

The Camera & Clipboard

Historical & Architectural Survey Newsletter



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

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SURVEY MANUAL REVISIONS AVAILABLE ON OAHP WEBSITE

As OAHP did in 2006, staff have made slight changes to *The Colorado Cultural Resource Survey Manual* in preparation for reprinting. This article details the minor changes made in the Revised 2007 version. A page detailing all of these changes for insertion into your copy of the survey manual is available at http://www.coloradohistory-oahp.org/crforms/crforms_man.htm. If you purchased a hardcopy of the substantially changed 2005 revised version, you do **not** need to buy a new survey manual. Instead you are encouraged to note the changes made in both 2006 and 2007.

Volume II – Hardcopy versions of the second volume of the survey manual will no longer be produced. All references to Volume II have been replaced with the appropriate website address (http://www.coloradohistory-oahp.org/crforms/crforms_forms.htm) where all of the forms and instructions are available.

File search – The survey manual now includes the web address reference (<http://192.70.175.136/faq/file.htm>) for the type of information which should be included with a request for a file search from the OAHP database.

Secure Necessary Permits/ Permission from Landowners – The manual text clarifies the fact that owner permission to enter private property occurs most often, for historical & architectural surveys, either in rural areas or where large complexes such as ranch properties, resorts,

and college campuses are being documented. Historical & architectural survey work which can be completed from the public right-of-way does not require owner permission, although owner notification is highly recommended.

All historical & architectural survey projects are encouraged to comply with these new additions to the survey manual; projects beginning after July 2007 will be **required** to incorporate the changes into their survey products.

GRANT APPLICATION ASSISTANCE

Historical & Architectural Survey Coordinator Mary Therese Anstey* routinely provides advice to grant applicants for survey projects. Here are some general grant application tips to consider:

- **Start Early:** Now is the time to start planning for the October 1 (SHF) and November 15 (CLG) application submission deadlines.
- **Be Prepared:** Familiarize yourself with projects eligible for funding and application requirements. Consider reading applications from successful previous projects.
- **Be Specific and Realistic:** Use the Five Ws and the H when describing your project. Base budgets upon estimates from experienced consultants.
- **Submit a Draft:** Submit a draft well in advance of the application deadline so the appropriate staff have time to review it and you have time to make any suggested changes.

*SHF Outreach staff offer tips on SHF draft applications for funding eligibility, appropriateness of scope and budget, and overall quality.

The activity that is the subject of this material has been financed in part with Federal funds from the National Historic Preservation Act, administered by the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior, nor does the mention of trade names or commercial products constitute an endorsement or recommendations by the Department of the Interior or the Society. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally-assisted programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, 1849 C Street, Washington, D.C. 20240.

These activities are also partially funded by the State Historical Fund, a program of the Colorado Historical Society.

LOOKS JUST LIKE WOOD— AND IT'S MAINTENANCE FREE!

by Dale Heckendorn

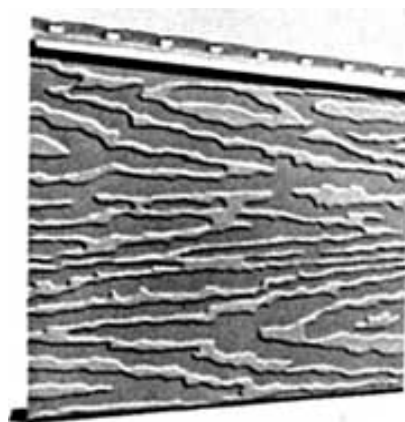
Such is a typical claim for the advantages of installing vinyl siding over old wood siding or stucco (or even brick?!) Leaving aside the maintenance-free claim, identifying vinyl siding during a survey can be challenging. This is particularly true for surveys conducted from the public right-of-way. A close look and the old tap-it test are the best ways to identify vinyl or aluminum siding. Like an aluminum bat hitting a baseball (*there ought to be a law*), there is no mistaking the sound of wood for vinyl or aluminum. Similar to a third base umpire watching a runner slide into home plate, it's tough to make a good call from a distance.

While no one characteristic, short of seeing the siding installer's truck parked out front, will immediately confirm the existence of vinyl or aluminum siding, it is good to be suspicious if you see several of these attributes.



Be suspicious if:

- ✓ **It's perfect in every way**—Wood siding, particularly old siding, generally has imperfections and exhibits the patina of time. Nicks and cuts, split boards, and a bit of cracked and peeling paint are the norm on all but the most recently painted wood siding. If it looks too good to be wood, it probably isn't.
- ✓ **It looks like wood**—Some manufactures offer vinyl siding with a "wood grain finish" to mimic "real wood siding." The problem is that well-maintained wood siding never shows its grain. Only when maintenance is deferred and water penetrates the wood will the grain rise. If it looks like grainy wood it's likely to be vinyl; if it looks like smooth vinyl, it could be well-maintained wood.
- ✓ **The siding is over four inches wide**—Wood siding is most often narrow in width. Most early vinyl siding is wider. Unfortunately width is not an absolute indication of synthetic siding since manufacturers now offer widths that match the visible width of most any type of wood siding.
- ✓ **There is little or no window and door trim**—Because vinyl siding is most often installed over existing siding topped by furring strips, the new siding projects further than part or all of the original window trim. There is little or no reveal around the window and door trim. The apron below the sill is most often covered, but in extreme cases the original window trim may be entirely covered by the new siding.



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THE CAMERA & CLIPBOARD

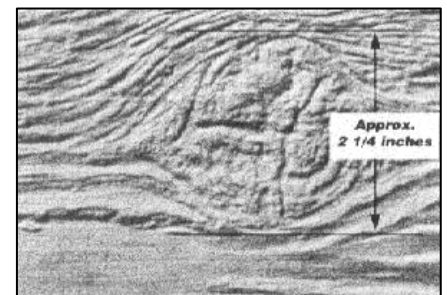
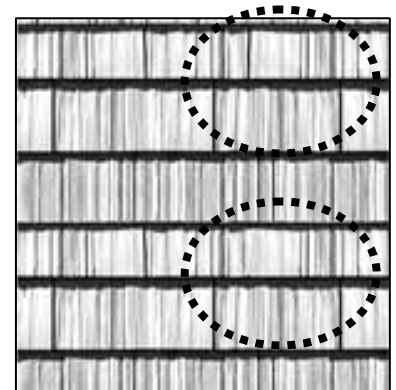


VINYL SIDING

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- ✓ **Brackets and other wall details are missing**—It is hard to tell if something is missing without reference to historic photos. There may be nearby houses of similar design that exhibit ornamentation and bracketing not found on the subject property.
- ✓ **A joint extends vertically across several “boards”** (See *uppermost photo*)—A good carpenter would never align a vertical siding joint directly above another. Vinyl siding strips often simulate two or three board widths. The joints between such strips will run vertically across several boards.
- ✓ **The soffit is composed of narrow “boards” perpendicular to the eave** (See *second photo*)—One of the most distinctive signs of vinyl siding application is the treatment of the soffits.
- ✓ **Shingle siding and horizontal wood grain patterns repeat** (See *third photo*)—In the case of siding with a wood grain or vinyl siding in the form of shingle siding, the applied pattern repeats between sheets. Just as the repeated surface pattern is the quick way to distinguish ornamental concrete block from stone masonry, a repeated pattern in siding identifies a vinyl, aluminum or engineered wood surface.

It is easy to chant the mantra “Wood good—vinyl bad,” but we need to keep in mind aluminum and vinyl siding have been around for many years and their appearance on buildings may soon have to be considered “historic alterations.” For houses built after World War II, vinyl and aluminum siding may actually be the original exterior materials. Building material manufacturers also offer a variety of engineered wood siding, such as Masonite and newer oriented strand board (OSB). These often have an applied surface pattern. Websites are starting to appear offering to help home owners and contractors identify “historic” siding materials. For example, the applied wood grain pattern used by Louisiana Pacific includes a faux knot, a “not-knot” if you will. The 2¼” not-knot in this siding (see bottom image) immediately identifies it as mid-1990s Louisiana Pacific *Inerseal* siding. Armed with similar information, the preservation-minded home owner can head down to the local architectural salvage yard and pick up some appropriate replacement historic vinyl or aluminum siding—not to mention a few sheets of aqua fiberglass to repair the patio roof, a recycled steel lid for the backyard concrete incinerator, a 1960s swag light, and 25 square yards of deep-pile orange shag carpeting.



For more information, see the National Park Service Preservation Brief No. 8, *Aluminum and Vinyl Siding on Historic Buildings* at:

<http://www.nps.gov/hps/tps/briefs/brief08.htm>



ARCHITECT BIOGRAPHY

Excerpted from biography by Colleen M. O'Dwyer with additional material from OAHF staff

CAROL B. LEWIS AND SELBY M. WHEELER

During its three-decade practice, the architectural firm of Wheeler and Lewis designed over 300 Colorado schools, school additions, and remodeling projects. Their work graces such diverse communities as Buford, Eads, Englewood, Durango, Gunnison, Lamar, Leadville, and Walden. Architects Carol B. Lewis and Selby M. Wheeler were modernists and their school buildings reflect contemporary trends in architectural and educational philosophy. Their firm consistently focused on designing schools combining function, economy, and beauty to create an ideal environment for learning.



The Wheeler & Lewis firm members posed for this photograph about 1955. Individuals left to right are John D. Anderson, Lincoln Jones, Selby Wheeler, May Murrey, Don Rider and Carol Lewis. Source: Colorado Historical Society

Lewis grew up in Salina, Kansas, graduating from the Kansas State College of Agriculture and Applied Science in Manhattan in 1952. Prior to graduation, Lewis secured a temporary position as a civilian architectural draftsman first with the War Department's Engineering Office and then the federal Engineering and Flood Control Division. Lewis joined the naval reserve following graduation, receiving a commission as an ensign. As the war drew to a close, Lewis corresponded regularly with Paul Weigel, head of the Department of Architecture at Kansas State. Weigel indicated Colorado and Texas offered good employment opportunities and advised Lewis to consider a location which offered ample work within about a 200 mile radius. This bit of advice proved a prophetic description of Lewis's architectural career.

Lewis received his military discharge in 1945. With a wife and growing family to support, he sought employment as a draftsman while preparing to take the architecture licensing exam. Denver architect John "Jack" K. Monroe, who worked extensively with the Catholic Archdiocese of Denver, offered him a position in early 1946. Lewis successfully passed the Colorado board examination in January 1950 and was certified to practice architecture in May. A charismatic and personable man, Lewis met Selby Wheeler at a party. The two found common interests and formed a professional partnership in 1950. Little is known of Wheeler's early years other than he came from Kansas, attended Oklahoma State for his undergraduate degree in architecture, and then received his master's degree in Architecture from the Massachusetts Institute of Technology.

The partners' first project was a Grand Junction switch yard tower for the Denver & Rio Grande Western Railroad. The functional yet elegant structure reflected the strong horizontal lines and lack of ornamentation indicative of the International style. The firm also completed commissions for several religious properties, perhaps reflecting the training Lewis received with Monroe. The 1951 Gruver Methodist Church in

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ARCHITECT: LEWIS AND WHEELER

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Texas was one of the firm's earliest projects. Plans for a convent at Denver's Presentation of Our Lady Catholic Church (1951), the Redeemer Lutheran Church in Denver (1955), the Kirk of Bonnie Brae (1955), and Denver's Park Hill Congregational Church (1956) followed.

Despite this relatively high number of churches, educational buildings, primarily elementary and secondary schools, made up the vast majority of Wheeler and Lewis projects. The firm's timing was perfect as they established themselves just as the first wave of baby boomers was reaching school age and school districts were scrambling to modernize or expand existing schools and construct new facilities to handle rapidly expanding enrollments. Wheeler and Lewis designed educational facilities which provided an ideal environment for learning. They worked closely with school boards, administrators, and teachers to design buildings to meet local educational programs, reflect current thinking in educational philosophy, and make the most of available construction budgets. The partners recognized every child deserved a safe and effective learning environment. Furthermore, they felt each school needed a gym, library, and a science lab, whether the school served 100 or 1000 students. Firm member John Anderson recalled Wheeler and Lewis as open to new ideas; they attended seminars and conferences to stay current on schoolhouse design. Many of their plans included multi-purpose rooms and multi-use spaces to offer both schools and communities maximum flexibility.

International relations in the late-1950s and early-1960s influenced school design. The growing threat of nuclear war between the United States and the Soviet Union caused school administrators, concerned parents, and architects to consider how to protect students from the immediate blast and longer-term radioactive fallout associated with a nuclear explosion. Wheeler and Lewis designed a purpose-built fallout shelter for the Ridge State Home and Training School in 1962. Other commissions included the more typical design where portions of the conventional school building offered fall-

out protection. The firm's design for Lamar High School appeared in the 1971 Office of Civil Defense illustrated pamphlet titled, "12 Protected Schools: Schoolhouses Designed with Fallout Protection."

Carol Lewis died in 1978 at the age of 59. After Lewis's death Wheeler partnered with long-term firm member Steve Kirkman. Wheeler retired shortly thereafter and Kirkman maintained the practice until 1981 when its final school project (in Wright, Wyoming) was completed.

For the Lewis and Wheeler biography in its entirety and additional entries about architects Jacob M. Gile, Frederic A. Hale, Roland L. Linder, William T. Lumpkins, and George W. Roe see <http://192.70.175.136/guides/architects/architectindex.htm>

SURVEY PROJECT STATUS CHECK

Several readers of *The Camera & Clipboard* have, at various times, inquired about the survey projects underway across the state. To satisfy this curiosity, a list of current grant-funded projects appears below.

CERTIFIED LOCAL GOVERNMENT (CLG)

2006

Park County: Guffey
Park County: Shawnee
Westminster

2007

Boulder County: Eldora
Lafayette
Loveland
Pueblo
Steamboat Springs

STATE HISTORICAL FUND (SHF)

Aguilar
Bayfield
Broomfield
Carbondale
Colfax Avenue Denver
Colorado School of Mines
Eastern Plains
Fort Logan
Fort Lupton
Gilpin County

Hayden
Hinsdale County
New Deal: Phase III
Old Fort Lewis College
Small Town Survey: Florence
Small Town Survey: Genoa
Small Town Survey: Meeker
Windsor
Woodland Park

There are also two current projects charged with developing historic contexts: Littleton's Modern Architecture (CLG) and Grain Elevators on the Eastern Plains (SHF).



WHAT IS AN UNDERTAKING?

by Amy Pallante

In my initial column which appeared in Issue Number 15 of *The Camera & Clipboard*, I discussed the history of the National Historic Preservation Act (NHPA), dealing specifically with Section 106 of the NHPA. That column listed the four steps associated with the Section 106 process. As a recap, the four steps include initiating the Section 106 process, identifying historic properties, assessing adverse effects, and resolving adverse effects. If you are interested in either more detailed information about these four steps or a flow chart illustrating the Section 106 process, both items are available on our website at <http://www.coloradohistory-oahp.org/programareas/intergov/compliance.htm>. In this column and subsequent columns, I would like to discuss in greater detail certain aspects of these four steps within the Section 106 process. The federal regulations are wordy and, therefore, potentially confusing. It is my hope breaking the various aspects down into smaller steps and defining key terms will prove beneficial to everyone involved in this key compliance function.

An important part of the first step in the Section 106 process, initiating the process, involves determining whether Federal activity is involved in a project or undertaking. The term undertaking has nothing to do with mortuaries or funeral practices. Instead, the Section 106 regulations define an undertaking as “a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency, including those carried out by or on behalf of a Federal agency; those carried out with Federal assistance; and those requiring a Federal permit, license, or approval [36 CFR 800.16(y)].” In most simple terms, this definition means an undertaking is a project or action with federal funding, federal agency involvement, a federal permit or federal ownership. For example, we consult with Department of Housing and Urban Development (HUD)-funded undertakings to rehabilitate existing homes or Federal Highway Administration (FHWA)-funded projects to widen large sections of highways and interstates throughout Colorado. We see numerous permit-related projects from the Forest Service for improvements to recreational cabins, timber sales or gas and oil leases, from the Federal Communications Commission (FCC) for cell towers, and from the US Corps of Engineers for the construction of bridges. Most of our projects involving federal agencies as property managers are with the General Services Administration (GSA), National Park Service (NPS) or Postal Service. These agencies are responsible for maintaining and restoring the historic buildings they own.

Once the project has been determined to be an undertaking, the lead agency must then determine whether it is “a type of activity that has the potential to cause effects on historic properties [36 CFR 800.3(a)].” The most typical projects with the potential to affect historic properties include alterations to a building or landscape, disturbance of the ground, changes in noise levels or visual setting or shifts in land use. All of these effects require the Section 106 process. Examples of types of activities that do not have the potential to affect historic resources include changes to Social Security payments, increases in funding for staff, requisitions for buying office equipment, or monthly awarding of student loans. None of these routine activities, even though they involve federal agency funding or federal agency actions, trigger the Section 106 process.

If there is an undertaking, or in other words, there is federal involvement in a project with the potential to cause effects to historic properties, then it is crucial to determine exactly who should be consulted regarding the Section 106 review process. In the Compliance Corner column for Issue 17 of *The Camera & Clipboard*, I will continue the discussion of the undertaking concept, detailing the need to identify and then initiate consultation with the appropriate “consulting parties.” If you have any questions regarding this column or any other issue related to Section 106, please email me at amy.pallante@chs.state.co.us or contract me via phone at 303-866-4678.



CONSISTENT ISSUES: FIELD 45 – DISTRICT POTENTIAL

Issue Number 13 of *The Camera & Clipboard* featured the first article in a periodic series devoted to those Architectural Inventory Form (#1403) fields most commonly featured in the consistent issues sections of review memos. This second article is about National Register Historic District (NRHD) potential.

Field 45 represents the first mention of an historic district on the survey form. All of the previous fields (1-44) are intended to describe the individual resource, but here is the opportunity to place the surveyed resource within the context of a larger area. In order to assess district potential it may be helpful to return to the definition of an historic district. According to National Register guidelines, a district possesses a significant concentration, linkage or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development. Field 45 includes three prompts for specific information. First, the form preparer must tick “Yes” or “No” for whether NRHD potential exists. Second, the Discuss section should be completed on all forms. This portion of the form is devoted to justifying the initial “Yes” or “No” response. Finally, if “Yes” is ticked in the first portion, then the form preparer must determine whether the individual surveyed resource represents a contributing or noncontributing resource within the potential NRHD. In order to be considered a contributing resource, the surveyed site should meet the criteria mentioned in the Discuss section justification.

Common mistakes and tips for improvement

Mistake: Yes is ticked for district potential, but Discuss section is left blank.

Tips: The Discuss prompt should be addressed on each form. Unlike the Statement of Significance, which should be specific to the surveyed resource and different on each form, boilerplate language can be entered for all properties within the identified district(s). This narrative section should include details about why the proposed historic district is significant. Good information to provide after the Discuss prompt includes possible Area(s) of Significance, Period(s) of Significance, and boundaries.

Sample: “The area between Vacation Lane (north), Relaxation Avenue (south), Leisure Drive (east), and Restful Street (west) in the small town of Mountainvale includes a concentration of small, Rustic style cabins used primarily as seasonal residences from 1921 to 1952. This area is significant for Entertainment and Recreation as a development which marketed itself to Front Range families from the time it was established until the new interstate bypassed Mountainvale and most tourists chose to stay in the nearby town of Megaplex instead.”

Mistake: No is ticked for district potential, but Discuss section is left blank.

Tips: The Discuss prompt should be addressed on each form, even if no NRHD potential exists. Again, it is important to justify why No was chosen. For example, perhaps the survey area lacks significance, integrity or both. This error also tends to arise when selective, rather than comprehensive, surveys are completed. Although it is not unheard of, district potential is rarely based upon a selective survey. By definition selective survey looks at only a limited number of geographically scattered resources. However, historic districts include contiguous buildings, sites, and structures sharing a common history or architecture within a defined boundary. It is difficult to identify this shared history and/or architecture and to set appropriate boundaries if all of the resources have not been documented fully. Without completing a survey form for all resources it is also challenging to determine the contributing and noncontributing status of resources within a potential district. Therefore, the Discuss narrative needs to offer a thorough explanation why no such potential exists.

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CONSISTENT ISSUES: FIELD 45 – DISTRICT POTENTIAL

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- Samples:**
1. Lacks significance: “The portion of the survey area between New Boulevard and Trendy Avenue along 23rd Street, with the majority of the homes constructed between 1990 and the present, does not yet possess sufficient significance to be considered a NRHD.”
 2. Lacks integrity: “The portion of the survey area between Lazy Lane and Roaring Road along 72nd Street was constructed as a small 1920s subdivision of Classic Cottages and Bungalows with large lots. However, the introduction of a busy four-lane highway through the middle of the neighborhood and the prevalence of ‘scrapes’ (historic homes demolished to make way for new mansions consuming the space from lot line to lot line) have adversely affected the setting, design, materials, workmanship, and feeling. Therefore, a NRHD does not exist.”
 3. Selective survey: “At this time and based upon the selective nature of the survey project, no district potential could be identified. More survey work is needed to determine the existence of an historic district. It appears the highest district potential exists to the southwest between Smith and Jones Streets. Future survey should be conducted in that area.”

Mistake: Local landmark historic district potential not addressed.

Tips: Technically, this omission does not represent a mistake since the survey form only requires an assessment of NRHD potential. However, many local communities are interested in whether landmark historic districts exist within the survey area. OAHF encourages the addition of fields on the site forms which may assist local communities in managing their preservation programs. When making such an addition care should be taken to neither remove any existing fields (all crucial to the OAHF database) nor change the order of the fields. Two other points to consider: not all local ordinances allow for the designation of historic districts and there may be local criteria for determining landmark district eligibility.

Sample: The best way to add information is to create a field which mimics the existing field and then to refer to it with an “a” notation. So, to address landmark historic district eligibility, the following information could be added after the third portion of Field 45.

45a. Is there local landmark historic district potential? Yes No

Discuss:

If there is local landmark historic district potential, is this building:

Contributing Noncontributing

In addressing the prompts in Field 45a, the tips provided above for completing Field 45 also should be followed.

This article has addressed the treatment of NRHD and local landmark historic district potential on the survey forms. The identification of an eligible district also has implications for the content of the survey report. The table, map, and narrative requirements for survey reports when a potential historic district is identified will be covered in the October issue of *The Camera & Clipboard*.





**ASK THE
STAFF**
by Les S.
Moore

Dear Les:
At the start of my current survey project I requested a file search from the OAHP database. I provided the Township, Range, and Section for my survey area, but not all of the previously surveyed resources appeared. What's going on?
**Sincerely,
Curious in Colorado Springs**

Dear Curious:
It seems you may have encountered one of two irregular circumstances which occasionally arise with file searches.

Irregularity #1: In the mid- to late-1980s submitted architectural site forms commonly featured only the street address of the building or property. If the site has not been re-recorded, the OAHP database includes only this very limited locational information. In other words, the township, range, and section may not be entered. That's why OAHP advises any file search request within an urban area include the number and street name ranges along with the township, range, and section for the entire survey area. For example, the four block area around the State Capitol would have the following number and street ranges:

1200 to 1600 blocks of Broadway, Lincoln, Sherman, and Grant Streets + 0 to 500 blocks of E. 13th, E. 14th, E. Colfax, and E. 16th Streets

Irregularity #2: If you do not find a section number on the USGS topo map, your survey area may be part of an unsectioned land grant or an area never divided into sections. These grants and unsectioned lands occur in urban areas, mountains, plateaus or in the middle-of-nowhere. Land grants do not have a township, range or section while unsectioned areas, as the name implies, lack only sections. When you think you have encountered Irregularity #2, OAHP asks you to include with your file search request both the address and street ranges (if applicable) plus a copy of a USGS map with the survey area outlined. Keep in mind the OAHP database corresponds to USGS, not Forest Service ("projected" sections), maps.

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