

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

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

Erica Duvic

Preservation Planner

Certified Local Government (CLG) Program Coordinator

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

History Colorado | State Historic Preservation Office

720-693-0065 | erica.duvic@state.co.us

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



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

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

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

Good morning Erica,

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

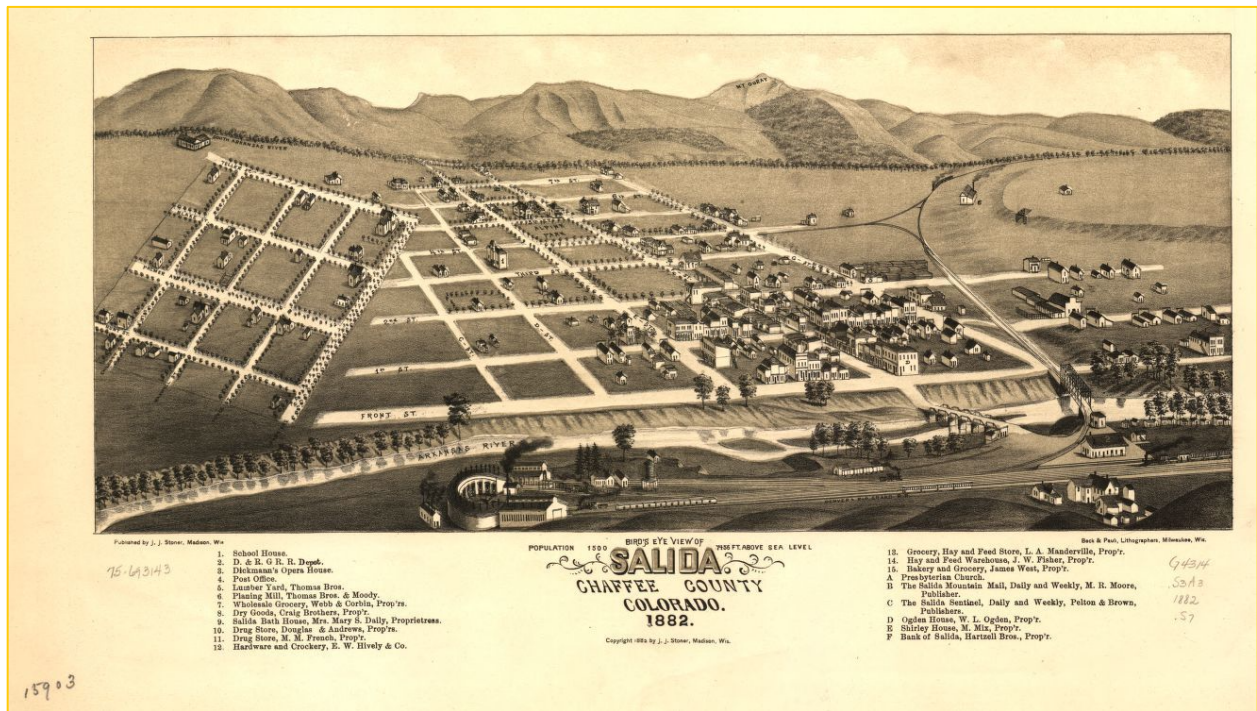
Thank you,

Kristi Jefferson

Planner

City of Salida

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



Courtesy of the Library of Congress

PaleoWest
308 E. Simpson Street, Suite 101
Lafayette, CO 80026
720-837-5159
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April 26, 2021

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COVER LETTER



April 26, 2021

Kristi Jefferson

City of Salida

Via email to: kristijefferson@cityofsalida.com

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

Dear Ms. Jefferson

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

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

PaleoWest will bring the following deep experience to this project:

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

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

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

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

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

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

Thank you for your consideration of our proposal,

A handwritten signature in blue ink, appearing to read "K. Thompson", is shown within a light blue rectangular box.

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

INTRODUCTION

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

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

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

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

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

PROJECT APPROACH

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

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

The tasks are described in more detail below.

Task 1: Kick-Off Meeting and Work Session

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

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

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

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

Task 2: Data Collection and Evaluation

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

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

Task 3: Windshield Survey

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

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

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

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

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

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

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

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

We provide our detailed project approach below.

Task 4: Draft Survey Plan

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

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

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

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

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

Task 5: Presentation of Draft Plan to the HPC

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

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

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

Task 6: Prepare Final Historic Survey Plan

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

Task 7: Final Public Meeting

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

Task 8: City Council Approval of the Historic Survey Plan

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

PROJECT MANAGEMENT

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

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

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

PROPOSED SCHEDULE

Table 1: Proposed Schedule

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

QUALIFICATIONS AND PROJECT EXPERIENCE

Company Information

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

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

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

Headquarters Address:

319 East Palm Lane
Phoenix, AZ 85004

Phone: 602.261.7253

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

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

Colorado Office Address:

308 E Simpson Street
Lafayette, CO 80026

Phone: 303.214.4301

Project Team Qualifications

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

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

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

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

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

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

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

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

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

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

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

Project Team Experience

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

Experience with Municipalities

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

Experience with Historic Resource Survey Plans

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

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

Experience with Architectural Surveys

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

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

Experience with Public Outreach

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

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

Sample Projects

Three Historic Contexts for the City of Louisville, Colorado

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

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

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

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

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

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

Determination of Eligibility, Denver Veterans Affairs Medical Center

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

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

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

Downtown Hartington, Nebraska Historic District Evaluation and Nomination

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

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

Cost Proposal

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

Table 2.Cost Proposal

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

Costing Assumptions

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

SUMMARY

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

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

ATTACHMENT A: PROJECT TEAM RESUMES

Chris Baker, Ph.D.

Senior Historian/Architectural Historian

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

Select Project Experience

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

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

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



EDUCATION

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

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

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

YEARS OF EXPERIENCE

18

YEARS WITH FIRM

2

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

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

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

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

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

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

Professional Memberships

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

ELAYNE ANDERSON. M.Arch.

Historic Architect



EDUCATION

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

B.A., Interior Design, Colorado State University

YEARS OF PROFESSIONAL EXPERIENCE

20+

LICENSES / CERTIFICATIONS

Registered Architect, Colorado

Licensed Real Estate Broker, Colorado

Licensed Real Estate Broker, New Mexico

OFFICE LOCATION

Denver, CO

YEARS WITH CURRENT FIRM

1

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

SELECT PROJECT EXPERIENCE

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

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

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

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

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

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

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

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

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

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

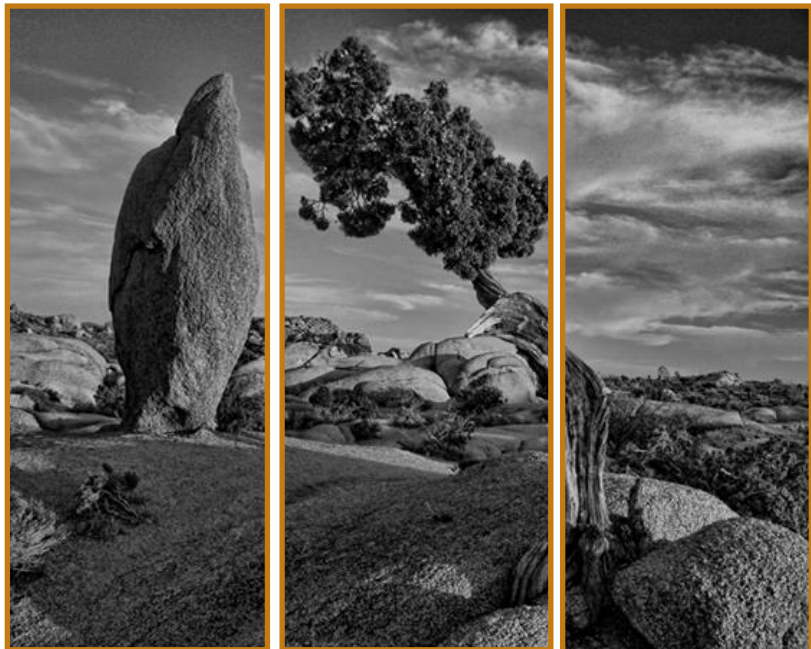
Delaware Water Gap Bathhouse Facilities, NPS, Milford Beach, NJ. Performed Cultural Assessment for New Facility Design.

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

April 26, 2021

Salida Historic Survey Plan **City of Salida, Colorado**

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





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

April 26, 2021

Kristi Jefferson, Planner
Community Development Department
448 E. First Street, Suite 112
Salida, CO 81201
kristi.jefferson@cityofsalida.com

Dear Ms. Jefferson:

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

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

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

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

Sincerely,

PINYON ENVIRONMENTAL, INC.

A handwritten signature in blue ink that reads "Brian R. Partington". The signature is stylized, with a large, looped "P" and "t".

Brian Partington | Principal – Project Delivery

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Appendices

Appendix A. Firm Resumes

1. Company Overview

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

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

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

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

2. Project Team

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

Thomas J. Wilson (Architectural Historian)

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

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

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

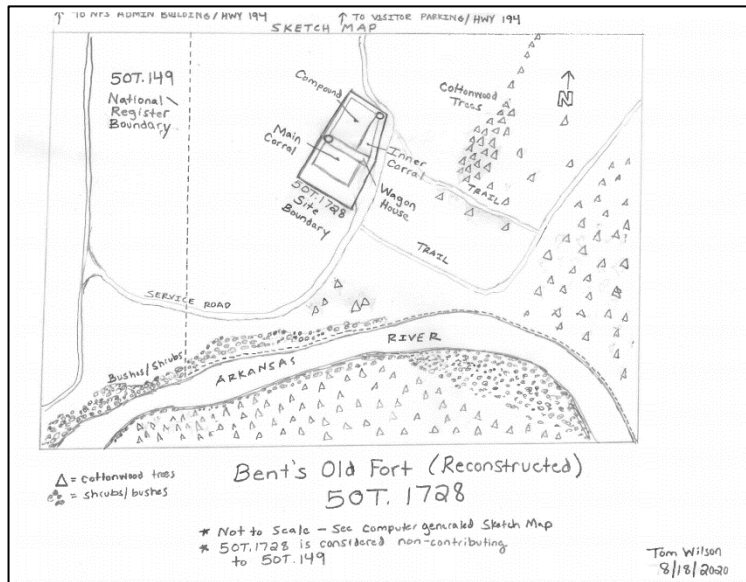


Figure 1. A sketch map prepared by Mr. Wilson in August 2020 for the reconstructed Bent's Old Fort in Otero County, Colorado. Courtesy Pinyon Environmental, Inc.

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

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

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

Role on Project: Senior Historian

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

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

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

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

Paige Rooney (Assistant Historian)

Role on Project: Historian

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

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



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

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

Brian Partington (Principal – Project Delivery)

Role on Project: Quality Control

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

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

3. Methodology and Approach

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

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

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

Budget Management Protocol

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

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

3.1 Task I: Kickoff Meeting and Work Session

Task Objectives:

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

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

3.2 Task II: Data Collection and Evaluation

Task Objectives:

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

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

3.3 Task III: Conduct a Limited Windshield Survey

Task Objectives:

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

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

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



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

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

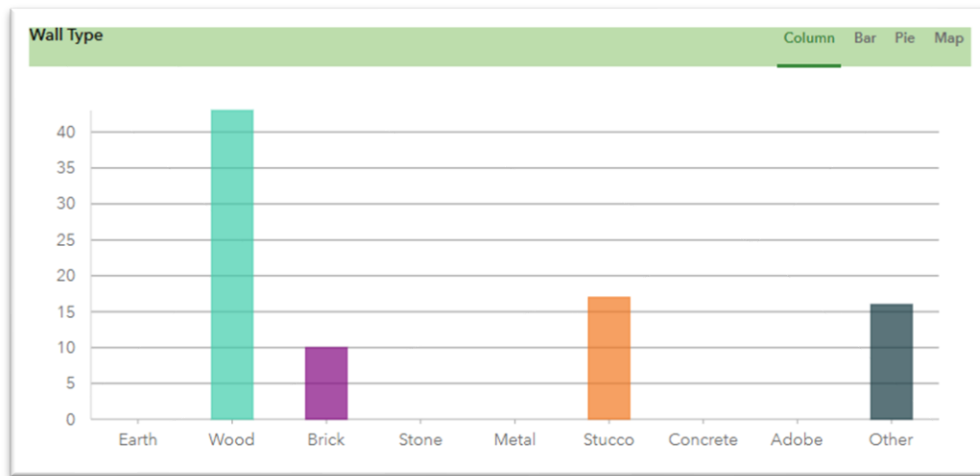


Figure 4. An example of how survey data can be sorted using Survey123®.

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

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

3.4 Task IV: Develop Draft Survey Plan

Task Objectives:

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

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

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

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

Task Objectives:

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

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

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

3.6 Task VI: Prepare Final Historic Survey Plan

Task Objectives:

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

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

3.7 Task 7: Final Public Meeting

Task Objectives:

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

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

4. Recent Project Examples

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

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

Project Team: Ashley L. Bushey

June 2019 – June 2020

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



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

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

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

Reference: Barbara Stocklin-Steely

Colorado Department of Transportation - Region I

(303) 757-9841

barbara.stocklin@state.co.us

Commerce City Historic Preservation Program Design

Project Team: Ashley L. Bushey, Thomas Wilson

June 2019 – Present*

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

Salida Historic Survey Plan

City of Salida, Colorado

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



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

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

Reference: Caitlin Hasenbalg Long, AICP

Senior Sustainability Planner
City of Lakewood
(303) 987-7686
cailon@lakewood.org

Historic Context for Places of Worship

Project Team: Thomas Wilson

October 2018 – January 2019

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

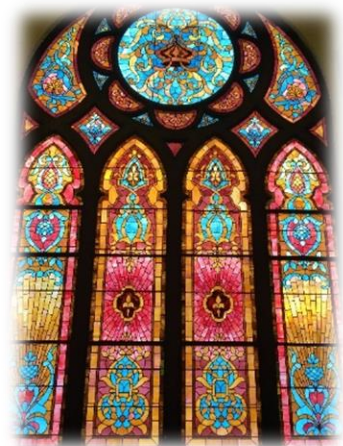


Figure 7. A view of a stained-glass window in Denver's Temple Emanuel. Photo by Mr. Thomas J. Wilson

Reference: Kara Hahn

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

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

- https://pinyonenvl-my.sharepoint.com/:f/g/personal/wilson_pinyon-env_com/EjCbi2-52FRPIDj--r-SjtkB-ArkPBNdaWUJWFVoD70YHg?e=0XZEco

Sample deliverables include:

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

5. Proposed Project Schedule

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

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

6. Project Budget

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

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

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

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

Total Time and Materials Charges: \$25,000.00

Appendix A. Firm Resumes



Thomas J. Wilson
Architectural Historian

AREAS OF EXPERTISE

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

YEARS EXPERIENCE
10

YEARS WITH PINYON
3

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

B.A., History,
Rowan University

VOLUNTEER INVOLVEMENT
Grant Reviewer,
State Historical Fund

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

PROFESSIONAL EXPERIENCE

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

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

PROJECT EXPERIENCE

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

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

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

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

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

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

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

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

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

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

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

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

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



Ashley Bushey

Technical Group Manager - Cultural Resources

PROFESSIONAL EXPERIENCE

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

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

RELEVANT EXPERIENCE

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

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

AREAS OF EXPERTISE

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

YEARS EXPERIENCE

15

YEARS WITH PINYON

5

EDUCATION

MS, Historic Preservation,
University of Vermont

BA, Social Studies, Castleton
State College

TRAININGS and CERTIFICATIONS

IEBC: International Existing
Building Code

Cultural Landscapes in the
Western US

Scheduling for Design and
Construction, Colorado
Department of
Transportation

Balancing Historic
Preservation and
Development

PROFESSIONAL ORGANIZATIONS

Colorado Preservation, Inc.

Colorado State Preservation
Plan Advisory Committee

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

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

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

SAMPLE PROJECT EXPERIENCE

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

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

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

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

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

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

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

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



Paige Rooney
Assistant Historian

AREAS OF EXPERTISE

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

YEARS EXPERIENCE

3

YEARS WITH PINYON

<1

EDUCATION

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

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

PROFESSIONAL EXPERIENCE

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

SAMPLE PROJECT EXPERIENCE

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

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

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

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



Brian Partington Principal – Project Delivery

AREAS OF EXPERTISE

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

YEARS EXPERIENCE 19

YEARS WITH PINYON 11

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

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

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

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

PROJECT EXPERIENCE

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

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

**TRAININGS &
CERTIFICATIONS**

40 Hour OSHA
HAZWOPER, 8-hour
refresher

ACEC Future Leaders
Supervisor Skills Program

Functional Assessment of
Colorado Wetlands
Methodology Training

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

**PROFESSIONAL
ORGANIZATIONS**

American Council of
Engineering Companies
Colorado (ACEC)

American Public Works
Association

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

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

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

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