

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

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

History Colorado Center | 1200 Broadway | Denver, CO 80203 | HistoryColorado.org

SALIDA HISTORIC SURVEY PLAN



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

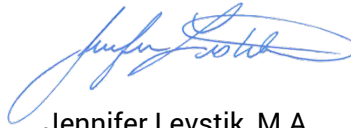
necessary tasks, deliver the highest quality documentation to the City of Salida and obtain concurrence from the Colorado Office of Historic Preservation. We will use our expertise to craft a city-wide historic resource survey plan that reflects the City's values and character.

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.

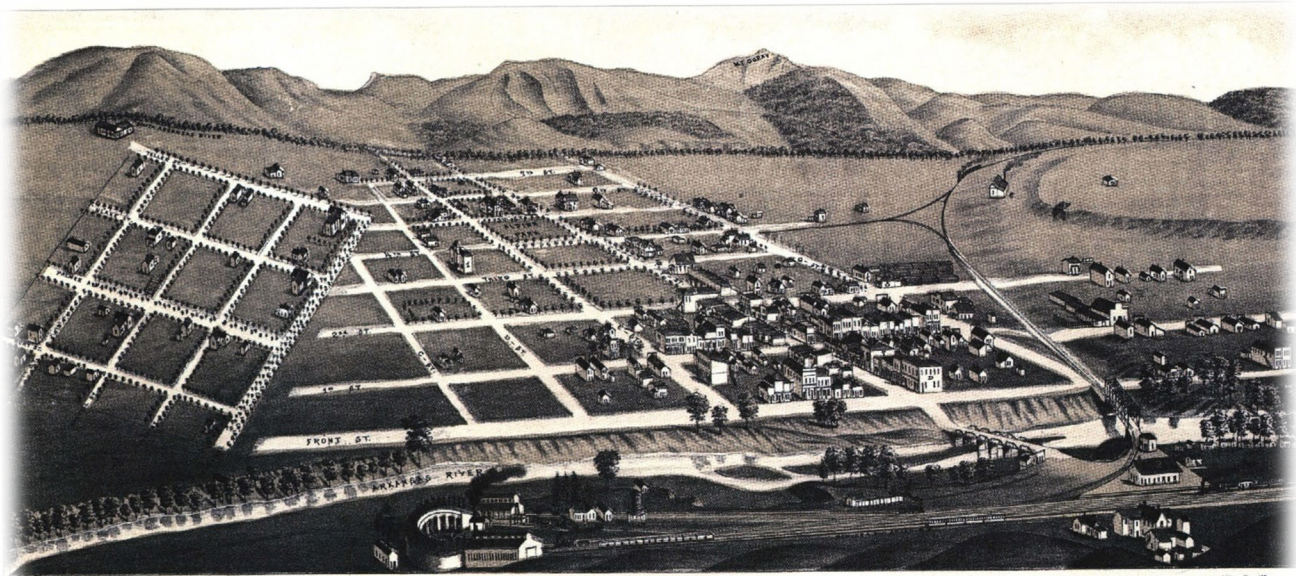
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Erick Laurila".

Erick Laurila, M.A., RPA
Principal, Cultural Resources
elaurila@logansimpson.com
480.967.1343

A handwritten signature in blue ink, appearing to read "Jennifer Levstik".

Jennifer Levstik, M.A.
Project Manager/Architectural Historian
jlevstik@logansimpson.com
520.884.5500



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

POPULATION 1880 BIRD'S EYE VIEW OF WHATEVER SEA LEVEL
SALIDA
CHAFFEE COUNTY
COLORADO.
1882.

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

Engr. & Publ., Lithographers, Milwaukee, Wis.

75-693143

1. School House.
2. D. & R. C. R. R. Depot.
3. Dickinson's Opera House.
4. Post Office.
5. Leather Yard, Thomas Bros.
6. Planing Mill, Thomas Bros. & Moody.
7. Wholesale Grocery, Webb & Curtis, Prop'rs.
8. Dry Goods, Craig Brothers, Prop'rs.
9. Salda 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.

13. Grocery, Hay and Food 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 Salda Mountain Mail, Daily and Weekly, M. R. Moore, Publisher.
- C. The Salda, Seasonal, Daily and Weekly, Pelton & Brown, Publishers.
- D. Ogden House, W. L. Ogden, Prop'r.
- E. Shilley House, M. M. Prop'r.
- F. Bank of Salda, Hartnell Bros., Prop'r.

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5343
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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,

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Fort Collins, CO 80524

Primary Contact: Jennifer Levstik
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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.

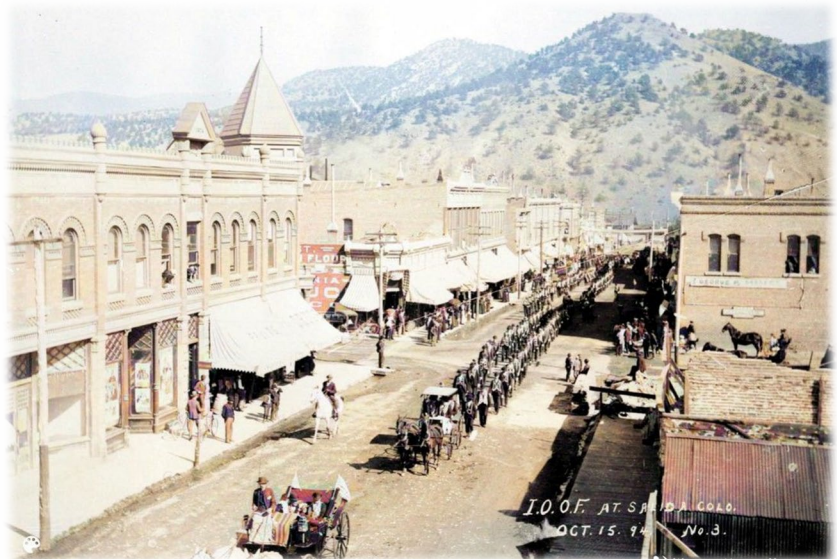
Jennifer earned her bachelor's in landscape architecture from Colorado State University, 2000, with an American Society of Landscape Architects (ASLA) Student Merit Award. She will assist with the overall plan guidance and authorship, and public outreach activities that support the creation of the survey 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 (OAHP) 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 Morgenthauer, MPA; Assistant City Manager, City of Montrose; P: 970.901.6059; E: amorgenthauer@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

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

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

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

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.