



1950s postcard of Ketchum

City of Ketchum RFP for a Reconnaissance-Level Survey of Post World War II Properties in Ketchum

Prepared by:

loggia preservation

Contact:

Cassandra Talley

24780 Samoset Trail

Southfield, MI 48033

cassandra@loggiapreservation.com

(810) 333-2572

www.loggiapreservation.com



1950s aerial of Ketchum

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May 5, 2025

City of Ketchum
P.O. Box 2315
191 5th Street West
Ketchum, ID 83340

RE: City of Ketchum Reconnaissance-Level Survey of Post World War II Properties

Dear City of Ketchum,

Loggia Preservation is pleased to present our response to the Request for Proposals (RFP) for the survey of Post World War II Properties in Ketchum. Loggia Preservation is a full-service historic preservation consulting firm that is 100% founded, owned, and controlled by women. Our team has over ten years of experience working in the historic preservation field and our firm was founded on the belief that preservation should preserve what is important to the local community and we strive to place residents' experiences and opinions at the center of our work. Our team has experience working throughout the U.S. and we provide comprehensive research and high-quality written work, all while providing exemplary customer service to our clients.

With our two federally qualified and highly experienced architectural historians, Katie Cook and Cassandra Talley, our team is well situated to successfully lead this project. Cassandra and Katie both meet the requirements in 36 CFR Part 61 to qualify as Architectural Historians and both have worked on a variety of projects throughout the country. We are excited to help the City of Ketchum bring this project to fruition. Our team prides itself on its ability to forge trusting relationships with local governments, state reviewing entities, and local residents and stakeholders and we welcome the opportunity to build these relationships in Idaho.

Loggia Preservation's architectural historians have extensive experience conducting historic resource surveys, writing National Register of Historic Place nominations and authoring historic district design guidelines. More details about our relevant experiences are included in this RFP response. This RFP response will be valid for one hundred and twenty days (120) or until a contract is awarded, whichever occurs first. Our team is more than happy to adjust this RFP response to better meet the goals of the City. Cassandra will serve as Project Manager of this project. Please don't hesitate to reach out to Cassandra, below, with questions or for additional information.

Sincerely,
Loggia Preservation LLC



Cassandra Talley
Principal & Co-Founder
(810) 333-2572
cassandra@loggiapreservation.com
www.loggiapreservation.com

Loggia Preservation is a 100% women owned historic preservation consulting company with a reputation for producing the highest quality work product, a diligent work ethic, and the ability to forge strong working partnerships with all of our clients. Our historians have extensive experience working with dozens of private clients and numerous city and state governments including the Michigan's State Historic Preservation Office, the North Carolina State Historic Preservation Office, the Virginia Department of Historic Resources, the City of Fayetteville (North Carolina), the City of Roanoke (Virginia), the City of Detroit (Michigan), the City of Kalamazoo (Michigan), the Town of Abingdon (Virginia), the City of Birmingham (Michigan), and many others.

Our team of historians are highly experienced and meet the requirements laid out in 36 CFR Part 61 to qualify as Architectural Historians. Katie and Cassandra together have surveyed over 7,000 resources over the past six years including both large scale surveys (e.g., two surveys spanning approximately 3,300 resources each) as well as smaller projects with just a few hundred resources. Our historians have been repeatedly hired by many clients including the City of Fayetteville (North Carolina), Michigan State Historic Preservation Office, the City of Kalamazoo (Michigan), and the City of Birmingham (Michigan), among others. Included here are several project pages that discuss similar projects that Loggia's historians completed within the last four years including a 533-resource survey in Fayetteville, North Carolina, a 598-resource survey in Inkster, Michigan, and a 3,300-resource survey in Kalamazoo, Michigan, among others.



Ketchum's El Nino restaurant

Loggia Preservation was founded upon the principle that preservation should be inclusive, shared, and look beyond the preservation of just buildings. We believe people should be squarely centered at the heart of all good preservation work as we seek to preserve historic buildings, cultural practices, traditions, landscapes, and memories. Loggia Preservation was founded by two women, Cassandra Talley and Katie Cook, with the goal of providing our expertise to historic preservation projects around the country. With work experience in Michigan, North Carolina, Ohio, and Virginia our team has the requisite skill and capacity to successfully complete projects across the Midwest and Southeast. Our team has ten years of combined experience completing National Register nominations, conducting historic resource surveys, creating historic district and building design guidelines, counseling clients on the utilization of historic tax credits, and advising on preservation planning issues throughout the country.

Loggia Preservation, LLC

24780 Samoset Trail
Southfield MI 48033

FEIN

33-3087126

Principals & Co-Founders

Cassandra Talley
36 CFR 61 Architectural Historian
cassandra@loggiapreservation.com
(810) 333-2572

Katie Cook
36 CFR 61 Architectural Historian
katie@loggiapreservation.com
(586) 441-8168

www.loggiapreservation.com



Scenery around Ketchum



Warren Motel postcard

General Experience

When it comes to conducting historic surveys, our team is highly experienced and possesses the necessary skills to ensure this project maximizes the benefit for the City. Our team will ensure this project is comprehensive, thorough, and delivered on time and on budget.

loggia preservation

Cassandra Talley

Project Manager &
36 CFR 61
Architectural Historian

Cassandra holds a Bachelor of Arts degree in Art History from the University of Michigan, a Juris Doctor degree from Michigan State University, and a Master of Science degree in Historic Preservation from Eastern Michigan university. For additional information about her education and experience, Cassandra’s resume is included in this response.

Cassandra will provide day-to-day management of the project by scheduling and conducting meetings, ensuring that all deliverables are executed and delivered in a timely manner and will ensure all research and writing conforms to the standards issued in the RFP. Cassandra will also be a primary staff person for the writing, research, and fieldwork components of the project. As a quality control check, all deliverables researched/written by Cassandra will be reviewed and edited by Katie.

Katie Cook

Team Member &
36 CFR 61
Architectural Historian

Katie holds an Associates of Business Administration degree from Macomb Community College, a Bachelor of Science in Geography from Eastern Michigan University, and a Master of Science in Historic Preservation from Eastern Michigan University. For additional information about her education and experience, Katie’s resume is included in this response.

Katie will be a primary staff person for the writing, research, and fieldwork components of the project. As a quality control check, all deliverables researched/written by Katie will be reviewed and edited by Cassandra.



The Golden Rule and Sawtooth Club in Ketchum

Cassandra Talley

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Principal & Co-Founder

Cassandra brings enthusiasm, meticulous research skills, and a collaborative approach to problem solving to her work. Focusing on the client's needs, while still respecting the historic nature of the building, is paramount to Cassandra. As an accomplished writer, a licensed attorney, and an architectural historian Cassandra brings her wide-ranging skillset to every project. Cassandra is also an adjunct lecturer in Eastern Michigan University's graduate program in Historic Preservation.

- Wake County Historic District Design Guidelines**, Wake County NC
- Broadell Neighborhood National Register Nomination**, Fayetteville NC
- Section 106 Consulting**, Honor Community Health, Pontiac MI
- Section 106 Consulting**, City of Auburn Hills MI
- South Eton Road Historic Resource Survey**, Birmingham MI
- Evart Downtown Historic District, National Register Nomination**, Evart MI
- Winchell Avenue Historic Resource Survey**, Kalamazoo MI
- Kalamazoo Neighborhoods Historic Resource Survey**, Kalamazoo MI
- Book Tower & Building Historic Tax Credit Consulting**, Detroit MI
- Book Tower & Building Historic District Commission Application**, Detroit MI
- Vista Theater & Annex Historic Tax Credit Consulting**, Negaunee MI
- Abingdon Historic District Design Guidelines**, Abingdon VA
- Northville Historic District Design Guidelines**, Northville MI
- Norwich Historic District National Register Nomination & Historic Resource Survey**, Roanoke VA
- Broadell Neighborhood Historic Resource Survey**, Fayetteville NC
- Detroit's Latinx Communities Historic Resource Survey & Multiple Property Documentation Form**, Detroit MI
- Second Baptist Church of Detroit National Register Nomination Update**, Detroit MI
- African American Housing in Inkster Historic Resource Survey**, Inkster MI
- Birmingham Historic District Design Guidelines**, Birmingham MI
- Marygrove College Campus Historic Tax Credit Consulting**, Detroit MI
- Fowler Building Historic Tax Credit Consulting**, Detroit MI
- Marygrove College National Register Nomination**, Detroit MI
- Immaculata High School National Register Nomination**, Detroit MI
- Immaculata High School Historic Tax Credit Consulting**, Detroit MI
- 1331 Holden Street Historic Tax Credit Consulting**, Detroit MI
- Buhl Building Historic Tax Credit Consulting**, Detroit MI
- Harmonie Club Historic Tax Credit Consulting**, Detroit MI



cassandra@loggiapreservation.com
(810) 333-2572

Certifications

36 CFR 61 Architectural Historian
State Bar of Michigan, active and in good standing, P76726

Education

Master of Science, Historic Preservation
Eastern Michigan University, 2021

Juris Doctor, cum laude
Michigan State University College of Law, 2012

Bachelor of Arts in History of Art
University of Michigan, 2006

Work Experience

Principal & Co-Founder
Loggia Preservation
January 2025 - current

Adjunct Lecturer, M.S. program in
Historic Preservation
Eastern Michigan University
September 2022 - current

Architectural Historian
Kraemer Design Group
September 2018 - January 2025

Cassandra Talley

loggia preservation

Principal & Co-Founder

620-630 Woodward Historic Tax Credit Consulting, Detroit MI
1274 Library Building Historic Tax Credit Consulting, Detroit MI
1702 West Fort Street Historic Tax Credit Consulting, Detroit MI
Fowler Building Historic Tax Credit Consulting, Detroit MI
93 Seward Section 106 & Historic Tax Credit Consulting, Detroit MI
Dr. Ossian Sweet House National Register Nomination, Detroit MI
Dr. Ossian Sweet House Historic Structures Report, Detroit MI
Intensive Survey of Public Housing, Detroit MI
Warren Motor Car Company National Register Nomination, Detroit MI
Fox Theatre National Historic Landmark Review Study, Detroit MI
Edison Neighborhood Historic Resource Survey, Kalamazoo MI
Frank Murphy Hall of Justice Preliminary Evaluation, Detroit MI
Sojourner Truth Homes National Register Nomination, Detroit MI
Cass Henry Historic District Section 106 & Historic Resource Survey, Detroit MI
State Savings Bank Historic Tax Credit Consulting, Detroit MI

Presentations & Publications

Southfield

Arcadia Publishing Company, 2025

Picturing Southfield

Southfield Historical Society, 2024 Lecture Series

Not to be Missed: Heritage Tourism and Underrepresented Cultural Resources

Michigan Historic Preservation Network, 2023 Conference

Surveying Kalamazoo, Together

Michigan Historic Preservation Network, 2022 Conference

In the Wrightian Mold: Harold Turner Houses in Michigan

Michigan Historic Preservation Network, 2022 Webinar

Harold Turner Designed Houses in Michigan

Bloomfield Historical Society, 2021

The Vinsetta Garage: Preserving the Built Environment via Adaptive Reuse

International Society for Landscape, Place, and Material Culture, 2019 Conference

Adaptive Reuse Success Stories: The Vinsetta Garage

The Modern, 2019

Graduate Student Assistant
Michigan State Housing Development Authority, State Historic Preservation Office
June 2018 - August 2018

Associate Counsel
Quicken Loans
May 2016 - May 2018

Boards, Committees & Memberships

State Bar of Michigan
Licensed Attorney

Preservation Detroit
Board Member

Michigan Historic Preservation Network
Incentives Committee Member,
Member

Society of Architectural Historians
Member

Volunteer & Extra-Curricular

Association for Preservation Technology International—Eastern Great Lakes Chapter
Social Committee Volunteer
Paper Track Coordinator for 2022 Conference in Detroit, MI

Michigan Historic Preservation Network
Easement Monitoring

Katie Cook

loggia preservation

Principal & Co-Founder

Old buildings, especially the houses of everyday people, have always fascinated Katie. While working in accounting, she decided to study geography at Eastern Michigan University with the goal of attending the school's graduate program in historic preservation. In the graduate program, she worked as the digital heritage and preservation planning graduate assistant. She loves using geographic information systems (GIS) in her historic preservation work and brings her attention to detail and reserach abilities to each project.



- Wake County Historic District Design Guidelines**, Wake County NC
- Broadell Neighborhood National Register Nomination**, Fayetteville NC
- Section 106 Consulting**, Honor Community Health, Pontiac MI
- Section 106 Consulting**, City of Auburn Hills MI
- South Eton Road Historic Resource Survey**, Birmingham MI
- Evart Downtown Historic District, National Register Nomination**, Evart MI
- Winchell Avenue Historic Resource Survey**, Kalamazoo MI
- Kalamazoo Neighborhoods Historic Resource Survey**, Kalamazoo MI
- Harvard Square Building Historic Tax Credit Consulting**, Detroit MI
- Vista Theater & Annex Historic Tax Credit Consulting**, Negaunee MI
- Abingdon Historic District Design Guidelines**, Abingdon VA
- Northville Historic District Design Guidelines**, Northville MI
- Norwich Historic District National Register Nomination & Historic Resource Survey**, Roanoke VA
- Broadell Neighborhood Historic Resource Survey**, Fayetteville NC
- Detroit's Latinx Communities Historic Resource Survey & Multiple Property Documentation Form**, Detroit MI
- Second Baptist Church of Detroit National Register Nomination Update**, Detroit MI
- African American Housing in Inkster Historic Resource Survey**, Inkster MI
- Birmingham Historic District Design Guidelines**, Birmingham MI
- 1550 Woodward Historic Report**, Detroit MI
- Hidden Housing: Alley Dwellings in Detroit**, Ypsilanti MI

Presentations & Publications

- Adaptive Reuse: Historic Preservation Basics**
Student Michigan Association of Planning Conference, 2025 Conference
- Using the Survey of African American Housing in Inkster to Spur Future Heritage Tourism**
Michigan Historic Preservation Network, 2023 Conference

katie@loggiapreservation.com

(586) 441-8168

Certifications

36 CFR 61 Architectural Historian

Education

Master of Science, Historic Preservation
Eastern Michigan University, 2023

Bachelor of Science, Geography
Minor, Historic Preservation
Eastern Michigan University, 2019

Associate of Business Administration,
Accounting
Macomb Community College, 2017

Work Experience

Principal & Co-Founder
Loggia Preservation
January 2025 - current

HGIS Team Lead
Eastern Michigan University
August 2024 - current

Architectural Historian
Kraemer Design Group
August 2022 - January 2025

Katie Cook

loggia preservation

Principal & Co-Founder

Nathan Johnson: Building Detroit

Michigan Historic Preservation Network, 2023 Webinar

Alleys and Places: Remnants of a Cultural Landscape in Detroit

Post & Lintel, Fall 2022

Access to the Attic Space: Acadian Cottages in the Cajun Heartland

Post & Lintel, 2021

"GIS-based Classroom Management System to Support COVID-19 Social Distance Planning"

Lockhande, Trupti, Xining Yang, Yichun Xie, Katie Cook, Jianyuan Liang, Shannon LaBelle, and Cassidy Meyers

Computational Urban Science 2, no. 11 (2022). <https://doi.org/10.1007/s43762-022-00040-3>

HGIS Intern

Eastern Michigan University

August 2021 - May 2022

Graduate Student Assistant

Eastern Michigan University

August 2020 - April 2022

Accounts Receivable & Payable

Wall Colmonoy Corporation

May 2014 - August 2022

Boards, Committees & Memberships

Preservation Detroit

Treasurer, Board Member

Michigan Historic Preservation Network

Member



The Ketchum Fast Freight Line



Experience with Post-World War II Architecture

Our team has extensive experience researching and documenting architecture from the period after World War II. This experience includes a survey of a mid-century subdivision in Fayetteville, North Carolina; a National Register nomination of a significant mid-century addition on Michigan's first Black church (the Second Baptist Church of Detroit); an intensive survey of a mid-century subdivision in Inkster, Michigan; and a survey of a mid-century subdivision in Birmingham, Michigan among other projects. We believe this era of architecture is an important piece of the history of Ketchum and we are thrilled to present this proposal to ensure it is recognized and preserved. We include project pages in this response which discuss some of our projects in more detail—professional references for each project are also provided on these project pages. A few relevant projects are also summarized below:

- A highly intact subdivision called Seabrook-Broadell was comprised of Modern and Contemporary style homes built for middle class Black residents of Fayetteville, North Carolina. Our team conducted a historic resource survey of 533 resources in this subdivision and more information can be found here: <https://www.loggiapreservation.com/our-work/broadell-neighborhood>
- Inkster is a commuter suburb outside of Detroit that grew exponentially in the 1940s-1960s. One small subdivision, the Watsonia Subdivision, was developed in the 1950s with help from the Inkster Housing Commission. The subdivision is filled with Modern and Contemporary style homes. More information can be found here: <https://www.loggiapreservation.com/our-work/african-american-housing-in-inkster>
- The Second Baptist Church of Detroit is the state's oldest Black congregation, and, in 1968, Black architect Nathan Johnson designed a spectacular Brutalist addition onto the original early nineteenth century façade. Our team wrote an update to the National Register of Historic Places nomination to include information about the Nathan Johnson designed addition. More information can be found here: <https://www.loggiapreservation.com/our-work/second-baptist-church-of-detroit>
- Along Eton Road in Birmingham, Michigan, many small Minimal Traditional and Colonial Revival style ranches and bungalows, built in the 1950s and 1960s proliferate. This bedroom community thrived in the post-war era and our team conducted a survey of these resources in 2024. More information can be found here: <https://www.loggiapreservation.com/our-work/south-eton-road>



Christiania Motor Lodge

Historic Resource Surveys

Kalamazoo Neighborhoods, Kalamazoo MI
South Eton Road, Birmingham MI
Winchell Avenue, Kalamazoo MI
Detroit's Latinx Communities, Detroit MI
Norwich & Virginia Heights, Roanoke VA
Broadell Neighborhood, Fayetteville NC
African American Housing in Inkster, Inkster MI
Edison Neighborhood, Kalamazoo MI
Public Housing, Detroit MI

Historic Tax Credit Consulting

Vista Theater & Annex, Negaunee MI
Book Tower & Building, Detroit MI
Madame Cadillac & Florent Gillet, Detroit MI
Harvard Square Building, Detroit MI
Fowler Building, Detroit MI
Buhl Building, Detroit MI

National Register Nominations

Evert Downtown Historic District, Evert MI
Burroughs World Headquarters, Detroit MI
Norwich Historic District, Roanoke VA
Second Baptist Church of Detroit, Detroit MI
Marygrove College, Detroit MI

Immaculata High School, Detroit MI
Dr. Ossian Sweet House, Detroit MI
Sojourner Truth Homes, Detroit MI
Warren Motor Car Company, Detroit MI

Design Guidelines

Northville Historic District, Northville MI
Birmingham Historic Districts, Birmingham MI

Historic Structure Reports

St. John the Baptist Episcopal Church, Otter Lake MI
Dr. Ossian Sweet House, Detroit MI

Section 106

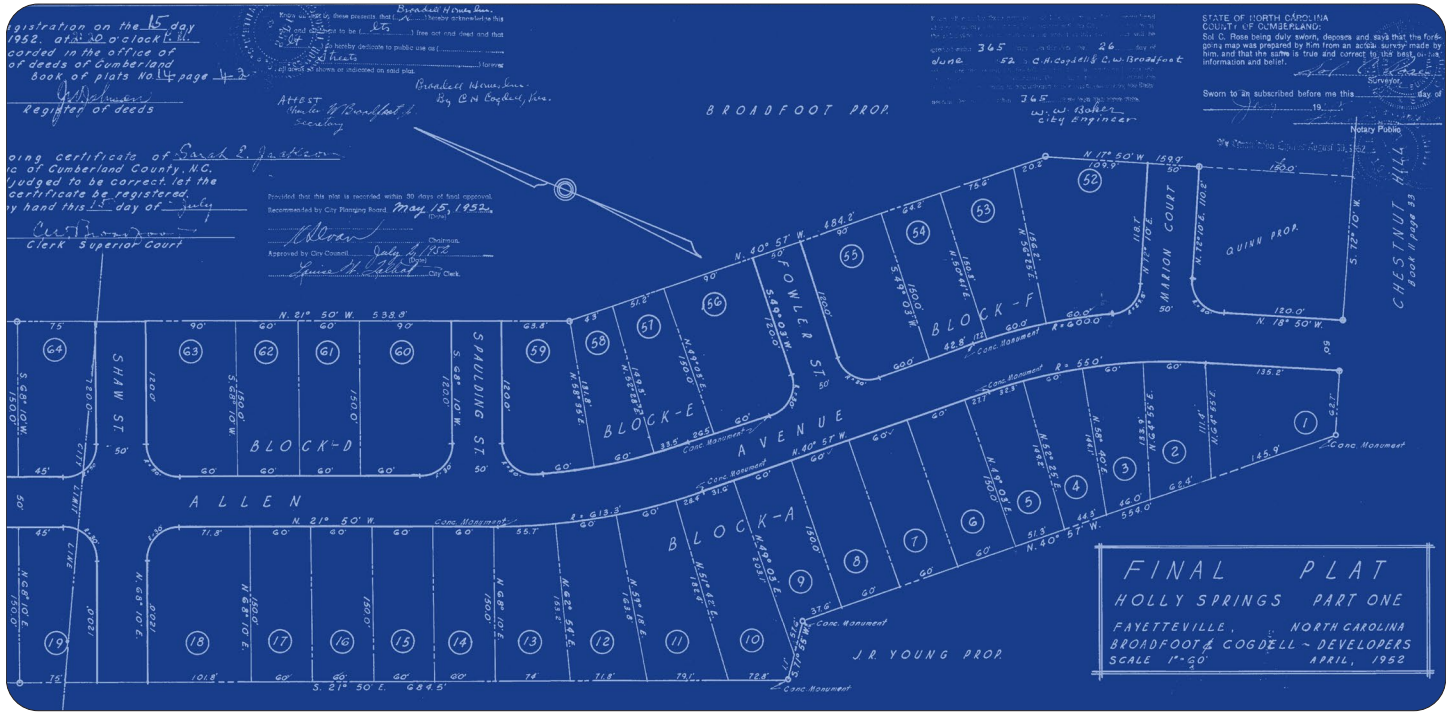
Cass Henry Historic District, Detroit MI
93 Seward, Detroit MI

Multiple Property Documentation Forms

Detroit's Latinx Communities, Detroit MI

Additional Experience

Harvard Square Building Historic District
Commission Application, Detroit MI
Book Building & Tower Historic District
Commission Application, Detroit MI
Frank Murphy Hall of Justice Preliminary
Evaluation, Detroit MI



BROADELL NEIGHBORHOOD

HISTORIC RESOURCE SURVEY

Fayetteville, North Carolina
completed 2024*

The Broadell neighborhood was established in the 1952 when the first section of the Holly Springs subdivision was platted by the Broadell Homes company. The neighborhood is significant as it was the earliest neighborhood to develop that specifically catered to Fayetteville’s burgeoning Black middle class. Houses were sourced from stock plans presented by Broadell Homes, but prospective home buyers had the ability to customize design elements of their brand new homes. At the literal and figurative center of Broadell is E. E. Smith High School, Fayetteville’s only historically Black high school, where generations of Broadell’s residents have attended school.

In addition to surveying 533 properties and conducting research at local and regional archives, oral histories were integral to understanding Broadell’s history and the important role the community has played in resident’s lives. With the assistance of Cynthia Leeks, the president of the Seabrook-Broadell Neighborhood Community Watch, Katie and Cassandra conducted a series of oral histories with longtime residents of the neighborhood,

gaining invaluable insight into the lived experiences of Broadell’s residents. The survey project documented Broadell’s history and local significance, and serves as a springboard for future preservation activities in the neighborhood.

References

Beth King
Architectural Survey Coordinator
North Carolina State Historic Preservation Office
elizabeth.king@dncr.nc.gov
(828) 250-3108

Christopher Cauley
Director of Economic and Community Development
City of Fayetteville
christophercauley@fayettevillenc.gov
(910) 433-1590

*work completed while employed at Kraemer Design Group



AFRICAN AMERICAN HOUSING IN INKSTER

HISTORIC RESOURCE SURVEY

Inkster, Michigan
completed 2023*

Inkster, Michigan boasts a rich African American history as the southwest quadrant of the city became a haven for African American Detroiters as one of the few places that African Americans could buy a house during the early and middle decades of the twentieth century. The Detroit Urban League, the Ford Motor Company, the federal government, the Inkster Housing Commission, and some of Detroit's brightest Black architects, like Nathan Johnson, and builders, like Edward M. Burke and John Bingham, all contributed in some manner to the development of Inkster's African American community.

Cassandra and Katie helped document and share this history. The project involved a reconnaissance and intensive survey of the Ford-Inkster Project homes, the Carver Homes, LeMoyne Gardens, and the Watsonia Subdivision. Resources were predominantly residential, but commercial, religious, and civic resources were scattered throughout the survey area. Local libraries, historic newspapers, and property information were key resources that helped illustrate Inkster's African American history.

Reference

Katie Kolokithas
Survey Coordinator
Michigan State Historic Preservation Office
kolokithask@michigan.gov
(517) 285-9248

*work completed while employed by Kraemer Design Group





SECOND BAPTIST CHURCH OF DETROIT

NATIONAL REGISTER NOMINATION

Detroit, Michigan
completed 2023*

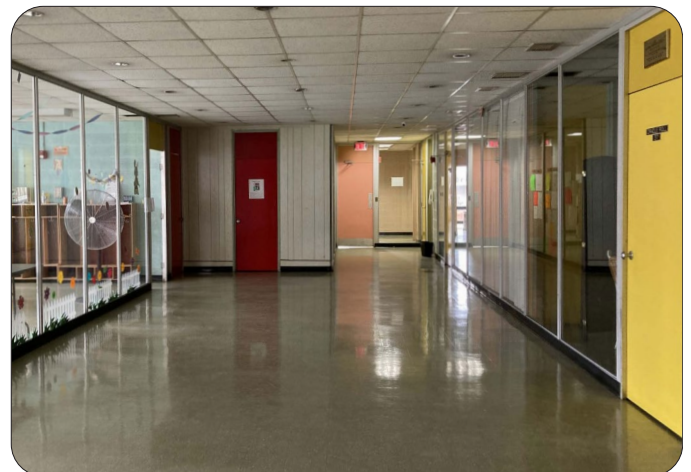
The Second Baptist Church of Detroit was formed in March 1836 by thirteen Black Detroiters, some of whom were formerly enslaved. As the first African American church in the state of Michigan, the church and its members played a pivotal role in the formation of other churches throughout Detroit and the state. Moreover, the church was an important station on the Underground Railroad in the nineteenth century and was an important location of civil rights activity in Detroit in the twentieth century. In 1968, the church undertook a significant expansion, constructing an adjacent educational building designed by premier local Black architect, Nathan Johnson.

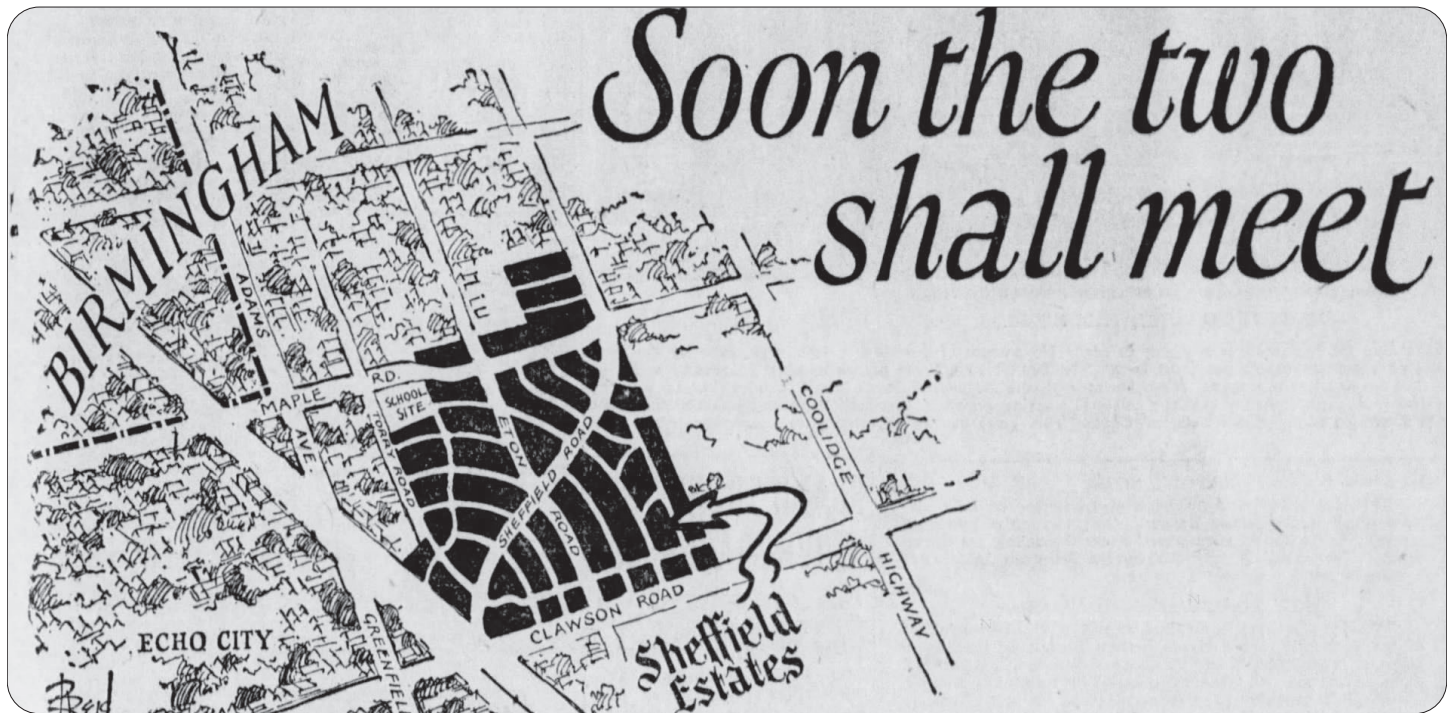
Cassandra and Katie co-wrote an update to the 1976 nomination which provided little information about the church's involvement in twentieth century civil rights activities and did not include Johnson's Brutalist style addition. The church's archives, local newspapers, and oral histories with longtime members of the congregation were instrumental in crafting the nomination, and ensuring the church's significant history is documented.

Reference

Melanie Markowicz
Executive Director
Midtown Detroit, Inc.
melanie@midtowntdetroitinc.com
(313) 420-6000

*work completed while employed by Kraemer Design Group





SOUTH ETON ROAD

HISTORIC RESOURCE SURVEY

Birmingham, Michigan
completed 2025*

Katie and Cassandra completed a historic resource survey of South Eton Road between 14 and 15 Mile Roads in the fall of 2024. Katie and Cassandra previously worked with the City of Birmingham completing their city-wide historic district design guidelines. Suburbanization literally drove development of the area in the early-twentieth century as Woodward Avenue was widened to accommodate the explosion of automobile traffic coming into and out of Detroit. Housing construction did not take off until the post-war era when several Detroit-area builders speculatively constructed modest Minimal Traditional and Colonial Revival style houses from stock plans and constructed them in alternating patterns to avoid a monotonous streetscape.

Katie and Cassandra conducted extensive research using sources like historic maps, newspaper articles, and City permit information to develop robust historic contexts within which to understand the survey area's significance. A geographic information system (GIS) was developed to illustrate the patterns of housing construction along the road and create maps of the survey findings.

Reference

Brooks Cowan
City Planner
City of Birmingham
bcowan@bhamgov.org
(248) 530-1846

*work completed while employed by Kraemer Design Group





Downtown Ketchum c.1950s

Project Understanding & Approach

We see this project as a crucial step in preserving the recent history of Ketchum by studying and documenting properties in the City that date to the post-war period. This is an emerging area of study for architectural historians but, often, gets overlooked in comparison to older properties. We understand the need to preserve a community's architectural and cultural heritage, and we know how to provide guidance to achieve these goals. We welcome the opportunity to work closely with the City of Ketchum to complete this survey.

We understand that the City is looking for a consultant who can conduct an architectural survey of one or more neighborhoods in Ketchum focusing on properties built in the post-World War II era. The City is using a time period 1950 through 1980 to extend the lifespan of the survey and these will be guideposts our team will use when working on this project. We understand further that several neighborhoods in Ketchum have been identified as potential survey areas including Warm Springs, Trail Creek, Bigwood, West Ketchum, and Community Core. Based on the size of the budget, we estimate our team can survey a maximum of 75 properties along with writing an extensive survey report, creating maps, and completing inventory forms for each property. That being said, we will work with City staff, the Historic Preservation Commission (HPC), and the SHPO to develop a defined project area to be surveyed. Our plan of work is as follows:

PROJECT MANAGEMENT/ADMINISTRATION

Our team will meet with City staff and the SHPO to discuss deliverables, survey areas, schedules, and other pertinent details. Our team will continue to check in periodically for internal meetings as needed and we will produce the monthly required progress reports as well.

PUBLIC MEETINGS/COMMUNITY ENGAGEMENT

Our team will assist the City with their public engagement and community engagement efforts by verifying outreach content, assisting with production of content, and any other support services needed by the City. To keep costs down, our team does not anticipate attending the public engagement meetings although this can be discussed during the kickoff meeting as well.

FIELDWORK

Our team will travel to Ketchum to perform fieldwork and to conduct historic research in Boise, in Ketchum, and in Blaine County. During the survey fieldwork our team will take photographs, record building materials, styles, condition, and significant site features. Our team will do the GIS mapping for each property once we return to our home office.

SURVEY REPORT

Our team will prepare a reconnaissance survey report in accordance with SHPO template and our team will rely on all published guidance and best practices issued by the SHPO and the National Park Service. The report will document the historic context(s), maps, photographs, evaluations and recommendations for National Register eligibility. Our team has built in time for review of the draft of the report to ensure the City and the SHPO have an opportunity to review and comment upon it. The report will be submitted in electronic format and all supplemental documentation will also be provided.

ICRIS SURVEY ENTRIES

Our team will complete ICRIS forms (entries into the database) for a maximum of 75 resources.

ASSUMPTIONS/CITY RESPONSIBILITIES

Loggia assumes the City will assist this project in a few different ways. Our team assumes the City will meet with our team for an initial kickoff call to discuss the survey bounds/focus areas as well as the schedule, potential archival sources, meeting cadence and logistics, etc. We further assume the City will meet with us on an as needed basis to continue monitoring the project, discuss goals, reviewing deliverables, and providing advice, as needed, to our team. This support will ensure our team is set up for success on this project. Finally, we assume that the City will schedule and conduct public engagement meetings related to the project. Loggia will support the City by verifying and assisting in the production of engagement content.



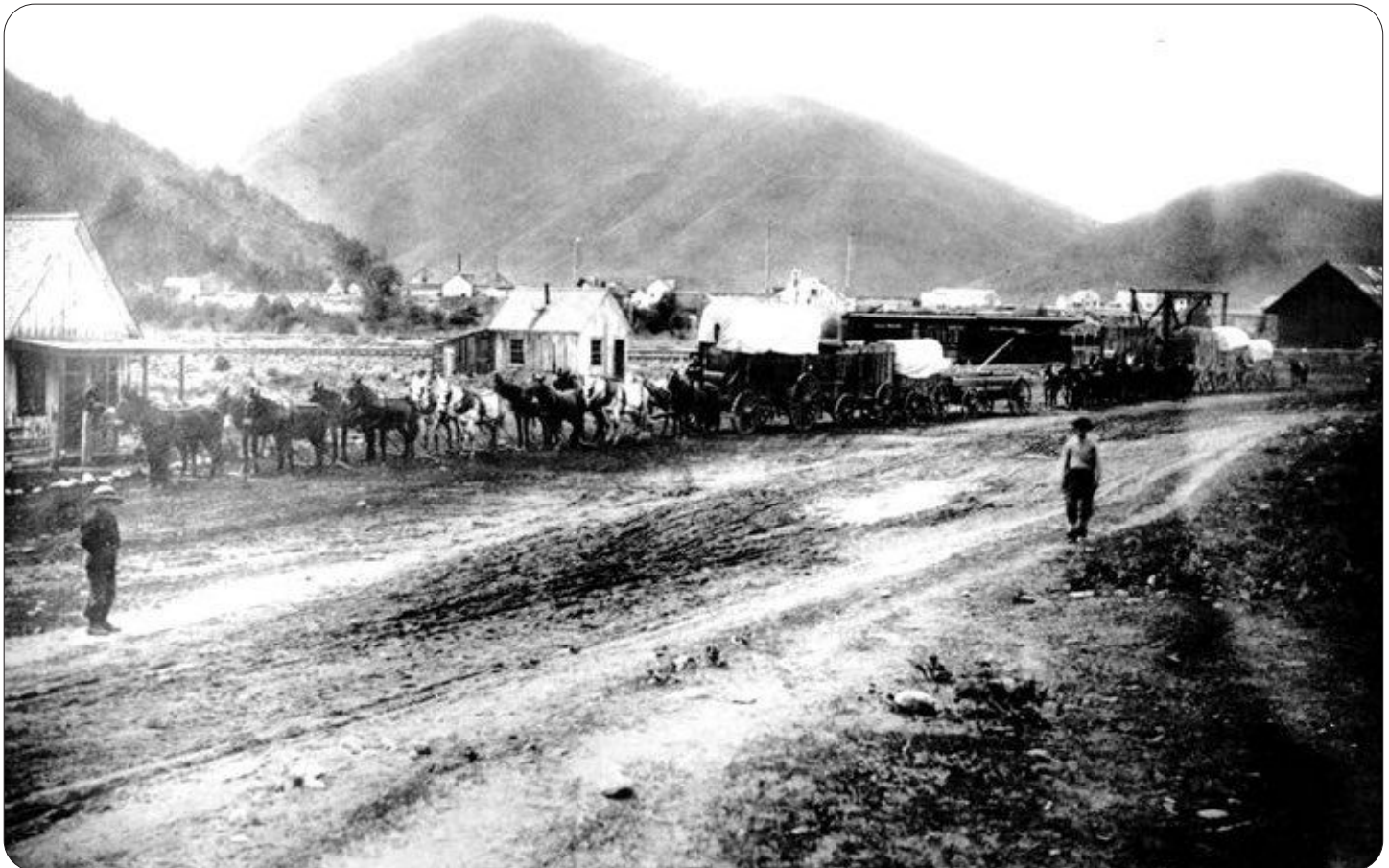
Timing & Fees

Loggia has prepared a schedule for each deliverable with tentative due dates. The due dates/timing can be discussed during our kickoff call, but we believe this project is easily achieved in the time allotted.

Task / Deliverable	Date	Personnel, Hours & Rate	Fee
Contract Awarded	June 2025		
Deliverable 1. Kickoff Meeting	June 2025	Cassandra 1 @ \$75	\$75
Our team will meet virtually with the City, HPC, and SHPO to discuss the project, set goals, deliverables, schedules, etc.		Katie 1 @ \$75	\$75
			\$150
Deliverable 2. Preliminary Research and Data Collection	June 2025	Cassandra 10 @ \$75	\$750
Our team will immediately begin reading the prior survey products, conducting online research, and familiarizing ourselves with the research resources available		Katie 10 @ \$75	\$750
			\$1,500
Deliverable 3. Survey Fieldwork and Research	July 2025	Cassandra 24 @ \$75	\$1,800
Our team will travel to Ketchum to conduct local research and fieldwork and to meet as needed with City leaders and stakeholders		Katie 24 @ \$75	\$1,800
			\$3,600
Travel Costs	July 2025	Flights	\$1,100
		Accommodations	\$600
		Car Rental	\$300
		Food	\$500
		Incidentals	\$125
			\$2,625
Deliverable 4. First Draft of the Survey Materials	September 15, 2025	Cassandra 30 @ \$75	\$2,250
Our team will submit a first draft of all survey materials (survey forms, photography, maps, and survey report)		Katie 25 @ \$75	\$1,875
			\$4,125

Task / Deliverable	Date	Personnel	Hours	Rate	Fee
City of Ketchum and SHPO return comments on Deliverable 4	November 15, 2025				
Deliverable 5. Final Survey Materials	December 23, 2025	Cassandra	20	@ \$75	\$1,500
Loggia will submit the final survey materials. The final deliverable will have addressed all comments made by the City and SHPO on Deliverable 4		Katie	20	@ \$75	\$1,500
					\$3,000
Total Fee		Cassandra	85	@ \$75	
		Katie	80	@ \$75	\$15,000
			165	Total Hours	

NOTE: The City of Ketchum can include additional properties for an extra \$75 per added property. Note that the additional properties would need to be selected prior to Loggia traveling to Ketchum for fieldwork.



Old photograph of Ketchum

THRILLING

Sun Valley

IDAHO



loggia preservation