, and a historic-age living history museum. A cultural landscape assessment was completed for the 400+-acres area, portions of which were intensively surveyed for cultural resources.

**Taos Rael Property Cultural Landscape Report (CLR) and National Register Nomination, New Mexico.**

Bureau of Land Management Taos Field Office, Cañon, New Mexico (In progress). Complete a Cultural Landscape Report (CLR) and National Register nomination for the Rael Property in Cañon, New Mexico. Located on the Santa Fe River and within the La Cienega Area of Critical Environmental Concern (ACEC). The site contains agricultural fields; an orchard and vineyard; acequia system; segment of the El Camino Real De Tierra Adentro National Historic Trail; prehistoric archaeological remains, and several structures.

**Bassett Cottage, Navajo Preparatory School HABS Documentation, New Mexico.**

City of Farmington. Historic American Building Survey for the Bassett Cottage on the Navajo Preparatory School Campus in Farmington, New Mexico.

**Housing and Urban Development (HUD)/Community Development Block Grant (CDBG) Funds for Historic Preservation, Arizona.**

City of Tucson. Construction and project management for the rehabilitation and repair of historic buildings and structures utilizing federal CDBG funds, including Oury Community Center, Rodeo Parade Museum, Brown House, El Con Water Tower, and Sam Hughes Water Tower and four vintage neon signs along the Miracle Mile Corridor. Jennifer was the reviewer for HUD-funded low income housing repair projects, Lead Abatement program, and Vacant and Neglected Structures program.

**West University Historic District NRHP Nomination Amendment, Tucson, Arizona.** Prepared an amendment to the southern boundary of the West University Historic District on behalf of the West University Neighborhood Association. The revised district was listed in the NRHP in 2018.

**HAER Survey of the Southern Pacific Railroad Route, Arizona.** Union Pacific. Completion of HAER documentation for a portion of the historic Sunset Route alignment of the Southern Pacific Railroad between Gila Bend and Tucson, Arizona. The survey included documentation of all railroad features and bridges, as well as architectural drawings, photography, and an engineering history of the resource.

**Fourth Avenue Commercial Historic District, Arizona.** Fourth Avenue Merchants Association. The project entailed preparing an NRHP historic district nomination for the Fourth Avenue Commercial District in Tucson, Arizona. The district was listed in the NRHP in 2018.

**Paul Laurence Dunbar School NRHP Nomination, Arizona.** Tucson Dunbar Coalition. Completion of an NRHP nomination for the Paul Laurence Dunbar School, Tucson’s first school built exclusively for African Americans and constructed in 1918. The property was listed in the NRHP in 2018.

**Camp Naco Historic District, Arizona.** Huachuca City. Preparation of a National Register of Historic Places (NRHP) district nomination for the historic Camp Naco military installation located in Naco, Arizona that housed Buffalo Soldiers involved in border protection prior to WWI. The district was listed in 2012 at the National Level of Significance.

**Lakeside Officers’ Club HABS Documentation, Arizona.** Fort Huachuca. Completed HABS-level documentation of the World War II-era Lakeside Officers’ Club at Fort Huachuca, Arizona. Responsibilities also included field documentation and mapping, archival research, writing, and report organization.



## **Langston Emerson Guettinger, B.A.** **Architectural Historian/Historic Preservation Specialist**

Langston has worked throughout the Western United States on a wide variety of projects in Washington State, Northern California, Arizona, Colorado, and New Mexico. These projects have taken place at an array of public and private institutions and most recently include preparing historic context documents for the Colorado cities of Pueblo and Montrose, writing an architectural context for the Los Barrios Viejos National Historic Landmark nomination, as well as co-editing a historic preservation masterplan for the Albuquerque Veterans Affairs Hospital in Albuquerque, NM.

Through these efforts, Langston has interfaced with a multitude of interested parties from state historic preservation offices (SHPOs) to affected members of the public. He is an adept investigator within the historic record and is skilled at collating an array of research into a succinct narrative. Langston has also prepared historic structure reports as well as numerous determinations of eligibility where his research has centered upon historic homesteads, Colorado's early built environment, and historic development within the National Park Service (NPS). Langston meets the NPS's Qualifications Standards for Architectural History as identified in the Secretary of the Interior's Professional Qualification Standards as published at 36 CFR Part 61.

### **Education**

B.A., History of Art & Architecture and English Literature, Trinity College Dublin, 2018

### **Selected Projects**

**City of Montrose Historic Resources Survey Plan, Colorado** (in progress). Preparation of a historic resources survey plan documenting existing and future historic resources, prioritizing historic preservation activities, and providing a historic narrative of the community. Langston completed a historic context statement on the development of the city, provided descriptions of preservation programs at the federal and state level, and enumerated already designated and eligible cultural resources within the City.

**City of Pueblo Downtown Historic Property Survey, Colorado** Preparation of a historic resources inventory and context document. Completed a historic context statement focused upon the downtown core as well as 15 architectural inventory forms on selected properties for the Colorado Cultural Resource Survey.

**Barrio Viejo National Historic Landmark Nomination, Arizona** (in progress). Preparation of a National Historic Landmark nomination documenting the history and architecture of Los Barrios Viejos in Tucson, Arizona for submission to the National Park Service. Conducted extensive background research on changes to the Barrios, completed descriptions of the visible architectural styles, and helped to organize and run public outreach meetings as well as oral history interviews.

**Albuquerque Veteran's Affairs Medical Center Historic Preservation Master Plan, New Mexico** (in progress). Helped to revise and proof the historic preservation master plan for the historic Veterans Affairs hospital and campus in Albuquerque, New Mexico. Over ten chapters and nine appendices, the plan detailed existing conditions as well as goals and best practices for future preservation efforts.

**Juniper Lake Campground Determination of Eligibility. Lassen Volcanic National Park.** Completed narrative report for the California SHPO to determine the historic significance of a park campground developed in the 1930s. Following a detailed survey of the site, the subsequent report included a historic context statement, architectural description, and ultimately concluded the campground to be ineligible for inclusion on the NRHP.

**Juniper Lake Historic Context Statement. Lassen Volcanic National Park.** Completed a narrative report on the prehistoric and historic background of the Juniper Lake area to assist in future determinations of



eligibility. Report highlighted the existence of a since-closed resort at the lake and its plans for development during both the Civilian Conservation Corp and Mission 66 periods.

**Southwest Developed Area Determination of Eligibility. Lassen Volcanic National Park.** Completed narrative report for the California SHPO to determine the historic significance of a large-scale park development including a campground and former ski resort both redeveloped during the midcentury Mission 66 program. Following a detailed survey of the site, the subsequent report included a historic context statement, architectural description, and ultimately concluded the site was ineligible for inclusion on the NRHP.

**Butte Lake Campground Determination of Eligibility. Lassen Volcanic National Park.** Completed narrative report for the California SHPO to determine the historic significance of a park campground redeveloped during the midcentury Mission 66 program. Following a detailed survey of the site, the subsequent report included a historic context statement and architectural description. Though ultimately concluding the site as a whole was ineligible for inclusion on the NRHP, an intact midcentury ranger station was identified for a future determination of eligibility.

**Manzanita Lake Campground Determination of Eligibility. Lassen Volcanic National Park.** Completed narrative report for the California SHPO to determine the historic significance of a dismantled concessionaire resort and existing campground both redeveloped during the midcentury Mission 66 program. Following a detailed survey of the site, the subsequent report included a historic context statement, architectural description, and ultimately concluded the site was ineligible for inclusion on the NRHP.

**Funderburg Residence Determination of Eligibility. Whiskeytown National Recreation Area.** Completed narrative report for the California SHPO to determine the historic significance of a large midcentury ranch-style inholder's residence. Following a detailed survey of the building, the subsequent report included a historic context statement, architectural description, and ultimately concluded the structure was ineligible for inclusion on the NRHP.

**Bull Gulch Residences Determination of Eligibility. Whiskeytown National Recreation Area.** Completed narrative report for the California SHPO to determine the historic significance of two midcentury "Mission 66 Ranch" houses constructed by the NPS. Following a detailed survey of the buildings, the subsequent report included a historic context statement, architectural description, and ultimately concluded both structures to be ineligible for inclusion on the National Register of Historic Places (NRHP).

**Carbon River Expansion Lands Historic Context Statement and Survey. Mount Rainier National Park.** Prepared narrative history on a 600 acre parcel acquired by the NPS which contained portions of three former pioneer homesteads dating to the early twentieth century. Project included inventorying structures and uploading information to the Washington State Department of Archaeology and Historic Preservation (DAHP) database (WISAARD).

**Broad Street Substation Historic Context Statement. Seattle City Light.** Prepared a comprehensive narrative history for the site and buildings of the Broad Street Substation located in Seattle's South Lake Union neighborhood. Report highlighted a previously unknown period of architectural history relating to local architect Ivan M. Palmaw and the location's prehistoric and historic development.

**Temple of Power Historic Structure Report (HSR). Seattle City Light.** Prepared an abbreviated HSR for artist Dan Corson's "Temple of Power" gazebo located within the historic Skagit River Hydroelectric Development. Report included primary research into structure's history, subsequent damage, and proposed methods for restoration.



## **Jennifer Gardner, ASLA, PLA**

### **Lead Planner and Community Outreach Lead**

Over the past 17 years, Jennifer has been dedicated to the planning and design of spaces small and large. Her tireless passion for connecting the natural and built environments has led to an extensive resume of projects spanning both public and private sector. Jennifer is experienced with planning and entitlement, project coordination, land use codes and comprehensive plans, landscape design, irrigation design, site design, park and open space design, streetscape design, and construction administration. Through years of entitlement work, she has gained much insight into the opportunities and challenges that communities face throughout the Rocky Mountain region and is dedicated to building the framework to help each community achieve their ultimate development goals. Her involvement in municipal and private development paired with her project management skill positions her perfectly for involvement in this project. Jennifer is available to assist with development review, code recommendations, and general planning and entitlement as needed.

### **Education**

B.S., Landscape Architecture, Colorado State University, 2000 (ASLA Student Merit Award)  
Registered Landscape Architect, Colorado #714, Wyoming #LA-0136C  
Colorado ASLA North Area Director  
CSU Alumni Advisory Board for Landscape Architecture Department  
Member American Society of Landscape Architects

### **Selected Project Experience**

**Eagle Comprehensive Plan and Land Use Code Update.** Eagle, Colorado. Logan Simpson is currently working with the Town of Eagle to update their comprehensive plan and land use code. Jennifer is the project manager for the land use code update portion of the project, which will include a complete overhaul of the existing code (last substantially updated in the 1980s). Some of the new concepts being contemplated for inclusion in the new code include green building standards, mixed use zone districts to provide a more sustainable approach to development of commercial areas, accessory dwelling units, etc. The process will include a full code audit and final assessment document to include recommendations

**Milliken Town Planner.** Milliken, Colorado. Logan Simpson provided on call planning services for the Town of Milliken, a small community in Northern Colorado, from November of 2016 to March of 2018 at which time the Town hired a full time planner. Through the course of the contract, Jennifer served as the primary planner for the Town which included: handling the day to day planning needs; completing plan review and staff reports for all development projects; reviewing building permits and business licenses with regards to planning and zoning code; and presenting development projects at public hearings. Additionally, Jennifer audited the existing Land Use Code for a proposed code overhaul, updated the development review process and created new, more streamlined documents for development proposals.

**Loveland Zoning Code Update.** Loveland, Colorado. Jennifer assisted an attorney-led team and the city to update the zoning code. This update provides clarity, improves overall functionality, and achieves greater sensitivity to the fabric and character of Loveland. Specific attention was given to developing new zoning code language and standards to reflect the comprehensive plan's vision that Logan Simpson developed with the City for new complete neighborhoods and enhanced corridors. Jennifer led the Logan Simpson team in developing graphics to illustrate different building types within a housing palette, building massing concepts for the downtown area, and new infill, corridor, and neighborhood development standards.

**Fort Collins Sign Code.** Fort Collins, Colorado. Jennifer was the assistant project manager for facilitation of a sign code update for the City of Fort Collins. Working with the City and a land use attorney, Logan Simpson lead an extensive public outreach effort for the prospective code changes which included new

sign types and revision to some existing standards in the historic Old Town area to be consistent with recently updated sub-area plans. An analysis of using electronic billboards to accelerate a static billboard replacement project was completed and recommendations given on standards to regulate the new sign type. The new code language was adopted in December of 2018.

**Castle Pines Mixed-Use Design Guidelines.** Castle Pines, Colorado. Jennifer led an effort to develop a set of design guidelines for the four mixed use areas that were defined in the Castle Pines Comprehensive Plan completed by Logan Simpson in 2016. The document, adopted in April of 2018, provides a basis for communication of the design elements that Castle Pines has determined are most important to new, infill, and redevelopment sites with the City's designated Mixed-Use Districts as a sustainable approach to development of core commercial areas. The completed document includes text guidelines, supporting images and supporting graphics developed by the Logan Simpson team.

**Arvada Land Use Code Update.** Arvada, Colorado. Given Logan Simpson's history with the City's comprehensive Plan in 2014, Logan Simpson was brought aboard the team to assist in reforming the Land Development Code for Arvada with Jennifer as the project manager. Primary tasks include providing support for focus group and advisory board meetings as well as assisting to develop language for a series of issue papers which to address subjects such as desired community character; transit-oriented development, parking, landscaping and site design; and sustainability. The project will take a closer look at zoning districts with the goal of consolidating some of the districts for a more streamlined approach to zoning. Additionally, Logan Simpson will be providing graphics to support the new code language.

**Arvada Traffic Standards.** Arvada, Colorado. Logan Simpson is beginning work on a new project with the City of Arvada to continue previous code and Comprehensive Plan work through development of a new traffic standards manual. As a consultant to traffic engineers Felsburg Holt and Ullevig (FHU), Logan Simpson will provide a bridge between the current Land Use Code update and our previous Comprehensive Plan efforts to ensure consistency and reduce redundancy between documents. Logan Simpson will also develop code level graphics to illustrate the resulting standards and assist in researching case studies and best management practices for innovative transportation design solutions such as scooters, Uber and autonomous vehicles. Jennifer is serving as Logan Simpson's project manager.

**Osceola County Planning On-Call.** Osceola County, Florida. Logan Simpson has had an on-call planning contract with Osceola County for the past five years. Projects completed under this contract have included: an analysis and recommendations of strategies for a sustainable future; research on regional climate change; research, analysis, and future land use map update to include new commercial centers; development of mixed use design standards; W192 redevelopment plan and catalyst site designs; comprehensive plan updates and land development code updates. Jennifer is leading an effort with the County and the W192 Development Authority to develop a set of design guidelines and code standards to define specific themed elements for the streetscape, buildings and signage along the 15 mile W192 Highway corridor which is located at the southern gateway to Disney World. This effort builds on the policies defined within the redevelopment plan and provide implementation strategies for the high profile tourist corridor.

**Millcreek General Plan and Meadowbrook District Form Based Code.** Millcreek, Utah. Jennifer worked with City Staff to develop a new subchapter to the existing Millcreek Land Use Code to develop standards for a small sub area community called Meadowbrook. The code was written in a format which blended some form based code elements into a more traditional code document with form based code style graphics to illustrate the desired vision. The new code section defined uses or the area, cross sections for three new street types, standards for development of several different building types, landscape standards, and general provisions for administration of the standards.