

THE CAMERA & CLIPBOARD

Historic Architectural Survey Newsletter



National and State Register Programs
Office of Archaeology and Historic Preservation
Colorado Historical Society



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NATIONAL REGISTER BULLETIN ON HISTORIC RESIDENTIAL SUBURBS

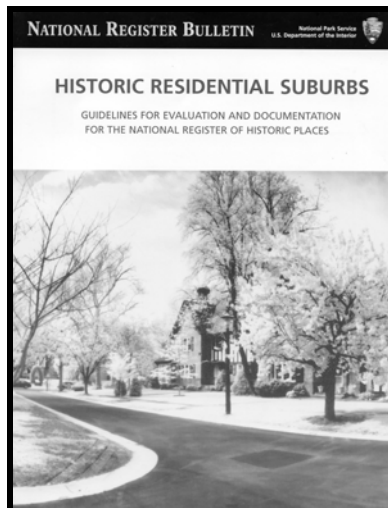
The National Register just released its newest bulletin, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*. This much anticipated document is the work of Dr. David L. Ames of the Center for Historic Architecture and Engineering at the University of Delaware and Linda McClelland of the National Register staff. In addition to the guidelines for determining eligibility and preparing National Register nominations, the bulletin includes a context section entitled "The Suburbanization of Metropolitan Areas in the United States, 1830-1960." This context traces various aspects of history that have influenced the development and character of American neighborhoods.

In noting the importance of suburban development, Carol Shull, Keeper of the National Register, states in the publication forward:

Suburbs are of great interest to scholars of the American landscape and built environment and have design significance in several areas, including community planning and development, architecture, and landscape architecture. Suburban neighborhoods were generally platted, subdivided, and developed according to a plan and often laid out according to professional principles of design practiced by planners and landscape architects. For these reasons, this bulletin puts forth a landscape approach, consistent with that presented in earlier National Register bulletins on designed and rural historic districts, but adapted to the special characteristics of suburban neighborhoods.... Surveying and evaluating residential historic districts as cultural landscapes will better

equip preservationists to recognize these important places as having multiple aspects of social and design history, identify significant values and characteristics, and assists in planning their preservation.

A Colorado property is featured in the publication. Arapahoe Acres, the 33-acre postwar subdivision in Englewood, was listed in the National Register in 1998 based on the nomination prepared by Diane Wray. The subdivision reflects the vision of developer-designer-builder Edward Hawkins and site-planner-architect Eugene Sternberg for a community of moderately-priced small houses using modern principles of design. Arapahoe Acres was the first U.S. post-W.W. II neighborhood to be listed in the National Register.



ASSOCIATED MULTIPLE PROPERTY DOCUMENTATION FORM

In conjunction with the new bulletin, the National Register has drafted a multiple property documentation form, *Historic Residential Suburbs in the United States, 1830-1960*, which is

available for review on line at www.nr.nps.gov/multiples/645000838.pdf.

The proposed MPS is intended to facilitate future nominations of historic subdivisions and neighborhoods to the National Register. The Register is inviting review and comments by May 1, 2003. They are particularly interested in comments and recommendations on the registration requirements found in Section F, Property Type Analysis. Questions and comments should be addressed to Linda McClelland at: linda_mcclelland@nps.gov or 202-354-2258.

CRITERION “U”: UNIQUE PROPERTIES

by Dale Heckendorn

“The site is not known to be associated with any historically significant persons or events, and its structure is not unique. Therefore, the site is evaluated as not eligible for inclusion on the National Register of Historic Places.”

The above eligibility statement came from a recently submitted cultural resource form. The statement is certainly not “unique”—not even unusual. It represents the use of that special National Register evaluation criterion: “U.”

Wondering how you missed that criterion? As a grizzled, old, cultural resource veteran once so eloquently proclaimed, “Hey, there ain’t no Criterion U.” True enough old-timer, but that has never stopped people from using it, even though the word “unique” never appears anywhere in the National Register evaluation criteria.

As we all remember, Criterion “C” states that properties may be eligible that retain their physical integrity and:

that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Now you may be saying, “Wait a minute! I know of several unique properties listed in the National Register under Criterion C.” Right you are. But they were not listed because they were unique. They were listed because they were shown to be significant for their architecture or engineering. Uniqueness might have been a factor in building the case for architectural significance, but uniqueness never constitutes prima-facie evidence of significance or eligibility.

“So,” you may ask, “just how does uniqueness enter into the equation?” (If you didn’t ask, let’s pretend you did.)

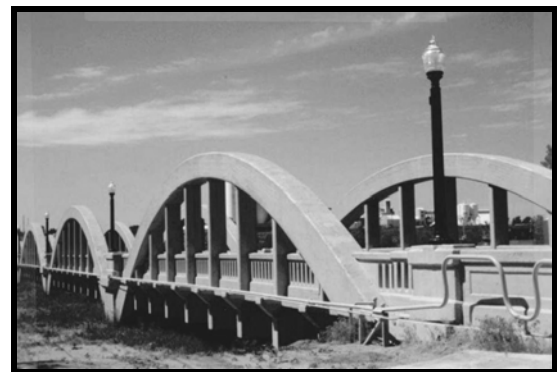
There are at least three basic ways uniqueness might be considered. First, there is uniqueness as

a “sole surviving resource.” There once were a lot of whatever it is and now, through a variety of causes, only a single example remains. To establish National Register eligibility it is not enough merely to demonstrate the existence of a single surviving example. It must first be shown that the whole resource type is significant. As the sole surviving resource capable of conveying that significance of the type, this “unique” example is significant and eligible.

Second, there are those cases where only one of something was ever built and its success formed a transitional point for a significant new direction in design or construction. In this case, it is the fact that the unique resource led to a greater body of significant resources rather than its uniqueness that provides its significance and eligibility.

Finally, there are those structures unique as failures. No one built another after the initial example failed to meet specific physical or economic requirements. However, this “unique failure” status alone does not demonstrate significance. It would be necessary to demonstrate that others learned from the failure and blazed a different design trail.

While unique resources may be significant and thus eligible for historic designation, demonstrating “uniqueness” is not the qualifying criterion. Criterion “U” may apply when nominating a property to Rippley’s *Believe It or Not Museum*, but it does not apply in the evaluation of eligibility for the National or State Register.



Fort Morgan’s National Register listed Rainbow Arch Bridge is Colorado’s “unique” example of a Marsh arch bridge, a type built in limited numbers across the U.S. into the 1930s.



ARCHITECT BIOGRAPHIES

by Thaddeus Gearhart

Many architects and architectural firms shaped the face of Colorado's historic built environment. Cultural survey work and National and State Register nominations provide the basis for identifying these individuals and evaluating the extent

and significance of their contributions. As information is gathered and analyzed, short biographies are prepared and posted on the OAHWP Web site. Currently, forty-one biographies are available. New biographies will be printed in *The Camera & Clipboard* before being added to the Web site. We welcome the submission of additional information or complete biographies.

CHARLES D. STRONG (1895 – 1974)

Charles Dunwoody Strong was born in Columbus, Ohio, on May 9, 1895. He studied architecture at the Georgia School of Technology, graduating in 1917. Following service in the army during World War I, Strong moved to Denver in 1922 and established an architectural practice. Apartment buildings became his specialty.

The Depression of the 1930s saw Strong develop as a community activist. In 1932 he helped organize the Unemployed Citizens' League, modeled on a similar organization in Seattle. The organization sought to relieve the distress of the unemployed and under-employed through cooperative production. Meetings were held in mortuaries because schools were closed in the summer and churches were reluctant to open their doors to the unusual, and in some eyes, questionable organization.

Membership surged. In 1932, Strong met with the governor, labor leaders, and veterans groups to plan an "economic takeover" of the state upon the reelection of President Hoover. With the election of Franklin Roosevelt, the initiation of his New Deal programs, and the subsequent relief of some economic suffering, interest and membership in the League wavered. Strong remained interested in social issues and in 1938-39 served a term in Colorado's House of Representatives.

Following the collapse of the Unemployed Citizens' League, Strong resumed his successful architectural career. He married Margaret Mower Baldwin in Cheyenne in 1938 and raised two children. He died in December 1974 at the age of 79.

Partial list of credited buildings

Building Name	Location	Site No.	Date	Assessment
Golinsky and Melnick Building	2201 Market Street Denver	5DV.3331	1925	Within local Ball Park Historic District
Cherry Street Apartments	831 Cherry Street Denver			
Cambridge Apartments	1560 Sherman St Denver			Facade alterations
"Poet's Row" apartment buildings	Denver			Within local landmark historic district
Fox Theater	9900 E. Colfax Aspen	5AH.311	1946	Local landmark
University of Denver Student Union			1949-50	
University of Denver Field-house				Demolished
Mayfair Shopping Center	13 th and Krameria Denver		1951	Major alterations
Lake Shore Drive-In	Edgewater		1951	Demolished
Petroleum Club Building	110 16 th Street Denver	5DV.1880	1954-57	National Register eligible



SITE NUMBERING AND BOUNDARY DEFINITIONS

by Dale Heckendorn & Thaddeus Gearhart

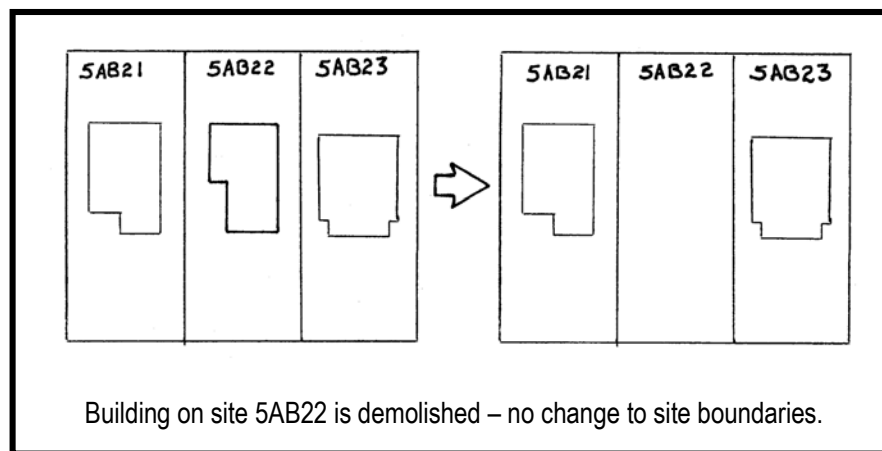
One of the first steps in the field survey process is to establish appropriate resource boundaries. Many properties are complex in nature and require consideration of a combination of factors to establish boundaries. These factors include property uses, the extent of cultural material, historic associations, resource integrity, property ownership lines, topographic features, and visual qualities.

If sites could be frozen in time, change could be avoided and sites would never require resurvey or re-evaluation. But time marches on, sites change, and the resurvey of older sites may require the redefinition of site boundaries. This most often occurs as the result of a building demolition, a relocation, an addition, or the construction of a new building.

Before we consider each of these situations it is important that we remind ourselves that site numbers are assigned to a piece of land, not the resources on or in that land. Obviously, these associated resources are integral to the land. We just need to remember that when we say that the site number for a building is 5DV10467, we really mean that the site number for the land on which the building sets is 5DV10467.

Building Demolition

The demolition of a building does not impact the site boundaries or the site number. A change to the resources on the site would be noted in a resurvey but no further changes are necessary.

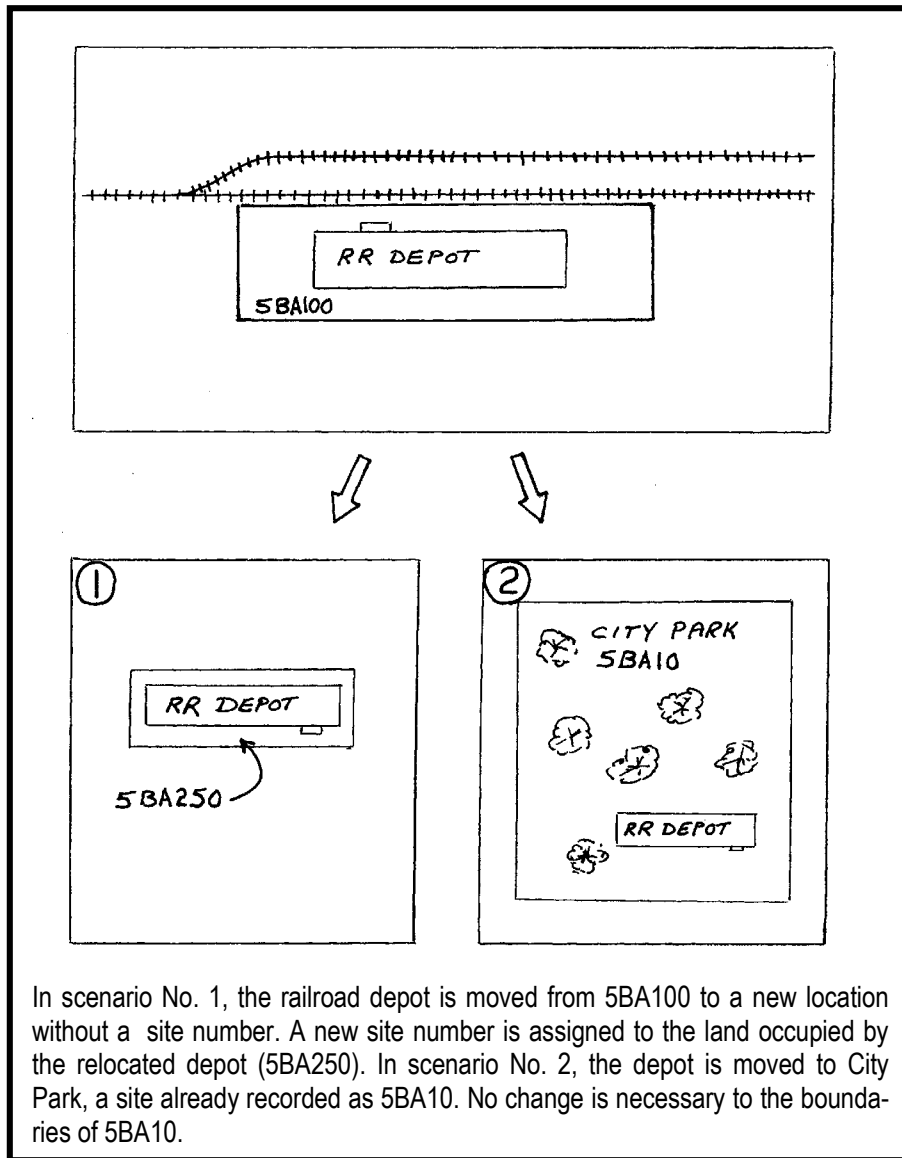


Building Relocation

Building relocations (e.g. the relocation of a town's railroad depot to a nearby park) seem to cause confusion in the survey process. This usually stems from surveyors equating the site number to the relocated building rather than the land on which it formerly stood.

When a building is moved from a site, that original site retains its existing site number. The new location is assigned a new site number, assuming it does not already have a site number. If it has a number, then a resurvey form and the OAHF database would note the existence of a new resource. Similarly, a resurvey of the original site would indicate the removal of a resource. That removal alone would not trigger any readjustment of the original site boundaries.

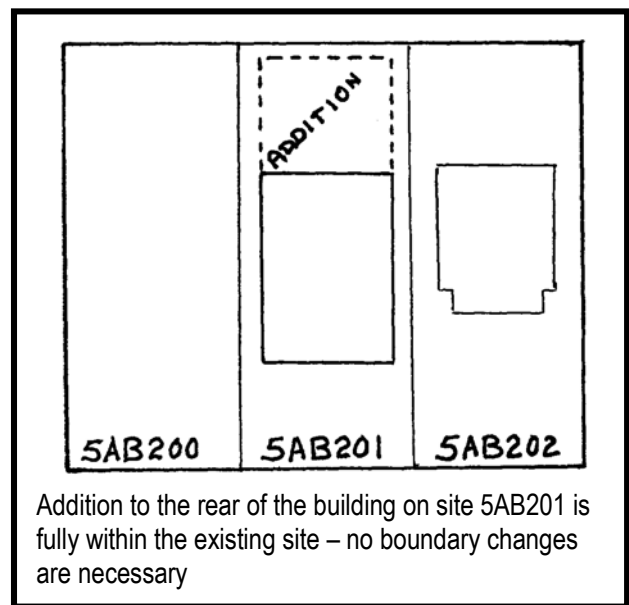


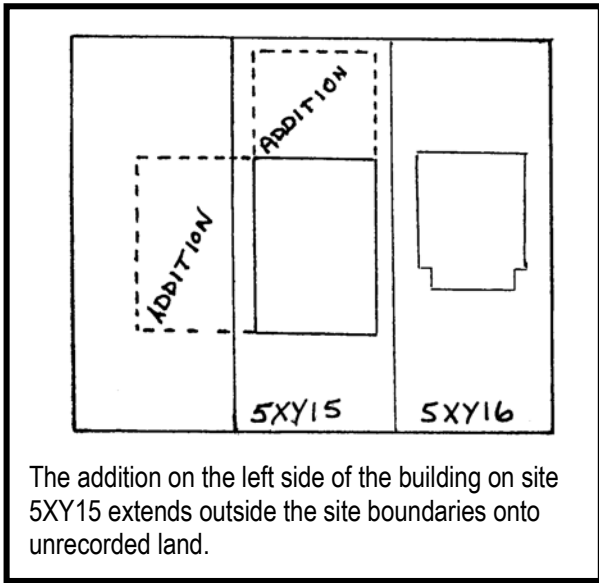


Building Addition

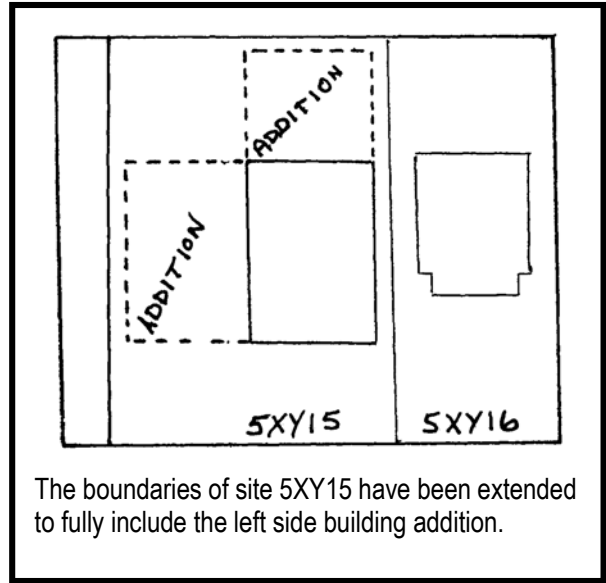
If a building addition is constructed fully within the existing site boundaries, no changes are necessary.

If the addition extends onto land not previously assigned a site number, then the boundaries of the original site are expanded to accommodate the addition and the database reflects both the expanded boundaries and the original boundaries.



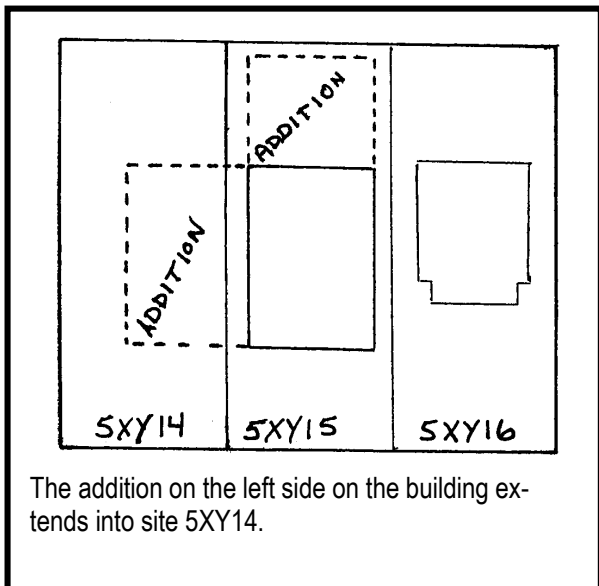


The addition on the left side of the building on site 5XY15 extends outside the site boundaries onto unrecorded land.

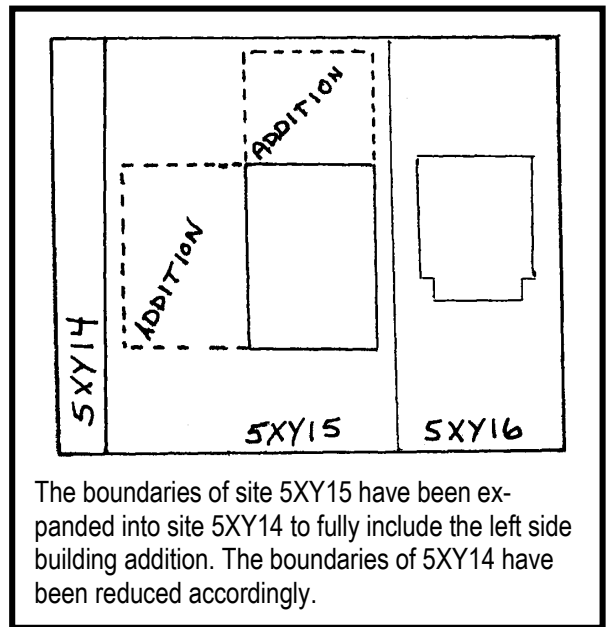


The boundaries of site 5XY15 have been extended to fully include the left side building addition.

If the new addition extends onto land in a previously assigned site, the boundaries of the site containing the original building are expanded and the boundaries of the site on which the addition intrudes are reduced, with both the changes and original boundaries noted in the database.



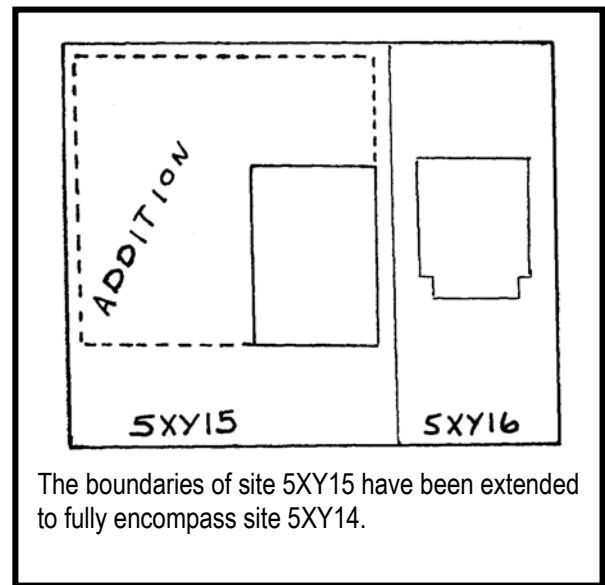
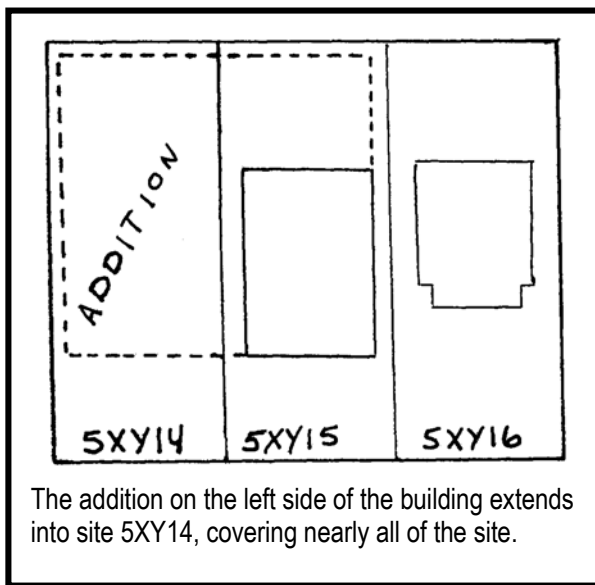
The addition on the left side on the building extends into site 5XY14.



The boundaries of site 5XY15 have been expanded into site 5XY14 to fully include the left side building addition. The boundaries of 5XY14 have been reduced accordingly.

If the addition covers all or nearly all of a previously recorded site, the boundaries of the site holding the building would be expanded to encompass the full extent of the adjacent site. The boundaries of that adjacent site remain in the database and the site will come up in a geographic site search. However, the new resources on the site will not be associated with it. They will be recorded on the expanded site which now fully overlays the intruded site.

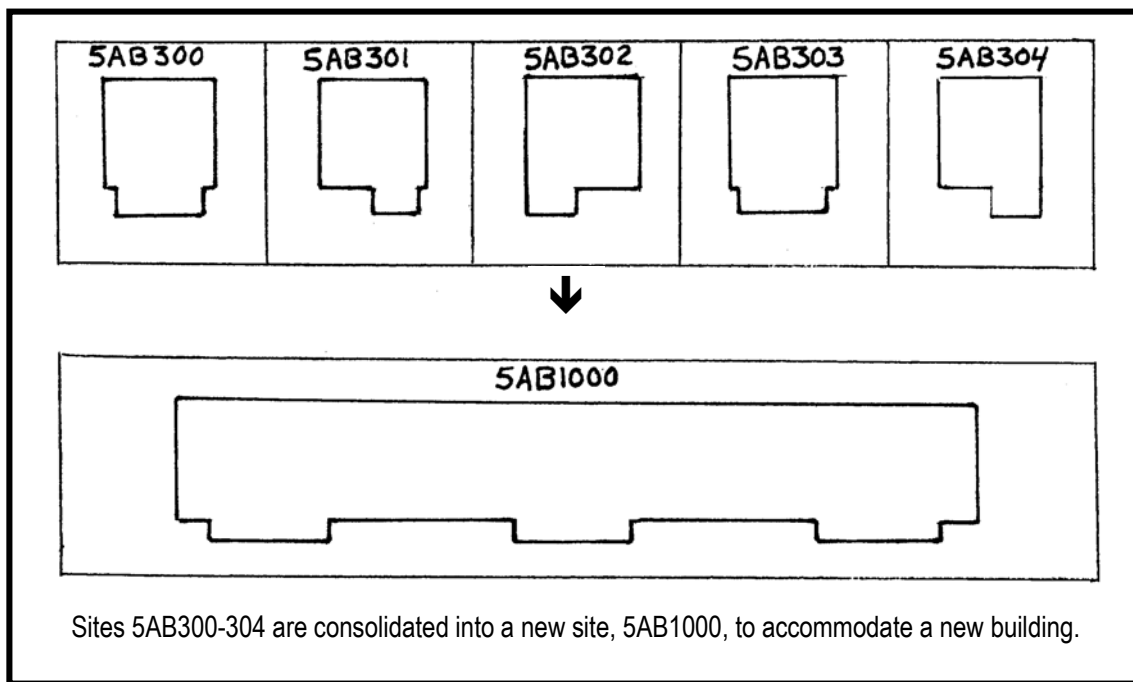




Building Construction

If a building is demolished and a new one constructed in its place within the same site boundaries, no site adjustments are necessary. The database is updated to reflect the existence of a new resource. No other changes are necessary.

A series of adjacent buildings may be demolished in order to consolidate the land and permit the construction of a new and larger building. If the adjacent sites have been assigned site numbers then boundary adjustments are necessary. Unlike the case where an addition to an older building extends onto an adjacent site, in the case of totally new construction none of the existing site boundaries are adjusted. A new site number is assigned with boundaries encompassing all the land now associated with the new building. The older sites still remain in the database and these will come up in a geographic search or in a search involving the buildings which original stood on these sites.



NEW ARCHITECTURAL STYLES / TYPES ADDED TO LEXICON

by Dale Heckendorn (photographs by Lyle Hansen)

House with Commercial Addition



A corner commercial addition wraps around a Victorian-era house on East 6th Avenue in Denver

When major residential streets become heavy with automobile traffic, development pressure may result in the transformation of these corridors into commercial strips. Such development most often cause the demolition of the existing housing stock. However, in some cases, the housing is adapted to meet commercial and retail needs through the construction of commercial storefront additions. The additions, usually on the facade, front the street edge. The storefronts generally resemble most of the other commercial buildings along the street. The additions tend to be one-story in height, although examples of two or more stores are occasionally found. Multi-story additions may totally obscure the original house facade.

The owner/proprietor of the storefront business almost always lived in the house at the time of the commercial construction. Over time, some or all of the residential space may have been converted to retail or other commercial uses.



Small storefront addition on a Foursquare residence on E. Colfax in Denver





House with Commercial Addition

An unusual rear commercial addition in Denver

Common elements:

1. commercial addition directly abuts original house
2. addition may be to facade or side elevation, or may wrap around two elevations
3. majority of house retains its physical integrity
4. commercial space is accessed by its own entry



An E. Colfax restaurant addition in Denver almost completely hides the original house



A triple-storefront addition of mid-twentieth century vintage fills multiple lots in front of a Queen Anne style house





ASK THE STAFF

by Les S. Moore

Dear Les: I am uncertain about what to put in the architectural description narrative section of the Architectural Inventory Form. After I've filled out fields 14 through 20 (plan; dimensions; stories; wall material; roof; roof material; and special features), what is left to put in the narrative?

Stumped — Sterling, Colorado

Dear Stumped in Sterling:

Fields 14-20 provide the basics of the architectural description. The fields are there to insure that the elements entered into the OAHP database are all noted. Including these same terms in a narrative description does constitute repetition. However, the narrative is a useful comprehensive statement that can be used not just to record the property, but for possible transfer to other documents. The narrative also offers the opportunity to use terms not included in the database lexicon and to provide relevant detail not called out in fields 14-20.

—Les

Dear Les: Can we use archival labels on the back of the survey photographs? The inventory form instructions call for the use of a pencil. That is very time consuming. *Labeler — Livermore, Colorado*

Dear Labeler in Livermore: Yes, you may use so-called "archival" labels. No label is truly archive quality. The glue will eventually cause some damage to the photograph on which it is applied. Of course, survey photographs are not archival either. Black & white prints on black & white resin paper are more stable than color photos, but they will eventually deteriorate. Compromises in the interests of time and budget are necessary. "Archival" or acid-free labels from suppliers like Light Impressions or Gaylord are much superior to the mailing-type labels available in office supply store.

—Les

Dear Les: My colleagues claim that the letters in your "Ask the Staff" column are fake, nothing more than plants by the staff. Please set the record straight. *Wondering — Wondervu, Colorado*

Dear Wondering in Wondervu:

We are shocked and disappointed to hear that our integrity is being questioned. Our journalistic principles are rigorously maintained. To date, we have published every legitimate survey question received at the editorial offices of *The Camera & Clipboard*. I guarantee that no staff-generated questions have been placed in this column, or my name isn't Les S. Moore. Professionalism and seriousness are the cornerstones of this newsletter. (By the way, did you hear the one about the three surveyors who walked into a bar?)

—Les

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