



Consultant for Historian/Architectural Survey Services—Phase I

Best and Final Offer (BAFO) Revisions

Prepared by:

loggia preservation

Contact:

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www.loggiapreservation.com

Greetings From



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October 20, 2025

Purchasing Department
City of Columbia
701 E. Broadway 5th Floor
Columbia, MO 65201

RFP for Consultant for Historian/Architectural Survey Services—Phase I

Dear City of Columbia Purchasing Department,

Loggia Preservation is pleased to present our response to the Request for Proposals (RFP) for the Consultant for Historian/Architectural Survey Services Phase I in the City of Columbia. Loggia Preservation is a full-service historic preservation consulting firm that is a certified Women Business Enterprise (WBE). We have over ten years of experience working in the historic preservation field and our firm was founded on the belief that preservation should preserve what is important to the local community. We strive to place residents' experiences and opinions at the center of our work, and our team has experience working throughout the country. We provide comprehensive research and high-quality written work, all while providing exemplary customer service to our clients.

The survey of the Benton-Stephens neighborhood will help ensure preservation is taken into account as the city staff plan for the future of Columbia and its neighborhoods. With our two federally qualified and highly experienced architectural historians, Katie Cook and Cassandra Talley, our team is well situated to successfully lead this project, and we are excited to help the City of Columbia bring this project to fruition. We pride ourselves on our ability to forge trusting relationships with local governments, state reviewing entities, and local residents and stakeholders and we welcome the opportunity to build these relationships in Missouri.

Loggia Preservation's architectural historians have extensive experience conducting both small- and large-scale architectural surveys (ranging from 50 resources to over 3,000 resources), writing National Register of Historic Places nominations for individual resources and districts, and consulting on historic tax credit projects. Thus, we understand the importance of local survey efforts. More details about our relevant experiences are included in this RFP response.

Our team is more than happy to adjust this RFP response in order to meet the goals of the City. This RFP response will be valid for one hundred twenty days (120) or until a contract is awarded, whichever occurs first. Cassandra will serve as Project Manager of this project. Please don't hesitate to reach out to Cassandra, below, with questions or for additional information.

Sincerely,
Loggia Preservation LLC



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

Loggia Preservation was founded upon the principle that preservation should be inclusive, shared, and look beyond the preservation of just buildings. We believe people should be squarely centered at the heart of all good preservation work as we seek to preserve historic buildings, cultural practices, traditions, landscapes, and memories. With work experience in Michigan, Idaho, North Carolina, Massachusetts, Ohio, and Virginia our team has the requisite skill and capacity to successfully complete projects across the country. Both Cassandra and Katie qualify as Architectural Historians based upon the requirements articulated in 36 CFR Part 61 and have ten years of combined experience conducting historic resource surveys, completing National Register nominations, creating historic district and building design guidelines, counseling clients on the utilization of historic tax credits, and advising on preservation planning issues throughout the country.

We have cultivated a reputation for producing the highest quality work products while bringing a diligent worth ethic to each project and an ability to forge strong working partnerships with all of our clients. Our historians have extensive experience working with dozens of private clients and numerous city and state governments including the Michigan's State Historic Preservation Office, the North Carolina State Historic Preservation Office, the Virginia Department of Historic Resources, the City of Ketchum (Idaho), the City of Fayetteville (North Carolina), the City of Roanoke (Virginia), the City of Detroit (Michigan), the City of Kalamazoo (Michigan), the Town of Abingdon (Virginia), the City of Birmingham (Michigan), and many others. Our historians have been repeatedly hired by many clients including the Michigan State Historic Preservation Office, the City of Kalamazoo, the City of Birmingham, and the City of Fayetteville, among others.

Although founded in 2025, Katie and Cassandra together have surveyed over 7,000 resources over the past six years ranging from large-scale surveys (two surveys of approximately 3,300 resources each) as well as smaller projects with just a few hundred resources. We have refined our survey techniques which allow our small team to efficiently complete surveys of all sizes. Information on our survey methodology is included in this response. We are confident in our ability to successfully complete the project on time and on budget.

Loggia Preservation is a Women's Business Enterprise (WBE), certified by the Women's Business Enterprise National Council (WBENC). Loggia Preservation has two full-time staff members (Principals Cassandra Talley and Katie Cook) and was founded by Cassandra and Katie with the goal of providing comprehensive historic preservation consulting services to clients throughout the country. Loggia Preservation has an active registration and is in good standing within the System for Award Management (SAM.gov). More information about our company can be obtained at our website: www.loggiapreservation.com.

Loggia Preservation, LLC

24780 Samoset Trail
Southfield MI 48033

FEIN

33-3087126

System for Award Management (SAM) Unique Identity

ULKSGU1UN1M5

Principals & Co-Founders

Cassandra Talley
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cassandra@loggiapreservation.com
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Katie Cook
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(586) 441-8168

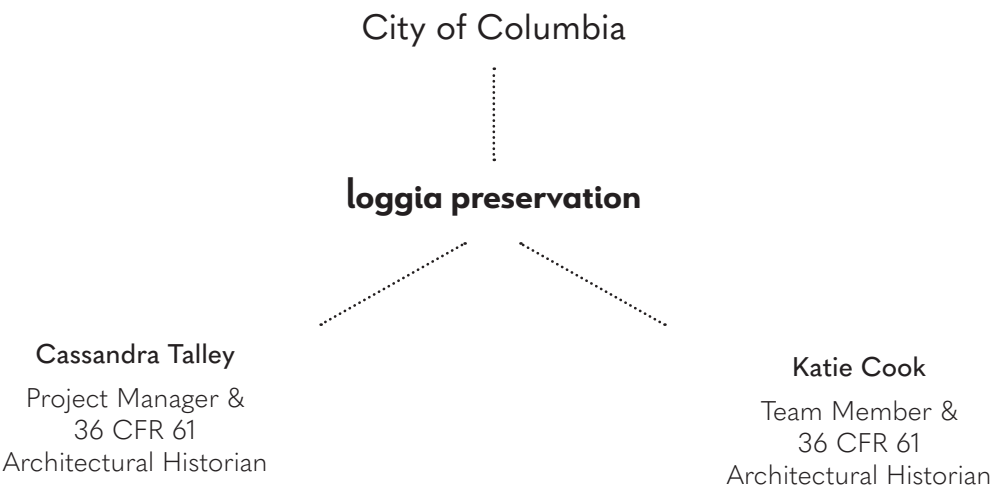
www.loggiapreservation.com





Qualifications and Experience

When it comes to conducting historic surveys, especially those on a large scale, our team is highly experienced and possesses the necessary skills to ensure this project maximizes the benefit for the City. Our team, listed below, has the technical skills needed to survey and manage and analyze the large amount of data that will be created for this project. For instance, we maintain an active ESRI ArcGIS Pro subscription that, when paired with city and/or Boone County Assessor’s data, can assist in identifying specific areas for surveying. While we are based in Michigan, Loggia is well-versed in adhering to the varying survey standards in each state we’ve worked in. Although we have not worked in Missouri before, we are confident that we can interpret and follow the survey standards of the Missouri State Historic Preservation Office (SHPO), as evidenced by our successful completion of historic resource surveys in multiple states. Our track record of successful survey projects shows that our team will ensure this project is inclusive, thorough, and delivered on time and on budget.



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

Cassandra meets the qualifications outlined in the RFP as she holds a Bachelor of Arts in Art History, a Juris Doctor (law), and a Master of Science in Historic Preservation.

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

Katie meets the qualifications outlined in the RFP as she holds an Associate of Business Administration in Accounting, a Bachelor of Science in Geography, and a Master of Science in Historic Preservation.

Loggia Preservation's current company projects and contracts are summarized below. Our team has not lost any signed contracts since the inception of our company. We have bid on and have lost the bidding process on many competitive RFP bids generally due to price or location of the project.

Reconnaissance Survey in Ketchum, Idaho

- Our team is currently conducting a reconnaissance survey in Ketchum, Idaho focused on midcentury architecture.
- This project is slated to finish in early 2026

National Register Nomination in Fayetteville, North Carolina

- Our team is currently working on a National Register Nomination for a midcentury neighborhood built for African Americans in the 1950s-1960s
- This project is slated to finish in mid-2026

Historic Research Project in Lee, Massachusetts

- Our team is conducting research and building a Story Map for Lee, MA's 250th anniversary
- This project is slated to finish in early 2026

Historic District Design Guidelines in Wake County, North Carolina

- Our team is rewriting and designing a professional quality Historic District Design Guidelines document for the Wake County Historic Preservation Commission
- This project is slated to finish in mid-2026

Historic Tax Credit Applications, Michigan

- Our team has several historic tax credit application projects in Michigan
- These projects will be ongoing through 2026 and 2027

Section 106 Projects, Michigan

- Our team completes Section 106 projects throughout Michigan
- These projects will be ongoing through 2026

Historic District Advising, Michigan

- Our team is currently working as an expert witness on a historic district matter in litigation in Michigan
- This project will be ongoing through 2026

Historic Building Research Reports, Michigan

- Our team is currently working on several building research reports and historic tax credit eligibility reports
- This project will be ongoing through 2026

Related Projects and Experience

Historic resource surveys are the backbone of preservation efforts as they form foundational documentation that supports preservation of a community's architectural and cultural heritage. Our years of experience completing successful projects has fostered our conviction that positive working relationships produce outcomes of the highest quality. Therefore, we welcome the opportunity to work closely with the City of Columbia to document the resources in the Benton-Stephens neighborhood. The following pages contain project information and reference contact information for three of our most relevant projects. Our historians have completed several other historic resource surveys as well as National Register nominations, historic tax credit applications, and historic district design guidelines and we invite the City of Columbia to review these other projects on our website at www.loggiapreservation.com.

- Historic resource survey of mid-century architecture in Ketchum, Idaho. With a focus on buildings constructed from 1950 to 1980, this project is ongoing with the City of Ketchum.
- Historic resource survey and National Register nomination for the Norwich neighborhood in Roanoke, Virginia. Residential housing (the bulk of the resources) in this streetcar neighborhood primarily dated from the 1890s to the 1920s. The nomination can be found on the Virginia Department of Historic Resources website: <https://www.dhr.virginia.gov/historic-registers/128-6478/>
- Historic resource survey of 533 resources in the Broadell neighborhood, a historic African American neighborhood in Fayetteville, North Carolina. In early 2025, our historians were again hired by the City of Fayetteville to continue work in the Broadell neighborhood by writing a National Register nomination. Our survey report is available here: <https://www.hpo.nc.gov/survey-and-national-register/architectural-survey-broadell-neighborhood-fayetteville-north-carolina/open>

Experience with Early Twentieth Century Architecture and Urban Neighborhoods Subject to Demolition and Development Pressures

We understand that the Benton-Stephens neighborhood is a neighborhood defined by its early twentieth century buildings and that it is experiencing a high rate of demolition due to its proximity to downtown and affordable prices. Our firm has worked in many neighborhoods where late nineteenth and early twentieth century architecture is the bulk of the building stock. Our historians completed two surveys in Kalamazoo, Michigan, all located in neighborhoods within the city where the vast majority of housing stock was built in the 1880s through the 1930s. As Kalamazoo's paper and stove making industries expanded, housing and population grew in areas north and south of the Main Street corridor along the west bank of the Kalamazoo River. These two surveys in Kalamazoo encompassed approximately 6,600 parcels (each survey was about 3,300 parcels) and the research revolved around the history of the expanding city, the streetcars that served these neighborhoods, and the businesses and industries that propelled this growth. Similarly, our team completed a survey in Birmingham, Michigan, which is located 17 miles north of Detroit. The interurban rail line provided ready access from Detroit to Birmingham, Michigan and this city grew continuously from the 1910s through the 1950s as migration from Detroit picked up through the twentieth century. In Roanoke, Virginia our team conducted a survey of the Norwich neighborhood which is located 2 miles west of downtown Roanoke with housing stock built from the 1890s to the 1920s. All of these projects included mixed development and multiple resource types including residential, commercial, industrial, civic, and religious buildings.

Our team has also worked in many urban neighborhoods with high rates of demolition due to development pressure. Our team conducted a survey of Inkster, Michigan, which is a first ring suburb of Detroit that experienced much building loss in 1980s-2000s due to demolition and disinvestment. Inkster is located approximately 15 miles west of Detroit, and the interurban rail line provided ready access to this thriving bedroom community that experienced a building boom in the 1920s through the 1950s. Additionally, our team is currently working on a survey in Ketchum, Idaho, which has experienced phenomenal growth in tourism in the past four decades resulting in development pressure on its remaining historic buildings. We are familiar with the urgency needed to document neighborhoods like Benton Stephens to ensure that forward-thinking planning activities balance historic resources and economic development goals.

Project Understanding

We understand that the City of Columbia conducted an audit of the CLG program and has concluded that an ongoing survey program is needed to meet its overarching preservation goals. A comprehensive survey plan will also likely be a major goal articulated in the upcoming city-wide historic preservation plan. We further understand the Benton-Stephens neighborhood has been undergoing change as development interest has picked up in the neighborhood which has resulted in an increase in demolition requests. Good preservation planning can help address these issues by identifying areas of high historic character and integrity which can, in turn, help the City focus its preservation efforts in areas of maximum impact. Of course, with a well-researched and documented neighborhood survey, other preservation goals like National Register listings and more tailored land use policies become more attainable. Thus, we understand why the City is looking for a consultant who can conduct a reconnaissance survey in the Benton-Stephens neighborhood. As consultants who conduct surveys, write National Register nominations, file historic tax credit applications, and guide local preservation commissions via writing historic district design guidelines, we fully understand the wider import of a baseline reconnaissance survey, and we believe we are the right team to lead this project.

We understand that this survey encompasses approximately 249 properties spread across about 63 acres and primarily include residential resources. This survey will include fieldwork, research, historic context and survey report, inventory forms with photographs, maps, and site maps/site plans. As a part of this work, the survey report will include a thorough and well documented historic context with primary source research, fully footnoted to the Chicago Manual of Style standards. Recommendations for future preservation activities, survey recommendations, and evaluation of National Register eligibility will also be made. A rationale for boundaries, methodology executive summary, and scope of work will also be provided. All components of this project will meet the highest quality standards, including best practices issued by the National Park Service and the Standards for Professional Architectural and Historic Surveys issued by Missouri SHPO. Our team will complete all inventory forms by following the Instructions for Completing the Architectural/Historic Inventory Form guidance issued by Missouri SHPO. We have thoroughly explored Phase I area of the Benton-Stephens neighborhood via Google Streetview, and we understand that although the bulk of the resources are residential there are also commercial, industrial, and religious resources represented in the survey area too. Loggia's historians have successfully completed many surveys containing various resource types and architectural styles which requires weaving the stories of these resources into a larger contextual tableau including areas of significance like community planning and development, industry, education, religion, ethnic heritage, and architecture.

We understand that our responsibilities for this project include:

- Scheduling and attending a kickoff meeting with all stakeholders
- Complete a research rubric that meets the Standards for Professional Architectural and Historic Surveys. Loggia will submit this document to the HPF in Word format prior to field work. The research rubric shall describe the scope of the work, rationale of survey boundaries, proposed methodology and expected results.
- Comply with all standards and procedures set forth in the Missouri SHPO and best practices and standards given in NPS publications
- Submit documentation for the two public information meetings (i.e., press release, newspaper/web advertisement, sign-in sheet).
- Meet with the HPF to discuss the level of documentation and how resources will be recorded before work on the project begins. Send an email documenting the discussion to HPF and the City.
- Document existing historic character and conditions of each property in the survey area
- Research and write a historic context for the development of the survey area, make recommendations for future preservation activities, including additional survey recommendations and evaluation of National Register eligibility.

- Complete the Missouri Architectural/Historic Inventory Forms, meeting all guidelines from the SHPO. Complete forms for each property within the boundary, including vacant lots. Site maps or site plans will be submitted if there is more than one associated resource.
- Provide digital color photographs for each surveyed property. These photographs will comply with all parameters given in the RFP and any other guidance given to Loggia in the course of the project including: number of photos, labeling, pixels/dpi requirements, filing and organizational guidance, etc.
- Provide a boundary map separate from the final report. This map will abide by all guidance given in the RFP and any other guidance given to Loggia in the course of the project.
- Submit a final survey report in Word format. This report will describe the scope and scale of the survey; methodology of the project including a brief history of the development of the surveyed neighborhood(s); provide historic contexts for evaluation of the resources under National Register criteria; describe and analyze property types and styles within the resources surveyed; discuss rationale for evaluation; and make recommendations for future National Register listings (individual and districts, if any) and survey activities. All recommendations for National Register listing will identify potential areas, levels, and periods of significance, and provide an explanation supporting eligibility. All deliverables will be provided in one packet, and the Columbia HPC will have an opportunity to review and comment on each deliverable, before they are submitted to HPF.
- Research, write, and submit a survey report that meets all guidance by SHPO and NPS and submitted in Word format. All project deliverables and products will be delivered to the City.

Project Methodology

At the beginning of the project, our team will meet with City and SHPO officials (and any other key stakeholders) to discuss the project, schedule, deliverables, and any other initial items. Throughout the course of the project, particularly following the submission of deliverables, our team will meet with the City and SHPO as needed to discuss the project, deliverables, and any issues or feedback. We fully believe that ongoing and collaborative communication makes our projects stronger and ensures our deliverables are of the highest quality.

From our offices in Michigan, our team will perform thorough research on all prior surveys, nominations, studies, reports, and in all digitally available archives and libraries. We also hope to obtain any applicable documentation from the City and SHPO if it is not available online. This initial research phase ensures we are prepared to hit the ground running when we arrive in Columbia for the fieldwork.

Once in Missouri our team will perform research in local repositories and archives to ensure we obtain all relevant research materials. Once completed with those portions of the project, we will begin the fieldwork. Our team will use a combination of walking and driving to accomplish the fieldwork. In this case, in order to get photographs of the secondary and tertiary facades, our team plans to walk as much as possible to obtain the best possible photos, from multiple angles.

Once our team has conducted the fieldwork and the research, we will begin analyzing the data and writing the historic contexts for the survey report. Our team will produce ten inventory forms which will be tendered to the City and SHPO, so we ensure our team is set up for success. Once we have made any necessary changes to the ten inventory forms our team will continue working on the survey report and the remaining inventory forms. Our team will submit a full set of all deliverables and, once reviewed by the City and SHPO, we will then make any and all necessary changes to those deliverables. The final deliverables will then be submitted according to the parameters given in the RFP.

Research Sources and Research Standards

In order to write a thorough historic context and to give historical information on each resource our team will conduct comprehensive research. To achieve this, our team plans to consult a wide variety of resources including plat records,

land sale records, deed records, permit records, builder's records, articles and advertisements from local newspapers including the Columbia Daily Tribune, Columbia Missourian, Columbia Missouri Intelligencer, Columbia Statesman, and any papers from Boonville, Jefferson City, Kansas City, and St. Louis, as needed and appropriate. Our firm maintains an active Newspapers.com account for research and we also regularly consult collections from local libraries and the Library of Congress. We will also explore the collections held at the Boone County Historical Society, the State Historical Society of Missouri, the Special Collections and Archives at the University of Missouri-Columbia, the Daniel Boone Regional Library, the Missouri Digital Heritage collection, collections at Stephens College and Columbia College, the Library of Congress collections, and applicable resources and collections from the National Park Service. Loggia Preservation has an extensive collection of books that will also be consulted. Our team will also consult historic maps, Sanborn maps, plat maps, builder's brochures, pamphlets, photographs, and collections held in local libraries and archives, among other resources.

Our work will also reference important standards and studies including the prior surveys that were done in the neighborhood and in Columbia. We will also consult the National Park Service's NPS Preservation Fund Grants Manual, How to Apply the National Register Criteria for Evaluation, How to Complete the National Registration Form, National Park Service Interim Progress Worksheet, National Register of Historic Places Registration Form, Photograph Specifications for National Register Nominations, the Secretary of the Interior's Standards and guidelines for Archeology and Historic Preservation, the Standards for Professional Architectural and Historic Surveys issued by Missouri SHPO, the Instructions for Completing the Architectural/Historic Inventory Form guidance issued by Missouri SHPO, and any other guidance deemed pertinent.



Timeline of Services

Our team proposes the following timeline of services. This project approach is based upon our experience however we are more than willing to adjust this work plan to better suit the needs of the City SHPO, and other stakeholders. The proposed timeline of services is projected to cover slightly longer than a one year period as outlined below:

Task	Due Date	Notes
Contract Start Dat	November 20, 2025	Depending on the start date of contract, all dates below can shift as needed.
Loggia attends project Kickoff Meeting with City/SHPO	December 5, 2025	
Loggia conducts preliminary Research and Literature Review	December 2025	
Loggia submits Research Design/Project Outline and five sample forms keyed to base map	January 9, 2026	
Loggia submits documentation for first public meeting	TBD based upon City timelines/schedule	
City/SHPO returns comments to Loggia on Research/Design Project Outline and five sample forms	February 13, 2026	Building in five weeks of review time for City and SHPO review
Loggia submits Final Research Design/Project Outline and five sample forms	March 20, 2026	
Loggia travels to Columbia for research and fieldwork	April 2026	
Loggia conducts data analysis and begins research, writing, and inventory forms	April – May 2026	
Loggia continues research, writing, and inventory forms	June – July 2026	
Loggia submits full draft of all inventory forms and site plans (as appropriate) and survey map	August 3, 2026	
City/SHPO returns comments to Loggia on full draft of inventory forms, site maps, and survey map	September 4, 2026	Building in five weeks of review time for City and SHPO review
Loggia submits final inventory forms and site plans, survey maps, photographs, and draft survey report.	November 25, 2026	
City/SHPO returns comments on draft survey report	January 29, 2027	Building in nine weeks of review time for City and SHPO review because of holidays
Loggia submits final survey report	February 26, 2027	
Loggia submits documentation for the second public information meeting	TBD based upon City timelines/schedules	This can be slotted into the schedule above, as needed.

Cassandra Talley

loggia preservation

Principal & Co-Founder

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



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

cassandra@loggiapreservation.com

(810) 333-2572

Certifications

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

Education

Master of Science, Historic Preservation
 Eastern Michigan University, 2021

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

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

Work Experience

Principal & Co-Founder
 Loggia Preservation
 January 2025 - current

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

Architectural Historian
 Kraemer Design Group
 September 2018 - January 2025

Cassandra Talley

loggia preservation

Principal & Co-Founder

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

Presentations & Publications

It All Comes Full Circle: A Road Trip Through Michigan History
 Michigan Historic Preservation Network, 2025 Conference

Southfield
 Arcadia Publishing Company, 2025

Picturing Southfield
 Southfield Historical Society, 2024 Lecture Series

Not to be Missed: Heritage Tourism and Underrepresented Cultural Resources
 Michigan Historic Preservation Network, 2023 Conference

Surveying Kalamazoo, Together
 Michigan Historic Preservation Network, 2022 Conference

In the Wrightian Mold: Harold Turner Houses in Michigan
 Michigan Historic Preservation Network, 2022 Webinar

Harold Turner Designed Houses in Michigan
 Bloomfield Historical Society, 2021

The Vinsetta Garage: Preserving the Built Environment via Adaptive Reuse
 International Society for Landscape, Place, and Material Culture, 2019 Conference

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

Associate Counsel
 Quicken Loans
 May 2016 - May 2018

Boards, Committees & Memberships

State Bar of Michigan
 Licensed Attorney

Preservation Detroit
 Board Member

Michigan Historic Preservation Network
 Incentives Committee Member,
 Member

Society of Architectural Historians
 Member

Volunteer & Extra-Curricular

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

Michigan Historic Preservation Network
 Easement Monitoring

Katie Cook

loggia preservation

Principal & Co-Founder

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

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

Presentations & Publications

It All Comes Full Circle: A Road Trip Through Michigan History
 Michigan Historic Preservation Network, 2025 Conference

Adaptive Reuse: Historic Preservation Basics
 Student Michigan Association of Planning Conference, 2025 Conference



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(586) 441-8168

Certifications

36 CFR 61 Architectural Historian

Education

Master of Science, Historic Preservation
 Eastern Michigan University, 2023

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

Associate of Business Administration,
 Accounting
 Macomb Community College, 2017

Work Experience

Principal & Co-Founder
 Loggia Preservation
 January 2025 - current

HGIS Team Lead
 Eastern Michigan University
 August 2024 - current

Architectural Historian
 Kraemer Design Group
 August 2022 - January 2025

Katie Cook

loggia preservation

Principal & Co-Founder

Using the Survey of African American Housing in Inkster to Spur Future Heritage Tourism

Michigan Historic Preservation Network, 2023 Conference

Nathan Johnson: Building Detroit

Michigan Historic Preservation Network, 2023 Webinar

Alleys and Places: Remnants of a Cultural Landscape in Detroit

Post & Lintel, Fall 2022

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

Post & Lintel, 2021

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

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

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

HGIS Intern

Eastern Michigan University

August 2021 - May 2022

Graduate Student Assistant

Eastern Michigan University

August 2020 - April 2022

Accounts Receivable & Payable

Wall Colmonoy Corporation

May 2014 - August 2022

Boards, Committees & Memberships

Preservation Detroit

Treasurer, Board Member

Michigan Historic Preservation Network

Member



Historic Resource Surveys

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

Historic Tax Credit Consulting

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

National Register Nominations

Broadell Neighborhood, Fayetteville NC
Evert Downtown Historic District, Evert MI
Burroughs World Headquarters, Detroit MI
Norwich Historic District, Roanoke VA
Second Baptist Church of Detroit, Detroit MI
Marygrove College, Detroit MI
Immaculata High School, Detroit MI

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

Design Guidelines

Wake County Design Standards, NC
Northville Historic District, Northville MI
Birmingham Historic Districts, Birmingham MI

Historic Structure Reports

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

Section 106

Honor Community Health, Pontiac MI
Auburn Hills Fire Stations, Auburn Hills MI
Cass Henry Historic District, Detroit MI
93 Seward, Detroit MI

Multiple Property Documentation Forms

Detroit's Latinx Communities, Detroit MI

Additional Experience

Town of Lee 250th Anniversary Project, Lee MA
Harvard Square Building Historic District
Commission Application, Detroit MI
Book Tower & Building Historic District
Commission Application, Detroit MI
Frank Murphy Hall of Justice Preliminary
Evaluation, Detroit MI



AFRICAN AMERICAN HOUSING IN INKSTER

HISTORIC RESOURCE SURVEY

Inkster, Michigan
completed 2023*

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

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

Reference

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NORWICH & VIRGINIA HEIGHTS

HISTORIC RESOURCE SURVEY & NATIONAL REGISTER NOMINATION

Roanoke, Virginia
completed 2024*

Nested in a natural, bowl-shaped depression along the Roanoke River lies the Norwich neighborhood. Its name derives from the Norwich Lock Manufacturing Company out of Norwich, Connecticut, which established a short-lived factory in the neighborhood in 1891. The Norwich neighborhood quickly became home to laborers and their families who worked in the twine mills that cycled through the old lock factory's buildings. Workers lived within view of the factories in modest shotgun houses and workers' cottages. The ridge of the depression around Norwich naturally demarcated it from the decidedly middle and upper-middle class neighborhood of Virginia Heights, where the streets are lined with trees and stately homes.

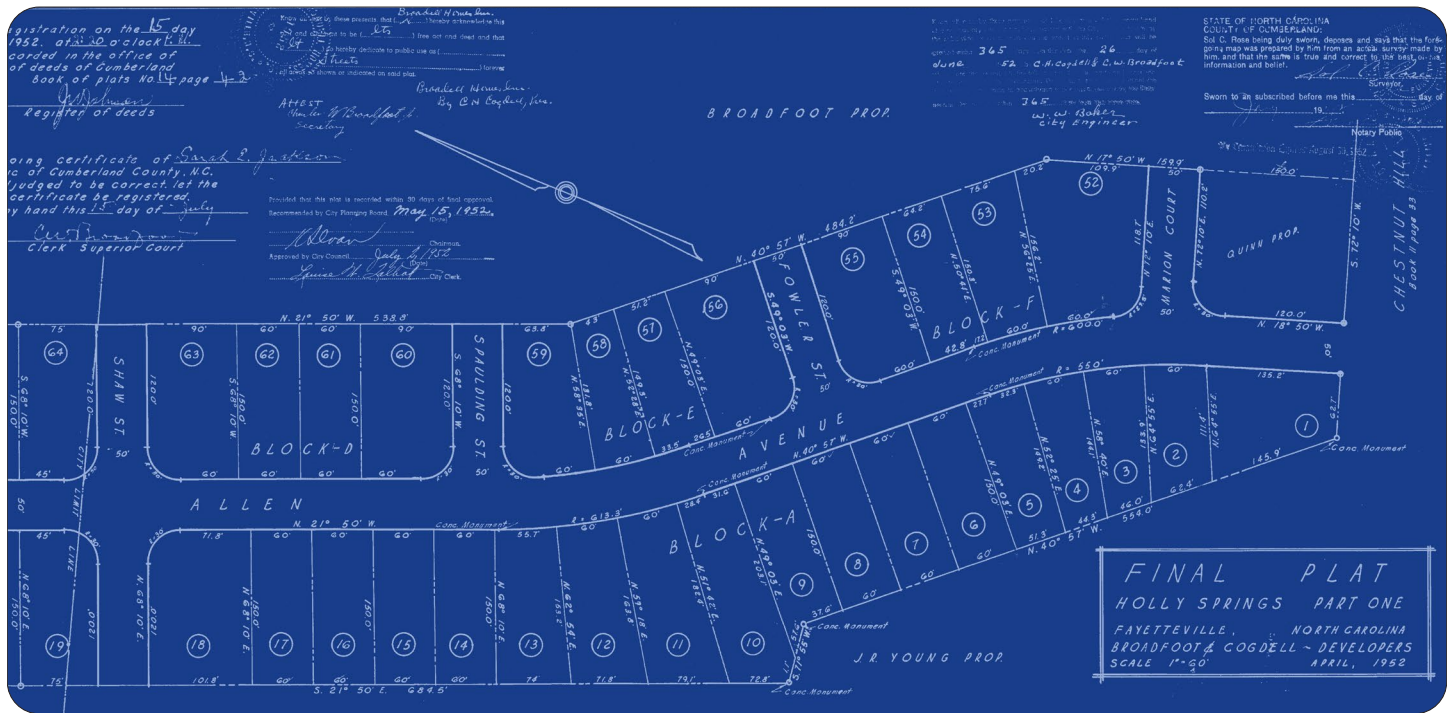
Cassandra and Katie surveyed nearly 300 properties in both neighborhoods, talked to local residents, conducted research at local archives, and traveled to the Library of Virginia in Richmond to understand the historic contexts of each neighborhood. Cassandra and Katie co-authored a National Register nomination for the Norwich neighborhood, which was successfully listed in the register in 2024.

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BROADELL NEIGHBORHOOD

HISTORIC RESOURCE SURVEY

Fayetteville, North Carolina
completed 2024*

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

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

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

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CLIENT REFERENCES

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WORK SAMPLE

African American Housing in Inkster, Michigan, 1920-1970



House at 3236 Walnut, Inkster, Michigan. (Kraemer Design Group 2022)

Sponsored by:
Michigan State Historic Preservation Office
Lansing, MI

Conducted by:
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Deliverable #4, Final Draft of Survey Report
May 1, 2023

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SECTION II

Descriptive Overview of Survey Area

Inkster is a small city in Michigan located in western Wayne County in the southeastern portion of the state. Inkster is located approximately fourteen miles west of downtown Detroit and is bisected east and west by Michigan Avenue and the Michigan Central Railroad which cuts through the city just south of Michigan Avenue. Inkster is situated about halfway between Detroit and Ypsilanti and grew due to its strategic location between these two larger cities. Inkster is surrounded on all sides by neighboring municipalities: Garden City and Dearborn Heights to the north, Dearborn Heights to the east, Westland and Dearborn Heights to the south, and Westland to the west.

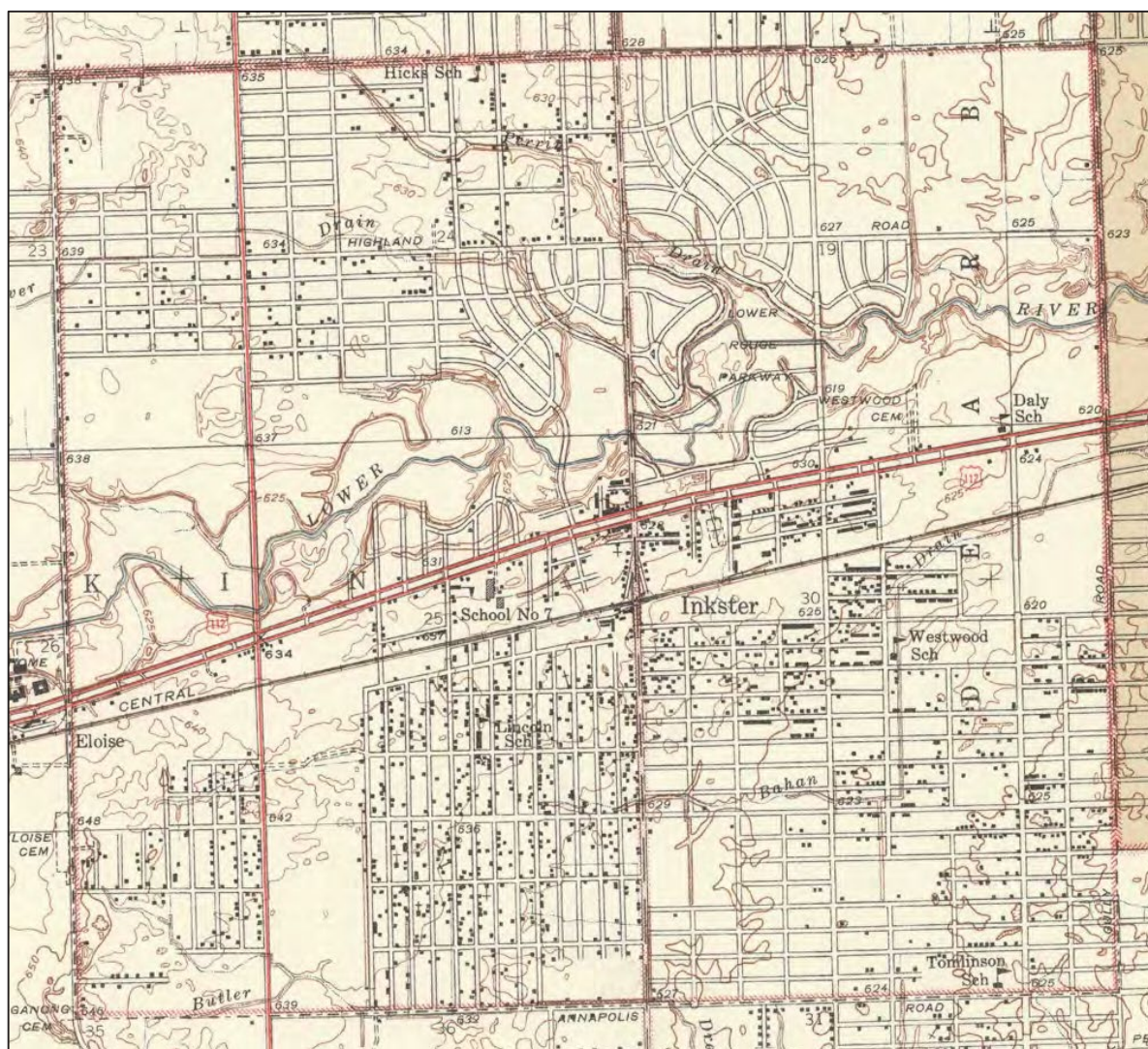


Image 4. 1942 Topographic map of Inkster, Michigan. (United States Geological Survey, *Inkster Quadrangle 7 1/2 Minute Series*, 1942, USGS Topoviewer)

The lower branch of the Rouge River cuts a jagged, meandering path through Inkster just north of Michigan Avenue with each side of the riverbank surrounded by heavy tree cover. The Lower Rouge Parkway covers the area around the Rouge River at the eastern edge of Inkster while a substantial wetland area is located near the middle area of Inkster alongside the banks of the Rouge. Inkster Park is located along the southern banks of the Rouge River just west of John Daly Street. The Inkster Valley Golf Course is located on the western edge of the city, along the Rouge River, with greens located both east and west of Middlebelt Road.

The roads north of Michigan Avenue in Inkster are laid out on a grid pattern at the western end of the City while the roads on the eastern side of the city are curved and undulating to follow the banks of the Rouge River. The roads south of Michigan Avenue are largely laid out on a grid pattern. The general topography of Inkster is largely flat with little noticeable change in elevation.

The City of Inkster is largely residential with clusters of commercial buildings found along the major thoroughfares of Michigan Avenue, Inkster Road, Beech Daly Street, Henry Ruff Road, and Middlebelt Road. The majority of Inkster's manufacturing and industrial facilities, which are relatively small in scale, are located south of Michigan Avenue (but north of the Michigan Central Railroad tracks) spanning from Henry Ruff Road to John Daly Street. Metal processing companies, salvage yards, trucking companies, and automobile repair businesses are located in these areas.

Throughout much of its history the *de facto* color lines in Inkster were Michigan Avenue and Inkster Road—African American citizens lived, overwhelming, in the areas south of Michigan Avenue and west of Inkster Road—with White citizens concentrated above Michigan Avenue. Thus, the survey areas are primarily concentrated in the southwest quadrant of the city with all survey areas being located south of Michigan Avenue. The LeMoyne Gardens complex, the George Washington Carver Homes and the Dancy-Ford neighborhood are all located west of Inkster Road while the Watsonia Park Subdivision No. 2 is located east of Inkster Road.

At the time of this survey, the northern half of the city (north of Michigan Avenue) appears to be more densely populated than the southern half based upon aerial imagery and the density of housing units observed during the fieldwork portion of the survey. Due to demolitions and loss of housing over time, the Dancy-Ford neighborhood, occupying the south-central area of Inkster, today is fairly sparsely populated and vacant lots outnumber buildings in this area. Vacant lots were also common in the George Washington Carver Homes area. LeMoyne Gardens and the Watsonia Park Subdivision No. 2 are both more densely populated, and it appears that little demolition has occurred in these two areas since they were originally constructed.

Today, Inkster has a population just over 26,000 residents as of the 2020 census and the southwest side of the City is primarily comprised of smaller residential buildings that reflect the working-class roots of this bedroom community. Minimal Traditional and Ranch style homes predominate throughout the City with earlier Craftsman, Colonial Revival, and vernacular Prairie style homes also typically found throughout. The Watsonia Park Subdivision No. 2 is comprised of a collection of mid-century-era Modern, Ranch, and Contemporary style homes.

Historic and Thematic Contexts

The text below gives additional details about the historic themes that distinguish Inkster. These themes are intended to give a broad overview of the history of Inkster as it pertains to each historic context. These contexts directly relate to the architectural resources discovered during the course of the survey.

Community Planning and Development and Ethnic Heritage

The planning and development of the surveyed communities in southwest Inkster is so inextricably tied to Black history that the two areas of significance cannot be discussed separately. The history and significance of both community planning and development and ethnic history are outlined below, tracing early Michigan history to the foundation of Inkster to the development of housing communities for the Black residents of Inkster through the twentieth century.

Early History

At the close of the last ice age, Native Americans of the Paleo period traveled through what became Wayne County in order to hunt large game. By about 5,000 BCE Native American peoples in the area were using tools made of granite and, sometimes, copper. The copper presumably made its way to lower Michigan via trade routes from the Native Americans in the Upper Peninsula where copper was plentiful and easily mined. During the Woodlands period, early Native Americans in Michigan included Odawa, Potawatomi, Wyandotte, and Huron with many other tribes traveling through the area.² While gathering oral histories for this report, one man who visited Inkster often as a child, remembers playing on a large hill that he believed was an old Native American burial mound.³ Located somewhere near Inkster Park, north of Michigan Avenue, the location of this hill, and whether it still exist today, could not be confirmed. That being said, mound building tribes were known to be in the Detroit area with several substantial mounds located near where the mouth of the Rouge River empties into the Detroit River.⁴

Despite Detroit's founding in 1701 and continued growth through the latter decades of the 1700s, the first White settlers did not move through Inkster until around 1801 and permanent settlement wouldn't occur in Inkster until the 1820s or 1830s.⁵ Michigan became a territory of the United States in 1805 and, because White settlers were still sparse in the territory, land was advertised at two dollar per acre to increase settlement in this new territory.⁶ Population growth in Inkster was slow due to the dense forests that grew in the area and because of the "low-lying malaria infested wetlands located between the present day cities of Dearborn and Ypsilanti."⁷

² Alice Bostick, *The Roots of Inkster* (Inkster, MI: City of Inkster Library and Historical Commission, 1980), 9.

³ Conversation with Darnell Foreman, Cardboard City Reunion at Inkster Park, September 10, 2022.

⁴ Paul Sewick, "The Mound Builders," *DetroitUrbanism*, accessed October 3, 2022, <http://detroiturbanism.blogspot.com/2015/12/the-mound-builders.html>.

⁵ Howard O'Dell Lindsey, "Fields to Fords, Feds to Franchise: African American Empowerment in Inkster, Michigan" (PhD diss., University of Michigan, 1993), 8.

⁶ Bostick, 17.

⁷ Lindsey, 8.

To more thoroughly inhabit this area, most potential settlers had to wait until advances in road, rail, and other infrastructure were begun in earnest, which began happening in the 1820s. The Erie Canal opened in 1825 which was the impetus for much early migration to Michigan in the late 1820s and 1830s. The Erie Canal provided easier routes for settlers from the east coast to access the abundant vacant available in Ohio, Michigan, and beyond.

Early Michigan roads often followed old Native American trails, and this is true of Michigan Avenue which travels through Inkster just south of the Rouge River—it roughly follows the location of the Old Sauk Trail through southern Michigan.⁸ It was first improved as a military road to connect Detroit to Chicago and served as a wagon road and stagecoach line in the mid-19th Century. With the creation of the Michigan State Highway Department in 1905, the road became a state trunk line and was later named U.S. 12 as part of the federal highway system. Around 1922, communities along the highway agreed to adopt the name “Michigan Avenue” for their main streets as a coordinated auto tourism promotion. U.S. 12 was designated a Michigan Heritage Route by the Michigan Department of Transportation in 2004.⁹

The extension of Michigan Avenue westward from Detroit was begun in the late 1820s and mostly completed in 1833.¹⁰ Also called the Chicago Road, the connection between Detroit and Chicago would provide a valuable thoroughfare for military troops—the primary purpose for which it was initially constructed—and later for goods, commerce, and trade. Small settlements and towns popped up along its route as travelers on the road needed lodging, food, and locations to water and feed their horses as the journey could span several days during this non-mechanized era of travel. A journey along Michigan Avenue by wagon from Detroit to Dearborn for instance would take a full day, necessitating an overnight stay.¹¹ Midpoint stopping locations like Inkster and Wayne broke the journey into manageable distances for these early travelers.

Settlement of Inkster

The first settler in Inkster is disputed but permanent settlement in the area was accomplished by the 1820s or 1830s at the latest. One source notes that the first settlers may have been either Reverend Marcus Swift and Luther Reeves who bought property in 1825 or John Lathers in 1830.¹² Yet another source states the first settler in Inkster was Marenus Harrison who reportedly bought property in Inkster in 1822.¹³ Harrison and his wife Hannah’s graves are still extant in a historic cemetery located next to the location of the old Inkster Post Office just south of

⁸ Bostick, 1.

⁹ LeRoy Barnett, *Drive Down Memory Lane: The Named State and Federal Highways of Michigan*, (Allegan Forest, MI: Priscilla Press, 2004) and Christopher J. Bessert, “Michigan Highways,” accessed April 26, 2023, michiganhighways.org

¹⁰ Aaron Mondry, “Michigan’s Highway: The History of Michigan Avenue, Our State’s Most Important Road,” ModelD, March 6, 2017, accessed August 29, 2022, <https://www.modeldmedia.com/features/michigan-avenue-pt1-030617.aspx>.

¹¹ Paul Sewick, “Radial Avenues Part III: Michigan Avenue,” Detroit Urbanism, September 19, 2016, accessed August 31, 2022, <https://detroiturbanism.blogspot.com/2016/09/radial-avenues-part-iii-michigan-ave.html>.

¹² Lindsey, 9-11.

¹³ Bostick, 24.

Michigan Avenue.¹⁴ Robert Inkster moved to the nascent community in 1855 to “start a steam powered saw mill” known as “the red mill” which he used to cut railroad ties and wooden planks for Michigan Avenue.¹⁵ Inkster was initially called “Moulin Rouge” (which means red mill in French) named, presumably, after Robert Inkster’s mill. The name of the village was changed to

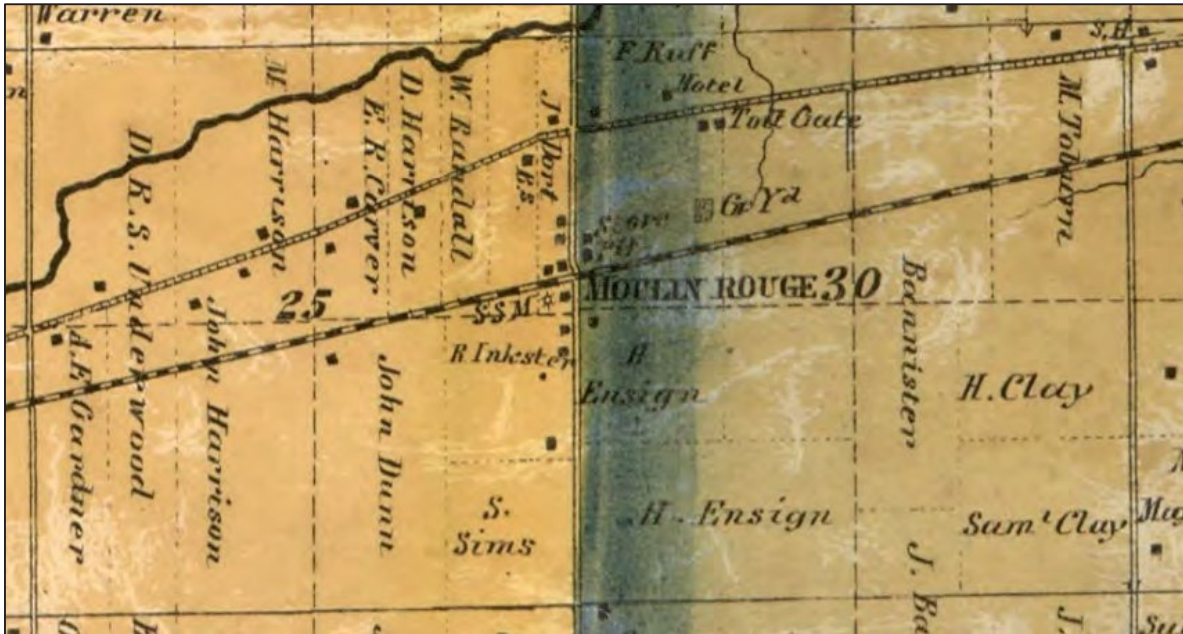


Image 5. 1860 map of Wayne County, Michigan showing Robert Inkster's property and the location of Moulin Rouge. (Geil, Harley and Siverd, *Map of Wayne Co., Michigan* (Philadelphia: Geil, Harley & Siverd, 1860))

Inkster in 1863.¹⁶ Presumably, the town itself and Inkster Road were both named after Robert Inkster due to his status in the community as a prominent citizen and successful businessowner. Robert Inkster left for Kalamazoo sometime around 1875 and moved to South Burdick Street in that city.¹⁷ He left an imprint on the development patterns of Kalamazoo too: In 1912, the Inkster Park Subdivision was platted by members of the Inkster family.¹⁸ Additionally, Inkster Avenue in Kalamazoo was named after Robert Inkster.

Many of the other roads in Inkster were named after early settlers. Henry Ruff Road is named after Henry Ruff, son of James Ruff, who owned a large farm in Inkster south of the Eloise Asylum. The Ruff family originally settled in Inkster circa 1827 when Francis Ruff moved to the Inkster area and opened a tavern on Michigan Avenue near Inkster Road.¹⁹ Henry Ruff's sister, Frances Ruff, married John Daly of whom Beech-Daly Road is named after.

When the Village of Inkster was incorporated in 1926, it occupied part of two townships: Dearborn Township to the east and Nankin Township to the west however “Nankin and

¹⁴ Bostick, 24.

¹⁵ Mona Grigg, "This is a Year to Celebrate for Inkster and its Churches," *Detroit Free Press*, December 6, 1984.

¹⁶ Bostick, 13.

¹⁷ John Lents, "Inkster Road," December 10, 1970, Roads – General Folder, Wayne Historical Museum.

¹⁸ City of Kalamazoo, Ogle Atlas, Plate 37, 1910, Burton Collection.

¹⁹ Mildred Hanchett, "Ruff Road," December 10, 1970, Roads – General Folder, Wayne Historical Museum.

Dearborn Townships respectively went through several name changes between 1827-1836.”²⁰ Nankin Township had been called Bucklin Township, which had been organized in 1827, but Bucklin was later divided into two sections and renamed Nankin Township and Peking Township. (Peking Township was later renamed Redford Township).

After the first permanent settlers moved to Inkster, the population growth in this nascent community was initially slow. An early territorial census from 1827 recorded just 491 residents in the whole of Bucklin Township.²¹ An 1893 plat map shows Inkster to be a very sparsely populated area with just 72 houses marked on the map.²² This slow trajectory of population growth continued during the middle and late decades of the nineteenth century—the population at the year 1900 was estimated at 150. It was during the first three decades of the twentieth century that Inkster began to grow substantially: between 1900 and 1930 the population of Inkster grew from 150 to 4,400 residents. Of the 4,400 residents in 1930, 1,195 were Black. The Black and White residents were fully segregated at this time.²³ In 1950, the population in the southwest quadrant (where all four survey areas are located) was estimated at about 9,200 people while the entire north section of the city (northwest and northeast quadrant) was estimated at 4,200.²⁴ Black and White residents were still segregated in 1950 with the majority of non-White residents residing in the southwest quadrant of Inkster per census tract data.²⁵

Because of Michigan’s location on the Detroit River with direct adjacency to the city of Windsor and its surrounding areas, African Americans fleeing slavery made Michigan one of “the largest terminus points for slaves” escaping into Canada.²⁶ In fact, “between 1840 and 1862 it is estimated that 30,000 slaves made their escape into Canada via Michigan. Some of these fugitives passed through Inkster.”²⁷ One of the earliest Black settlers in Inkster about whom much is known is Charles Lawrence. Lawrence bought a home on eight acres in 1918 in the southwest section of Inkster. Another Black family, the DeBaptiste family, moved to a home near Annapolis and Henry Ruff in 1919.²⁸ By the 1920s, Inkster was becoming known as a place where African Americans could buy property and pursue the American Dream denied to them in nearly every other location in metro Detroit.

Inkster’s development as a haven for African American residents likely had its origins in two places, with the main reason being that there was a “desire on the part of powerful civic forces in Detroit during the 1920s, to create a Black housing enclave to house the ‘overflow’ of Black workers coming to the city for jobs” during the Great Migration.²⁹ These civic forces included Detroit’s municipal government, made up of exclusively White individuals, and organizations

²⁰ Lindsey, 8.

²¹ Bostick, 22.

²² William C. Sauer, *General Official Atlas of Wayne County, Michigan* (Detroit, MI: Wm. C. Sauer, 1893), Library of Congress, <https://www.loc.gov/item/map50000701/>.

²³ Elizabeth D. Esch, *The Color Line and the Assembly Line* (Oakland, CA: University of California Press, 2018), 103.

²⁴ “Population Area Adjacent to Detroit 1950,” United Community Services of Metropolitan Detroit, Research & Planning Department, Walter Reuther Collection.

²⁵ “Non-White Population by Census Tract 1950,” United Community Services of Metropolitan Detroit, Research & Planning Department, Walter Reuther Collection.

²⁶ Bostick, 39.

²⁷ Bostick, 39.

²⁸ Bostick, 40.

²⁹ Lindsey, xiv.

lending support to the Black migrants such as the Detroit Urban League (DUL). The DUL in particular sought to develop a plan to alleviate the overcrowding and provide an alternative to the substandard housing relegated to Black Detroiters.³⁰

The Detroit branch of the National Urban League, known as the Detroit Urban League (DUL), was formed in 1916. The DUL was formed and funded by wealthy White Detroit residents with support from the national organization, with the aim of assisting the growing number of rural Black migrants coming to Detroit from the South.³¹ The willingness to extend support to Detroit's growing Black population sprang from the desire to manage Black migration in a manner that maintained the existing racial relations in Detroit through the management of the Black community's housing, healthcare, and employment. Henry G. Stevens, one of the wealthy White philanthropists, was a strong supporter of the DUL's establishment.³² The first Executive Director of the DUL was Forrester B. Washington, an established Black social worker, who held the position until his resignation in 1918 at which time Washington was drafted into the United States Army to fight in World War I.³³ Following Washington's departure, John C. Dancy was offered the position of executive director of the DUL, a position he would excel at and hold for decades.³⁴

John Dancy's tenure as Executive Director of the DUL spanned 42 years, during which time he tirelessly worked to support Detroit's growing Black community.³⁵ Forging connections with White city leaders and prominent employers, throughout Dancy's time at the DUL he sought to provide a sense of stability for recent arrivals to Detroit and address the needs of the Black community. Dancy understood the Black community's need for adequate housing, healthcare, and employment and used his position to influence Detroit's White elite to aid the city's Black population.³⁶ One of Dancy and the DUL's significant achievements was their role in the development of the Eight Mile-Wyoming community, encompassing neighborhoods in northwest Detroit north of Eight Mile in Royal Oak Township.³⁷ Dancy worked with White developers to procure and sell lots to Black families, providing a path to homeownership and an escape from the overcrowded conditions in Detroit's existing Black neighborhoods of Black Bottom and Paradise Valley.³⁸

Southwest Inkster was one of the few outlying areas in the metro Detroit area, like the Eight Mile-Wyoming area in northwest Detroit, that did not have or ignored racially restrictive

³⁰ Herb Boyd, *Black Detroit: A People's History of Self-determination* (New York: HarperCollins, 2017), 93-97.

³¹ Njeru Wa Murage, "Organizational History of the Detroit Urban League, 1916-60 (Volumes I and II)" (PhD diss., Michigan State University, 1993), 90, 96.

³² Murage, 97-98, 115.

³³ Murage, 99, 108, 173; "Forrester B. Washington (1887-1963)," BlackPast, accessed January 16, 2023, <https://www.blackpast.org/african-american-history/washington-forrester-b-1887-1963/>.

³⁴ Murage, 173.

³⁵ "John Campbell Dancy Jr. (1888-1968)," BlackPast, accessed January 16, 2023, <https://www.blackpast.org/African-american-history/dancy-john-campbell-jr-1888-1968/>.

³⁶ Murage, 175-177.

³⁷ Sandra Little, Ruth E. Mills, Megan Zidar, and Lauren Strauss, "Eight Mile-Wyoming Neighborhood Detroit, Michigan," Survey Report, Quinn Evans, 2022, 4.

³⁸ "Congratulations, John Dancy!" editorial, *Detroit Tribune*, January 18, 1936; Charles Wartman, "Story of Progress--The Urban League," *Michigan Chronicle*, February 2, 1946.

covenants.³⁹ The proximity to the railroad and to Henry Ford's River Rouge plant, then under construction, were also contributing factors to its growth. Ford was the first of Detroit's automakers to hire African American workers and following the opening of the River Rouge plant in 1917, relocated most of the company's Black workers to the foundries and glass shop at the Rouge plant. It was during the booming years of the 1920s that Black residents first began moving to Inkster in significant numbers.

The southwest quadrant of Inkster was home to a large Black community, but the majority of the village's population was White. In 1930 Black residents made up 26.7% of the population in Inkster and 36.8% in 1940.⁴⁰ Black residents remained confined to the southwest quadrant of Inkster due to "rigid segregation" and this wouldn't begin to change until the 1960s.⁴¹ Just one example of the type of racism experienced by Black residents in Inkster is Fred Thompson's experience in 1944 when he attempted to order a coffee at Midway Lunch at 27476 Michigan Avenue, located on the northern side of the accepted color line, he was refused service. Thompson called the Inkster police but, later, could not get a warrant for the owner of the restaurant because, according to the prosecutor, it would be "impossible to obtain a conviction in Inkster."⁴² Southwest Inkster remained a haven for better quality housing for Blacks than that which was available in Detroit, but the pervasive problems of being treated as second-class citizens remained.

Early plat maps in Inkster show that many areas were platted years before development actually began. This is true of the Dearborn Acres Subdivision and the Wolverine Tractor Subdivision and the Watsonia Park Subdivision No. 2, with the earliest plats in the former occurring in 1914 and 1917, respectively, while the latter was platted initially in 1925. In the Dearborn Acres and Wolverine Tractor subdivisions, lots began selling and homes were constructed during the mid- to late-1920s, continuing through the post-war period.⁴³ While the Watsonia Park subdivision was platted in 1925, housing was not constructed in earnest until the 1950s and on through the 1970s.⁴⁴

Additionally, several streets located within the survey area were renamed after the subdivisions were platted in the 1910s and 1920s. At some point between the late 1930s and 1950 Maple Street became Andover Street, Oak Street became Carlisle Street, and Butler Avenue became Annapolis Avenue.⁴⁵ It is unclear what prompted the renaming of this small subset of streets within the survey area or when renaming occurred specifically. Alfred Street was temporarily

³⁹ Lindsey, xiv.

⁴⁰ Lindsey, 19, 23.

⁴¹ Lindsey, 18-19, 29.

⁴² "Restaurant Man Loses Case for Refusing Service," *Michigan Chronicle*, December 2, 1944.

⁴³ Wayne County Register of Deeds, "Dearborn Acres Sub #2, part of Sections 25 & 36 T.2S R9E. Nankin Twp. Wayne Co. Mich.," tract index for Dearborn Acres Subdivision No. 2, liber 33 page 79; Wayne County Register of Deeds, "Wolverine Tractor Sub. Of part of E1/2 of Sec. 25 lying S of Mich Central RR. Nankin Twp. T.2S R9E. Wayne County, Michigan," tract index for Wolverine Tractor Subdivision, liber 38 page 34.

⁴⁴ Wayne County Register of Deeds, "Watsonia Park Subdivision #2 of S ½ of NW ¼ and W ½ of SW ¼ of NE ¼ of Sec. 31, T2SR10E," tract index for Watsonia Park Subdivision # 2, liber 55 page 9.

⁴⁵ Division of Research and Statistics Federal Home Loan Bank Board and Appraisal Department Home Owners' Loan Corporation, *Residential Security Map* (Detroit, MI: Hearne Brothers, 1939); Mason L. Brown & Son, *Village of Inkster Michigan* (Detroit, MI: Mason L. Brown & Son, 1950) in Anita Smith Cobb, "The Negro in the Inkster Village Council," seminar paper, Department of History, University of Michigan, 1958, Bentley Historical Library.

renamed Allen Street in 1970, honoring the life and accomplishments of longtime Inkster resident and successful Black Businessman Lafayette Allen.⁴⁶ By 1972, Alfred Street had officially become Allen Street.⁴⁷

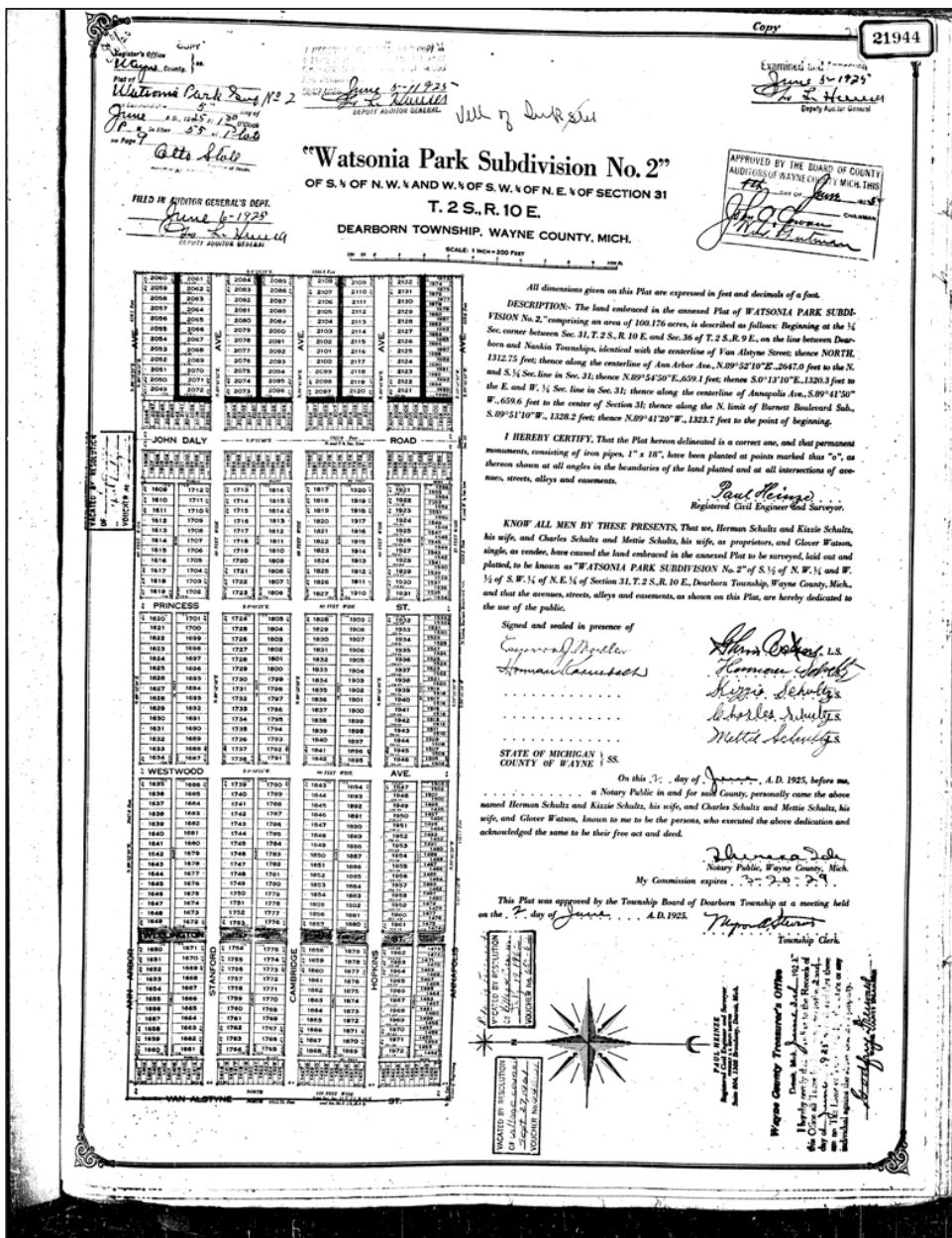


Image 6. Plat map of Watsonia Subdivision No. 2, platted in 1925. Development did not begin in earnest in this subdivision until the 1950s. ("Watsonia Park Subdivision No. 2." Subdivision Plat. 1925. Michigan Department of Licensing and Regulatory Affairs (LARA))

⁴⁶ Howard Kohn, "Inkster Loses Its Chitling Capitalist," *Detroit Free Press*, December 23, 1970.

⁴⁷ Council of the City of Inkster, Resolution 72-8-394, 1972, in "Burns-Van Alstine Sub." Subdivision Plat. 1926. Michigan Department of Licensing and Regulatory Affairs (LARA).

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	26945 Stanford				
City/Township, State, Zip Code	Inkster, Michigan, 48141				
County	Wayne				
Assessor's Parcel #	44025021734000				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.278046	Long: -83.303851			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	

Architectural Information

Construction Date	1966
Architectural Style	Ranch
Building Form	Irregular
Roof Form	Hipped
Roof Materials	Asphalt
Exterior Wall Materials	Brick
Foundation Materials	Unknown
Window Materials	Vinyl, aluminum
Window Type	Slider, fixed
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	



Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Watsonia Park Subdivision No. 2 Residential Historic District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Architecture; Community Planning and Development; Ethnic Heritage			
Period(s) of Significance	1950-1970			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>
				Feeling <input checked="" type="checkbox"/>
				Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	26945 Stanford			
Current/Common Name	26945 Stanford			
Historic/Original Owner	Samuel Colley, Sr., Etta Colley, and Samuel Colley, Jr.			
Historic Building Use	Single dwelling			
Current Building Use	Single dwelling			
Architect/Engineer/Designer	John W. Bingham			
Builder/Contractor	Hi-Fashion Homes, Inc.			

Survey Date	June 2022	Recorded By	Katie Cook	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Form date: 6/25/20

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The house at 26945 Stanford is a one-story house clad in common bond brick veneer with a hipped, asphalt shingle, roof. A garage, facing west, is attached to the western end of the house, beneath the hipped roof. The entrance, facing Stanford, is offset from the center of the house, and is accessible by a concrete porch sheltered by an extension of the eave. A large brick chimney is located west of the entrance, near the roof ridge. Small slider windows, and a series of four large, fixed sash windows are arranged on the façade. Decorative ironwork frames the sides and bottom of the slider windows. The windows appear to be vinyl replacements, except for the westernmost slider window, which appears to be constructed of aluminum and may be original.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The approximate year of construction of 26945 Stanford is 1966, and the initial occupants appear to be Samuel Colley, Sr., Etta Colley, and Samuel Colley, Jr. It is unclear when replacement of original materials or alterations to the original design occurred. The builder, Hi-Fashion Homes, Inc., was a local company with architect John W. Bingham as president that built homes in Watsonia Park Subdivision No. 2 beginning in the mid-1960s. The *Michigan Chronicle* published advertisements for Hi-Fashion Homes and Bingham's designs in the early 1960s. Bingham was executive director of the Metropolitan Contractors Association of Detroit, was elected president of the National Association of Minority Contractors in 1973, and worked to promote the hiring of minority workers in the construction trades.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Based on this intensive level survey, the proposed Watsonia Park Subdivision No. 2 Residential Historic District is eligible for listing on the National Register under Criterion C for its large collection of Modern style houses. The district's significance stems from the intact fabric of post-World War II residences. Additionally, the Inkster Housing Commission (IHC) may have been involved in the subdivision's development. The Watsonia Park Subdivision No. 2 was platted in 1925 and following integration of the IHC in 1950, was intended to house a middle-class, racially integrated neighborhood.

References

List references used to research and evaluate the individual property.

Boyer, Ed. "Suit Asks U.S. To Set Goals For Minority Workers." *Detroit Free Press*. December 21, 1973.

"Custom Builders – Designers: Of Gracious Living Homes – Lots Available." Advertisement. *Michigan Chronicle*. August 3, 1963.

"Michigan Business." *Detroit Free Press*. July 9, 1973.

Southeast Michigan Council of Governments. "Building Points, 2020." SEMCOG's Open Data Portal. Data updated October 10, 2022. <https://maps-semcog.opendata.arcgis.com/datasets/SEMCOG::building-points-2020/about>.

Wayne County Register of Deeds. "Watsonia Park Subdivision #2 of S ½ of NW ¼ and W ½ of SW ¼ of NE ¼ of Sec. 31, T2SR10E." Tract Index for Watsonia Park Subdivision # 2, liber 55 page 9.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	27120 Lehigh				
City/Township, State, Zip Code	Inkster, Michigan, 48141				
County	Wayne				
Assessor's Parcel #	44025021780000				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.277617	Long: -83.305985			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



Architectural Information

Construction Date	1967
Architectural Style	Ranch
Building Form	I-shaped
Roof Form	Hipped
Roof Materials	Asphalt
Exterior Wall Materials	Brick
Foundation Materials	Unknown
Window Materials	Vinyl, aluminum
Window Type	Slider, casement
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1/shed

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Watsonia Park Subdivision No. 2 Residential Historic District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Architecture; Community Planning and Development; Ethnic Heritage			
Period(s) of Significance	1950-1970			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>
Feeling <input checked="" type="checkbox"/>	Association <input checked="" type="checkbox"/>			
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	27120 Lehigh			
Current/Common Name	27120 Lehigh			
Historic/Original Owner	Harrison and Esther Mayfield			
Historic Building Use	Single dwelling			
Current Building Use	Single dwelling			
Architect/Engineer/Designer	John W. Bingham			
Builder/Contractor	Hi-Fashion Homes, Inc.			

Survey Date	June 2022	Recorded By	Katie Cook	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The house at 27120 Lehigh is a one-story, I-shaped house clad in common bond brick veneer with a hipped, asphalt shingle, roof. The eastern and western portions of the façade protrude towards Lehigh. A large brick chimney is located at the roof ridge near the center of the house. The entrance is located in the corner where the western protrusion and center portion of the house meet and is accessible by a small concrete porch faced in brick, and sheltered by a shed roof. A series of five casement vinyl windows are arranged on the central portion of the façade, and small slider vinyl windows are arranged on the western portion of the façade. The garage occupies the eastern part of the house, and the garage windows may be original aluminum slider windows.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The approximate year of construction of 27120 Lehigh is 1967, and the initial occupants appear to be Harrison and Esther Mayfield. It is unclear when replacement of original materials or alterations to the original design occurred. The builder, Hi-Fashion Homes, Inc., was a local company with Black architect John W. Bingham as president that built homes in Watsonia Park Subdivision No. 2 beginning in the mid-1960s. The *Michigan Chronicle* published advertisements for Hi-Fashion Homes and Bingham's designs in the early 1960s. Bingham was executive director of the Metropolitan Contractors Association of Detroit, was elected president of the National Association of Minority Contractors in 1973, and worked to promote the hiring of minority workers in the construction trades. An earlier developer in the 1950s and early 1960s appears to have been part of the Perlman family of companies. The Perlman family and their various business entities including Sanford Building Company, Sunshine Land Company, Crown Building Company, Inkster Lumber and Supply Company, Richard Building Company, and Carver Building Company, had a hand in the development of the subdivision throughout the late 1940s and 1950s.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Based on this intensive level survey, the proposed Watsonia Park Subdivision No. 2 Residential Historic District is eligible for listing on the National Register under Criterion C for its large collection of Modern style houses. The district's significance stems from the intact fabric of post-World War II residences. Additionally, the Inkster Housing Commission (IHC) may have been involved in the subdivision's development. The Watsonia Park Subdivision No. 2 was platted in 1925 and following integration of the IHC in 1950, was intended to house a middle-class, racially integrated neighborhood.

References

List references used to research and evaluate the individual property.

Boyer, Ed. "Suit Asks U.S. To Set Goals For Minority Workers." *Detroit Free Press*. December 21, 1973.

"Carver Building Company." Corporate card. October 5, 1949. Michigan Department of Licensing and Regulatory Affairs, Corporations Online Filing System. <https://cofs.lara.state.mi.us/corpweb/CardSearch/CardSearch.aspx>.

"Crown Building Company." Corporate card. June 13, 1946. Michigan Department of Licensing and Regulatory Affairs, Corporations Online Filing System. <https://cofs.lara.state.mi.us/corpweb/CardSearch/CardSearch.aspx>.

"Custom Builders – Designers: Of Gracious Living Homes – Lots Available." Advertisement. *Michigan Chronicle*. August 3, 1963.

"Inkster Lumber and Supply Company." Corporate card. August 10, 1942. Michigan Department of Licensing and Regulatory Affairs, Corporations Online Filing System. <https://cofs.lara.state.mi.us/corpweb/CardSearch/CardSearch.aspx>.

"Michigan Business." *Detroit Free Press*. July 9, 1973.

"Richard Building Company." Corporate card. November 29, 1949. Michigan Department of Licensing and Regulatory Affairs, Corporations Online Filing System. <https://cofs.lara.state.mi.us/corpweb/CardSearch/CardSearch.aspx>.

"Sanford Building Company." Corporate card. May 3, 1950. Michigan Department of Licensing and Regulatory Affairs, Corporations Online Filing System. <https://cofs.lara.state.mi.us/corpweb/CardSearch/CardSearch.aspx>.

Southeast Michigan Council of Governments. "Building Points, 2020." SEMCOG's Open Data Portal. Data updated October 10, 2022. <https://maps-semcog.opendata.arcgis.com/datasets/SEMCOG::building-points-2020/about>.

Wayne County Register of Deeds. "Watsonia Park Subdivision #2 of S ½ of NW ¼ and W ½ of SW ¼ of NE ¼ of Sec. 31, T2SR10E." Tract Index for Watsonia Park Subdivision # 2, liber 55 page 9.



Price Proposal

Task / Phase	Personnel, Hours & Rate				Fee
Kick-off Meeting	Cassandra	2	@	\$75	\$150
	Katie	2	@	\$75	\$150
					\$300
Preliminary Research and Literature Review	Cassandra	20	@	\$75	\$1,500
	Katie	15	@	\$75	\$1,125
					\$2,625
Mobilization - Project Startup Total	Hours	39	@	\$75	\$2,925
First Draft Research Design	Cassandra	10	@	\$75	\$750
	Katie	10	@	\$75	\$750
					\$1,500
Final Draft Research Design	Cassandra	2	@	\$75	\$150
	Katie	2	@	\$75	\$150
					\$300
Fieldwork in Columbia	Cassandra	40	@	\$75	\$3,000
	Katie	40	@	\$75	\$3,000
					\$6,000
Travel, Field Evaluation & Research Total	Hours	104	@	\$75	\$7,800
Research	Cassandra	20	@	\$75	\$1,500
	Katie	20	@	\$75	\$1,500
					\$3,000
Writing and Editing Draft Report and Final Report, Completing Inventory Forms	Cassandra	40	@	\$75	\$3,000
	Katie	40	@	\$75	\$3,000
					\$6,000
Survey Maps	Cassandra	1	@	\$75	\$75
	Katie	6	@	\$75	\$450
					\$525
Documents for Public Meetings	Cassandra	3	@	\$75	\$225
	Katie	3	@	\$75	\$225
					\$450
Report Preparation Total	Hours	133	@	\$75	\$9,975
Travel Expenses	Flights				\$800
	Accommodations				\$850
	Rental Car				\$300
	Meals				\$600
	Miscellaneous (Copying, Flash Drive, etc.)				\$200
					\$2,750
Expenses Total					\$2,750
Firm Fixed Total Price	Cassandra	138	@	\$75	
	Katie	138	@	\$75	\$23,450
	276 Total Hours				



Required Forms



SOLICITATION NO.: Request for Proposal (RFP) 97/2025

PROCUREMENT OFFICER: Autumn Klauba

PHONE NO.: (573) 817-5020

E-MAIL: autumn.klauba@como.gov

TITLE: Consultant for Historian/Architectural Survey Services – Phase I

ISSUE DATE: September 23, 2025

RETURN PROPOSAL NO LATER THAN: October 21, 2025 AT 5:00 PM CENTRAL TIME (END DATE)

OFFERORS ARE ENCOURAGED TO RESPOND ELECTRONICALLY THROUGH THE CITY'S E-BIDDING WEBSITE BUT MAY RESPOND BY HARD COPY (See Mailing Instructions Below)

MAILING INSTRUCTIONS: Print or type **Solicitation Number** and **End Date** on the lower left hand corner of the envelope or package. Delivered sealed proposals must be in the Purchasing Division office (701 E. Broadway, 5th Floor) by the return proposal date and time.

<p>(U.S. Mail)</p> <p>RETURN PROPOSAL TO: CITY OF COLUMBIA PURCHASING PO BOX 6015 COLUMBIA MO 65205</p>	<p>or</p>	<p>(Courier Service)</p> <p>CITY OF COLUMBIA PURCHASING 701 E. BROADWAY, 5th FLOOR COLUMBIA MO 65201</p>
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CONTRACT PERIOD: Effective Date of Contract through Completion – Contract shall not exceed five (5) years.

DELIVER SUPPLIES/SERVICES FOB (Free On Board) DESTINATION TO THE FOLLOWING ADDRESS:

City of Columbia, Community Development Department
Columbia, MO 65201

The offeror hereby declares understanding, agreement and certification of compliance to provide the items and/or services, at the prices quoted, in accordance with all requirements and specifications contained herein. The offeror further agrees that the language of this RFP shall govern in the event of a conflict with their proposal. The offeror further agrees that upon receipt of an authorized purchase order from the Purchasing Division or when a Contract is signed and issued by an authorized official of the City of Columbia, a binding contract shall exist between the offeror and the City of Columbia.

SIGNATURE REQUIRED

<small>OFFEROR NAME</small>	Loggia Preservation LLC
<small>MAILING ADDRESS</small>	24780 Samoset Trail
<small>CITY, STATE, ZIP CODE</small>	Southfield, MI 48033

<small>CONTACT PERSON</small>	<small>EMAIL ADDRESS</small>
Cassandra Talley	cassandra@loggiapreservation.com
<small>PHONE NUMBER</small>	<small>FAX NUMBER</small>
810-333-2572	
<small>OFFEROR TAX FILING TYPE WITH IRS (CHECK ONE)</small>	
<input type="checkbox"/> Corporation <input type="checkbox"/> Individual <input type="checkbox"/> State/Local Government <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> IRS Tax-Exempt	
<small>AUTHORIZED SIGNATURE</small>	<small>DATE</small>
	11/14/2025
<small>PRINTED NAME</small>	<small>TITLE</small>
Cassandra Talley	Principal & Co-founder

EXHIBIT A

OFFEROR INFORMATION

The offeror should provide the following information about the offeror's organization:

Provide a brief company history, including the founding date and number of years in business as currently constituted.

Describe the nature of the offeror's business, type of services performed, etc. Identify the offeror's website address, if any.

Provide a list of and a short summary of information regarding the offeror's current contracts/clients.

List, identify, and provide reasons for each contract/client gained and lost in the past two (2) years.

[Please see RFP Response - Loggia Preservation](#)

EXHIBIT B**CURRENT/PRIOR EXPERIENCE**

The offeror should copy and complete this form documenting the offeror and any subcontractor's current/prior experience considered relevant to the services required herein. In addition, the offeror is advised that if the contact person listed for verification of services is unable to be reached during the evaluation, the listed experience may not be considered.

Offeror Name or Subcontractor Name: _____ (if reference is for a Subcontractor):	
Reference Information (Current/Prior Services Performed For:)	
Name of Reference Company/Client:	Please see RFP Response - Loggia Preservation
Address of Reference Company/Client:	
Reference Contact Person Name, Phone #, and E-mail Address:	
Title/Name of Service/Contract	
Dates of Project Initiation and Project Completion:	
If service/contract has terminated, specify reason:	
Description of Services Performed, such as: <input checked="" type="checkbox"/> What the offeror did <input checked="" type="checkbox"/> How the offeror did it <input checked="" type="checkbox"/> Results <input checked="" type="checkbox"/> Additional Detail	
Personnel Assigned to Service/Contract (include all key personnel and identify role):	

EXHIBIT C

EXPERTISE OF KEY PERSONNEL

(Copy and complete this table for each key person proposed)

Title of Position: _____	
Name of Person:	Please see RFP Response - Loggia Preservation
Educational Degree (s): include college or university, major, and dates	
License(s)/Certification(s), #(s), expiration date(s), if applicable:	
Specialized Training Completed.	
# of years' experience in area of service proposed to provide:	
Describe person's relationship to offeror. If employee, # of years. If subcontractor, describe other/past working relationships	
Describe this person's responsibilities over the past 12 months.	
Previous employer(s), positions, and Dates	

Staffing Methodology

Describe the person's planned duties/role proposed herein:	
--	--

List of Projects and Roles Completed

Describe the projects worked by the individual and the specific role:	
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EXHIBIT D

METHOD OF PERFORMANCE

The offeror should use this Exhibit, or any format desired, to present a written plan for performing the requirements specified in this Offeror.

Offeror should provide their current certificate of insurance and indicate if the City's terms and conditions stated in sample contract attachment if applicable can be met.

Offeror should describe the methodology and goals of the survey.

Offeror should describe all methods, experience, expertise and services that are unique to the firm or that differentiate the firm.

Offeror should describe the approach the firm will take to complete the work, including an estimate of the total time needed for the firm to complete the work.

[Please see RFP Response - Loggia Preservation](#)

EXHIBIT E**NOTICE TO OFFERORS****Sections 285.525 To 285.550 RSMo.**

Pursuant to section 285.530 (1) RSMo., No business entity or employer shall knowingly employ, hire for employment, or continue to employ an unauthorized alien to perform work within the State of Missouri.

As a condition for the award of any contract or grant in excess of five thousand dollars by the state or by any political subdivision of the state to a business entity, or for any business entity receiving a state-administered or subsidized tax credit, tax abatement, or loan from the state, the business entity shall, by sworn affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. Every such business entity shall sign an affidavit affirming that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. {RSMo 285.530 (2)}

An Employer may enroll and participate in a federal work authorization program and shall verify the employment eligibility of every employee in the employer's hire whose employment commences after the employer enrolls in a federal work authorization program. The E-verify system issues a Memorandum of Understanding once enrollment is complete; the City requires a copy of this document be attached to the Work Authorization Affidavit. The employer shall retain a copy of the dated verification report received from the federal government. Any business entity that participates in such program shall have an affirmative defense that such business entity has not violated subsection 1 of this section. {RSMo 285.530 (4)}

For offerors that are not already enrolled and participating in a federal work authorization program, E-Verify is an example of this type of program. Information regarding E-Verify is available at:
<http://www.dhs.gov/e-verify>

Loggia Preservation does not employ any known unauthorized aliens to perform work in the State of Missouri or any other state. Loggia Preservation has no employees (both Cassandra and Katie are joint 50% owners/managers of Loggia Preservation and are not employees by the definition of that word). Because we have no employees we have not yet enrolled in E-Verify. If awarded this contract, we will voluntarily enroll in E-Verify.

EXHIBIT E, Continued
CITY OF COLUMBIA, MISSOURI
WORK AUTHORIZATION AFFIDAVIT
PURSUANT TO 285.530 RSMo
(FOR ALL SERVICES IN EXCESS OF \$5,000.00)

County of _____)
)SS.
 State of _____)

My name is _____. I am an authorized agent of _____ (Offeror). This business is enrolled and participates in a federal work authorization program for all employees working in connection with services provided to the City. This business does not knowingly employ any person who is an unauthorized alien in connection with the services being provided. Documentation of participation in a federal work authorization program is attached to this affidavit.

Furthermore, all subcontractors working on this contract shall affirmatively state in writing in their contracts that they are not in violation of Section 285.530.1 RSMo and shall not thereafter be in violation. Alternatively, a subcontractor may submit a sworn affidavit under penalty of perjury that all employees are lawfully present in the United States.

Please Exhibit E, page 17

Affiant

Please Exhibit E, page 17

Printed Name

Personally appeared before me, a Notary Public, within and for the County of _____, State of _____, the person whose signature appears above, PERSONALLY AND KNOWN TO ME AND ACKNOWLEDGED, that signed the foregoing Affidavit for the purposes therein stated.

Subscribed and sworn to me this _____ day of _____, 20____.

My Commission expires _____, 20____.

 (Notary Public)

EXHIBIT F**MISCELLANEOUS INFORMATION****Employee/Conflict of Interest:**

Offerors who are elected or appointed officials or employees of the City or any political subdivision thereof, serving in an executive or administrative capacity, must comply with sections 105.450 to 105.458, RSMo, regarding conflict of interest. If the offeror or any owner of the offeror's organization is currently an elected or appointed official or an employee of the City or any political subdivision thereof, please provide the following information:	
Name and title of elected or appointed official or employee of the City or any political subdivision thereof:	N/A
If employee of the City or political subdivision thereof, provide name of City or political subdivision where employed:	N/A
Percentage of ownership interest in offeror's organization held by elected or appointed official or employee of the City or political subdivision thereof:	_____ %

Registration of Business Name (if applicable) with the Missouri Secretary of State

The offeror should indicate the offeror's charter number and company name with the Missouri Secretary of State. Additionally, the offeror should provide proof of the offeror's good standing status with the Missouri Secretary of State. If the offeror is exempt from registering with the Missouri Secretary of State pursuant to section 351.572, RSMo., identify the specific section of 351.572 RSMo., which supports the exemption.

<i>Charter Number (if applicable)</i>	<i>Company Name</i>
If exempt from registering with the Missouri Secretary of State pursuant to section 351.572 RSMo., identify the section of 351.572 to support the exemption:	

Loggia Preservation's Foreign Limited Liability Company registration with the Missouri Secretary of State is currently pending. See attached receipt of filing.



Denny Hoskins
Secretary of State
State of Missouri

ORDER SUMMARY

October 20, 2025

Order No: 14994647

Order Date: 10/20/2025 02:03 PM

Primary Filer: CASSANDRA TALLEY
 24780 SAMOSET TRL
 SOUTHFIELD MI 480332821

TOTAL DUE: \$0.00

Product Description	Ship Via	Qty	Pgs	Unit	Extended	Amt Due
Application of Registration as a Foreign LLC Online (F)	Email	1	0	\$105.00	\$105.00	\$0.00

Regarding Entity: LOGGIA PRESERVATION LLC
 Item No: ORI-10202025-1987

Convenience Fee		\$2.35	\$2.35	\$0.00
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Order Total:	\$107.35	\$0.00
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Payer	Type	Method	Reference	Amount
Talley, Cassandra	Payment	Credit Card	3825 / Y572376Y	\$105.00
	Payment	Convenience Fees Collected by Payment Processor	3825	\$2.35

Total Payments: \$107.35

Convenience fees are not assessed, collected or retained by the state.

Any questions about your order? Please visit www.sos.mo.gov/business or call toll free (866) 223-6535.

In accordance with the Treasury Department, Financial Crimes Enforcement Network (FinCEN) rule 87 FR 59498, effective January 1, 2024 certain entities are required to report beneficial ownership information. For information on this rule and any obligation to comply with reporting, please visit the FinCEN webpage at <https://www.fincen.gov/boi>



**NOTICE TO BIDDERS
ADDENDUM #1
RFP #97/2025**

Offeror shall note the following information in regard to the above Request for Proposal and *incorporate this information in their submittal*. Offerors shall attach a signed acknowledged copy of this addendum to their bid response.

On page 3 of the RFP document under the Background Information, the first paragraph has been revised to state:

The City has been awarded a \$15,000 grant from the federal Historic Preservation Fund (HPF) for the Benton-Stephens Neighborhood Survey Phase I: Project No. P24AF02199-004. The money shall be used to create a reconnaissance level neighborhood architectural survey of the Benton-Stephens Phase I survey area. The grant shall be overseen by the Missouri State Historic Preservation Office. The deadline to complete the grant project is August 31, 2026.

Additionally, the second paragraph on page 3 of the RFP document under Background Information shall be removed entirely.

ACKNOWLEDGEMENT OF ADDENDUM #1

The undersigned Respondent hereby certifies that the information set forth in this Addendum #1 has been incorporated in their proposal and are a part of Request for Proposal No. 97/2025. All other provisions of the proposal documents, except as herein stated, shall remain in force as written.

Firm Loggia Preservation LLC Date 10/17/25

A handwritten signature in black ink, appearing to read "Candice J. Jones".

Signed _____



loggia preservation