

The Camera & Clipboard Historical & Architectural Survey Newsletter



OFFICE of ARCHAEOLOGY and HISTORIC PRESERVATION
COLORADO HISTORICAL SOCIETY

April 2008 ✦ Number 19

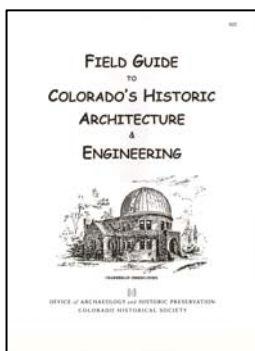


CHANGES TO AN ESTABLISHED OAHP PUBLICATION: SHIFT FROM HARDCOPY *GUIDE* TO PRINT-YOUR-OWN *FIELD GUIDE*

A few months ago our office started running low on hardcopies of *A Guide to Colorado's Historic Architecture & Engineering, Second Edition* (2003). We had a choice: reprint the existing document or consider changes. The staff opted for a new approach. The information below details changes to this publication's title, content, and method of distribution.

The new publication is called the *Field Guide to Colorado's Historic Architecture & Engineering* (2008). This new title reflects the less formal format of the revised document. The content represents a reformatted version of the 2003 guide. It includes both a reprint of second edition material and the addition of new styles and types which have appeared in issues of *The Camera & Clipboard* newsletter. Staff changed some images to show the diversity of architecture across the entire state (not just Denver). As with previously published guides, the field guide is not a fully representative account of the current thinking on Colorado architecture and engineering. Instead it provides a basic reference for individuals completing historical & architectural survey projects and nominations to the National Register of Historic Places or the Colorado State Register of Historic Properties. This guide is intended to be used in conjunction with Table 6: Architectural Style and Building Type Lexicon (see http://coloradohistory-oahp.org/crforms/crforms_forms.htm#1403 and click on "Lexicon Table" for the most recent version). The reformatted field guide is based upon the scholarship of numerous individuals. The staff are indebted to all of the professionals who worked on or contributed to the first and second editions of the guide and the style, forms, and types featured in issues of this newsletter. At this time only selected entries have been reformatted and are ready for public consumption. Reformatting of the remaining styles, forms, and types will continue until all entries feature the field guide formatting; announcements of new or updated offerings will be publicized in *The Camera & Clipboard*. If you have ideas for additions or changes do not hesitate to contact Mary Therese Anstey.

Selected reformatted entries for the *Field Guide to Colorado's Historic Architecture & Engineering* are available on the OAHP website (<http://www.coloradohistory-oahp.org/guides/guidesindex.htm>) now. Researchers, writers, survey consultants, and other users of this publication are encouraged to print out the cover, spine, Table of Contents, section tab pages, and updated or new entries for styles, forms, and types. The directions for printing your personal copy of the field guide also are available at the web address cited above. Using this loose-leaf, self-assembled format not only mimics the approach many *Guide* users had already adopted (inserting new styles and types from *The Camera & Clipboard* into their 2003 hardcopy) but also allows for the insertion of supplemental project-specific or additional reference materials. For example, a consultant may want to store sample forms with the appropriate entries for various styles, forms, and types. Researchers may want to insert topical articles into the binder. Adopting this more flexible, self-serve method of delivery allows each user to customize their copy of the field guide to meet their individual or project needs. Once all of the existing entries have been reformatted, patrons may choose to purchase a starter *Field Guide* (binder with all reformatted entries) ready for inserting additions over time. So, watch this space for an announcement of when all of the *Field Guide* reformatting is complete. NOTE: The existing online version of *A Guide to Colorado's Historic Architecture & Engineering* will remain on the OAHP website both for reference prior to the reformatting of all field guide entries and afterwards as a more interactive tool.



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.

GRANT-FUNDED SURVEYS UPDATE

Read below for details about recently awarded, ongoing, and completed grant-funded historical & architectural surveys. Each listing includes the applicant community, a project description, and the chosen consultant. Status changes for these projects will appear in upcoming issues of the *Camera & Clipboard* newsletter.

Certified Local Government Projects

Awarded:

Greeley - Intensive Survey of 50 sites between 17th and 18th Streets and 6th and 8th Avenues

Littleton - Reconnaissance Survey of 83 sites in Arapaho Hills subdivision

Steamboat Springs – Intensive Survey of 50 sites within “Old Town”

Westminster – Intensive Survey of 30 scattered rural sites in Jefferson County

Ongoing:

Boulder County – Intensive Survey of 50 sites in Town of Eldora - Historitecture

Lafayette – Intensive Survey of 21 sites within city limits – Preservation Publishing

Loveland – Intensive Survey of 51 sites along West 5th Street – Cultural Resource Historians

Pueblo – Intensive Survey of 85 sites in the Northside neighborhood – Historitecture

Steamboat Springs – Intensive Survey of 50 sites within “Old Town” – Cultural Resource Historians

State Historical Fund

Awarded:

Boulder – Comprehensive Reconnaissance and Selective Intensive Survey (104 sites) within 10 postwar residential subdivisions

Carbondale – Intensive Survey of 20 Residential Sites

Colorado School of Mines – Intensive Survey of 23 buildings on campus

Fort Collins – Selective Intensive Survey of 62 sites related to commercial and residential development from 1945 to 1967

Kiowa County – Countywide Reconnaissance and Selective Intensive survey (up to 50 sites) in three towns

La Plata County – Comprehensive Reconnaissance and Selective Intensive Survey of 100 sites

Ongoing:

Aguilar – Comprehensive Reconnaissance and Selective Intensive Survey of 11 sites – Hoehn Architects

Bayfield – Intensive Survey of 30 sites in commercial downtown - Nik Kendziorski

Broomfield – Selective Reconnaissance and Intensive Survey (38 sites) – SWCA

Eastern Plains - Selective Reconnaissance and Intensive Survey (40 sites) in Baca and Phillips Counties - Colorado Preservation, Inc.

Florence – Intensive Survey of 62 sites as part of Small Town Survey Initiative – Front Range Research Associates

Fort Lupton – Intensive Survey of at least 90 sites in commercial downtown – Tatanka Historical Associates

Genoa - Intensive Survey of 40 sites as part of Small Town Survey Initiative – Front Range Research Associates

Gilpin County – Reconnaissance and Selective Intensive Survey (90 sites) in communities near the Moffat Tunnel - SWCA

Hinsdale County – Intensive Survey of at least 30 sites - Preservation Publishing

Larimer County – Intensive Survey of at least 85 sites in and near the Town of Bellvue – Tatanka Historical Associates

Meeker - Intensive Survey of at least 30 sites as part of Small Town Survey Initiative – Reid Architects

New Deal, Phase III – Intensive Survey in 11 remaining counties – Colorado Preservation, Inc.

Old Fort Lewis - Intensive Survey of 22 buildings on former college site – Cultural Resource Planning (NOTE: Project also includes additional components beyond historical & architectural survey)

Routt County – Intensive Survey of 26 sites in the Town of Hayden – Mountain Architecture Design Group

Silverton – Intensive Survey of at least 225 sites within National Historic Landmark boundaries - Silverton Restoration Consulting

Windsor – Intensive Survey of 45 sites in commercial downtown - Historitecture

Completed:

New Deal, Phase II – Intensive Survey in eight Eastern Plains counties - Colorado Preservation, Inc.

Woodland Park – Intensive Survey of 39 sites - Scheuber-Darden Architects



The Eugene Groves-designed Phillips County Courthouse (5PL.19) in Holyoke was constructed in 1936. The County received a \$23,000 Public Works Administration (PWA) grant to cover a portion of the construction costs. Photograph from SHF-funded New Deal Survey, Phase II.



HANDY WEBSITES: A POSTWAR EDITION

It seems like just yesterday staff were preparing for the half-day workshop, "Identifying, Evaluating, and Nominating Post-World War II Neighborhoods" at the Colorado Preservation, Inc. annual conference. Yet, that session was held over two years ago—how time flies. If you have already memorized all the materials from that educational offering, you are no doubt hungry for more information. The two websites below both relate to Post-World War II development:

<http://www.recentpast.org/bibliography/index.html> - The Recent Past Preservation Network's mission is to promote the preservation of buildings from the recent past and help others who are trying to do the same. Their website includes the most recent version (December 2007) of "A Historical Bibliography of Architecture, Landscape Architecture, and Urbanism in the United States since World War II." This document, compiled by Richard Longstreth, is updated annually. The bibliography includes sources on the following topics: Building Types, Houses & Housing, Architects, Landscape Architecture, Architecture & Places, Planning & Urbanism, Miscellaneous, and Historic Preservation.

http://www.tucsonaz.gov/planning/prog_proj/projects/historic/index.html - Click on *Tucson Post World War II Residential Development, 1945-1967*. This well-written document provides both historical background and details about residential subdivision development, prevalent architectural styles, and residential landscape design. The context deals with Tucson, but the methodology employed may assist in planning and execution of research, survey, and designation projects for postwar residential subdivisions here in Colorado.

SPEAKING OF POSTWAR RESOURCES: NEW GUIDANCE ON SURVEYS

OAHP has developed minimum identification standards strongly encouraged for use on both compliance and grant-funded surveys of postwar residential subdivisions with construction dates sixty years ago or less. The minimum standards call for the creation of three products: reconnaissance survey forms, intensive-level survey forms, and a survey report. For a copy of the guidance document go to <http://www.coloradohistory-oahp.org/programareas/infoman/pwwII.htm>.

This special approach was developed because postwar residential subdivisions differ from the suburban developments which preceded them in terms of the large

numbers of resources within subdivisions, the limited architectural styles/building types represented, the relatively short periods of time for the original construction, and the fact these subdivisions were both mass marketed and designed as major land use developments (include not only houses but also other community facilities such as schools, parks, libraries, and strip malls).

The standards are intended to facilitate surveys of postwar resources. However, a thorough assessment of this approach will depend upon experiences from actual survey efforts. Staff plan to gauge the usefulness of these standards over the next year and welcome input from agencies, communities, consultants, and other professionals.

'NEW' MEMBER OF REGISTER STAFF

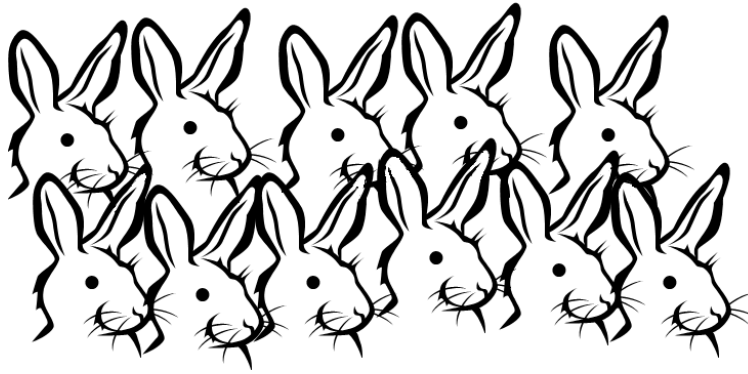
The National and State Register staff are pleased to welcome the new Historian, Heather Peterson. This name may sound familiar to many of you. Heather has worked at OAHP for four and a half years, most recently as your source for file searches and new site numbers. She also possesses prior experience as one of the Historian/GIS Specialists responsible for entering the results of historical & architectural surveys into the Site.Files and COMPASS databases. The search for Heather's replacement resulted in another internal appointment. Info-Man staffer Mark Tobias is now responsible for requests for new site numbers and file searches. His contact details appear in the Staff Support listing on the final page of this newsletter.

COPYRIGHT AND THE WEB

Staff have made a concerted effort to add as many useful items as possible to the OAHP website. Survey reports from CLG-funded projects completed this summer will be posted, making great material available to anyone interested in reading/researching remotely. However, web-publishing comes with unique challenges. For example, how to handle copyright issues for images in survey reports. Clearly, historic photos, architectural drawings, old postcards, and other items enhance submitted reports. But if the consultant or OAHP doesn't own the reproduction rights, posting such views may invite litigation. The likely solution: retain the captions but cover the image itself. Web users will know an image exists but will have to refer to the hardcopy version of the report to see the actual image.

If you have suggestions for other approaches to handling this tricky issue, please contact Mary Therese Anstey





**“THE RESOURCE IS NOT ELIGIBLE BECAUSE MANY SIMILAR RESOURCES EXIST”:
A COMMON PROBLEM WITH COMMON RESOURCES**

By Dale Heckendorn, National and State Register Coordinator

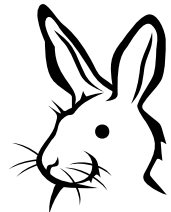
Some claims for National Register eligibility are based on the scarcity, rarity or uniqueness of a resource. Similarly, determinations of non-eligibility are sometimes made because of resource commonality or because of “the existence of better examples.” The National Register Criteria for Evaluation establish broad areas of eligibility based on a property’s association with an important historic context and its retention of historic integrity in respect to those features necessary to convey its significance. The criteria do not include such terms as “best,” “rare” or “unique.” More than one resource may be eligible for association with the same historic context, even within the same local geographic context. Similarly, more than one historically significant resource associated with a given context may retain sufficient integrity to convey its significance. In other words, the criteria exist to identify good resources, not THE BEST resource.

Many a sponsor, on reviewing survey results and the numbers of eligible buildings, has uttered those memorable words, “They can’t all be eligible!” That reaction is not necessarily dependent on whether the sponsor has a preservation mission. For those doing survey reluctantly as a project requirement under Section 106 of the National Historic Preservation Act, the identification of many National Register-eligible resources may trigger additional planning efforts—which the sponsor may translate as additional project time and money. Those doing survey to meet a preservation mission component may be just as disappointed when faced with a host of newly identified eligible properties. The organization’s commitment to preservation could now mean spreading too little staff and conservation funding across a larger pool of historic resources.

We need to remember that the National Register criteria identify “properties worthy of preservation,” not properties that must be preserved. The National Register is a planning tool. Hopefully, the identification of eligible resources will lead to the preservation of these resources. But this practice may not be possible for a host of reasons. “Resource evaluation” is not the same as “resource management.” The former tells us what resources should be considered for preservation; the latter determines what resources will be preserved. Unfortunately, some project sponsors may put pressure on those evaluating the surveyed resources to apply the criteria in such a way as to minimize the number of eligible resources. The fewer resources determined eligible means the fewer eligible resources to be managed. In effect, this transfers resource management decisions to the resource evaluation process.

Efforts to minimize the numbers of eligible resources can lead to the misinterpretation or misapplication of the National Register Criteria. This situation is particularly true in cases where evaluations are being made for large groups of similar resources—those sharing similar historic associations, embodying similar design qualities, and retaining like integrity. In such situations there may be a desire to strain the so-called “potentially eligible” pool so as to proclaim the single best example as the only eligible resource. An alternative outcome could identify no eligible resources on the grounds of ubiquity. Only when future alteration and demolition reduces the body of “potentially eligible” resources will some then be determined eligible, ironically, on the basis of their rare surviving status. Neither approach correctly applies the Criteria for Evaluation.

In the next issue of *The Camera & Clipboard* we will examine how to correctly apply the criteria to those resources as common and indistinguishable as a colony of rabbits.



SECTION 106: IDENTIFICATION OF HISTORIC PROPERTIES

By Amy Pallante, Compliance Coordinator

In issue Number 16 of *The Camera & Clipboard*, I discussed Step One of the Section 106 process: Define the Undertaking. Now it is time to move on to Step Two: Identification of Historic Properties. The purpose of this step is to determine if any properties that may be affected by the undertaking already are listed on or are eligible for inclusion in the National Register of Historic Places (NRHP).

There is a tendency during Section 106 projects to rush straight to determining if properties are eligible for the NRHP and forget to first determine the Area of Potential Effects (APE) for the survey. The APE is defined in 36 CFR 800.16(d) as: “the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking.” Determination of the APE is based upon consultation between the lead agency and the State Historic Preservation Office (SHPO). It is very important to remember the APE is defined before any identification efforts take place. It is not necessary to know whether or not historic properties exist in the area in order to set APE boundaries. The APE should: 1) include all locations where direct, indirect, and cumulative effects may take place; 2) include all alternative locations; 3) include locations where the activity may result in changes in traffic patterns, land use or public access; 4) change as more information is gathered about the project alternatives; and 5) not be based on land ownership. Keep in mind the APE should be justifiable and make sense, instead of being just an arbitrary line on a map.

Once the APE is established, then the identification of historic properties can begin. It is important to determine the scope of the identification efforts. This task should take into account past planning, research, and studies; the magnitude and nature of the undertaking; the degree of Federal involvement; the nature and extent of potential effects on historic properties; and the likely nature and location of historic properties within the APE. It is not necessary to survey or identify every historic property within the APE. However, it is crucial to gather sufficient information and to survey enough sites in order to understand the full variety of historic properties within the APE. Our office recommends Section 106 surveys follow the most recent version of the *Colorado Cultural Resource Survey Manual*. Consulting parties also should be involved during the identification phase, providing their opinions regarding both the process and the findings.

The Section 106 regulations state the National Register Criteria (36 CFR 63) must be used to evaluate the National Register eligibility of the identified properties within the APE. I will discuss the National Register Criteria in more detail in the next *Camera & Clipboard* newsletter. In general, the lead Federal agency is responsible for recommending a finding of eligibility and submitting the finding to the SHPO for comment/review and concurrence. The lead Federal agency also must allow all consulting parties to comment on the recommendations of eligibility. Remember, only properties listed on or found eligible for the NRHP are considered in the Section 106 process. When the lead Federal agency and the SHPO concur on National Register eligibility, the historic property is then considered eligible to the NRHP for the purposes of Section 106. If the lead Federal agency and the SHPO do not agree on an eligibility finding, the eligibility recommendation is then forwarded to the Keeper of the National Register for a final, formal determination. Consulting parties or members of the public who disagree with a finding of eligibility also may request a determination of eligibility from the Keeper.

Step Two, Identification of Historic Properties, represents a key component of the Section 106 process. To yield the most useful results the identification process must occur early in the project’s planning. It must be as thorough as possible. And it should include all consulting parties. Following this best practice will increase the chances of a well-executed project. The alternative, discovering a historic property later in the project, can cause delays (need for backtracking, further consultation, and out of sequence determinations of eligibility) and stall your project.





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

Dear Les: I am relatively new to the historical & architectural survey profession. I know OAHP has loads of great information on their website, but each time I log on to the site I get overwhelmed. Is there a single place where I can find the most relevant materials?
**Yours,
Web-challenged in Westcliffe**

Dear Web-challenged:

Congratulations on your new career choice. You may not realize, but you have asked a very timely question. The Preservation Planning Unit (PPU)-- staff responsible for both grant-funded historical & architectural survey and the National and State Register programs--always have referred consultants, property owners, students, and others to the information available on the OAHP website. Most individuals are able to locate these items quickly and easily. But some customers experience the same sense of anxiety you mentioned in your letter. In those cases staff end up basically talking folks through the process (click on this, scroll to that) of finding the most relevant information.

I am proud to report we now have a more user-friendly solution for you and your fellow OAHP website users. Our Webmaster has created a portal for all posted materials related to not only historical & architectural surveys but also the National and State Register programs. This area of the website has been christened the Preservation Planning Unit Resource Center (PPURC) or "Perk." You can go there directly by clicking on <http://www.coloradohistory-oahp.org/programareas/register/PPURC.htm>. Alternatively, PPURC also pops up when using Google or other popular search engines.

Perk provides links to materials on the following topics:

- Architects/Builders in Colorado
- Historical Contexts
- Historical & Architectural Survey
- National Register and State Register Nomination Documents
- Links to Outside Resource Centers
- Links to OAHP Program Areas

So, get perk-ing and let us know what you think about this new web offering.

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