

The Camera & Clipboard

Historical & Architectural Survey Newsletter



OFFICE of ARCHAEOLOGY and HISTORIC PRESERVATION
COLORADO HISTORICAL SOCIETY



July 2010 ✦ Number 28



FAREWELL MESSAGE FROM DEPARTING SURVEY COORDINATOR

Dear *Camera & Clipboard* Readers,

For those of you who have not heard, I submitted my resignation as the Historical & Architectural Survey Coordinator and my last day working for the Colorado Office of Archaeology and Historic Preservation was Wednesday, June 30th.

It was a privilege to serve in this important role for over five years. The job was new when I joined the Preservation Planning Unit; it was wonderful to define and expand my duties and responsibilities over time. This *Camera & Clipboard* includes stories related to some of the programs and topics of which I am especially proud. The Historical & Architectural Survey Training Initiative (HASTI), a much-needed program to grow the survey profession, allowed me to develop curriculum for and work with a group of amazingly dedicated individuals. The Grant-Funded Survey Update appears routinely in this newsletter, but its presence this time reminded me of my work on at least sixty-two survey projects during my time in OAH. The "Compliance Corner" column and the new *Field Guide* entry both deal with vernacular architecture, the topic of my inaugural CPI conference workshop which owed much of its success to the guidance I received from Dale Heckendorn. The article about CDOT's centennial is by a member of the Best Practice Committee, a lively advisory group who enriched me both professionally and personally. Finally, the architectural biography by a University of Colorado-Denver student led me to recall the numerous class presentations I have made and my involvement with school-sponsored projects and internships.

I'm not very fond of goodbyes. Fortunately, I'm still working in preservation and remaining in Colorado. So, I can close with until we meet again.

Cheers,
Mary Therese Anstey

PRACTICAL EXPERIENCE PUBLIC MEETING SIGNALS END OF 2008-2010 HASTI

Saturday, May 22nd was the final Practical Experience class where the students presented the results of the West Washington Park survey at a public meeting. A small audience watched and critiqued the students' Power Point presentation which highlighted their survey areas, assessments of individual and historic district eligibility, and the lessons they learned over the nine month project which involved completion of ten Architectural Inventory Forms each and a group survey report.

The class started with an enrollment of thirteen, but only six devoted individuals completed the entire course. These students were: Stan Bryant, Marcy Cameron, Michelle Chichester, Alice Gilbertson, Fran Mishler, and Chris Murata.

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

Awarded, ongoing, and completed grant-funded historical & architectural surveys listed below:

Certified Local Government Projects

Awarded:

Fort Collins – Selective Intensive Survey of forty sites in Campus North neighborhood

Lafayette – Selective Intensive Survey of up to twenty-nine sites along Public Road

Longmont – Selective Intensive Survey of fifty-five sites surrounding the downtown and along Main Street

Ongoing:

Boulder County – Intensive Survey of forty-five properties in Wondervu - Historitecture

Breckenridge - Intensive Survey of forty properties within the National Register Historic District - Cultural Resource Historians

Pueblo – Intensive Survey of forty-three properties in East Side neighborhood - Historitecture

Completed:

Aurora – Comprehensive Reconnaissance Survey of Hoffman Heights subdivision – Hoehn Architects

Loveland – Intensive Survey of sixty scattered resources within the city limits - Cultural Resource Historians

Steamboat Springs – Intensive Survey of thirty sites within “Old Town” - Cultural Resource Historians (see photo below)



State Historical Fund Projects

Awarded:

Chaffee County – Intensive Survey of sixty-five sites based upon results of volunteer-completed countywide Reconnaissance Survey

City of Louisville – Intensive Survey of forty-four sites in the Jefferson Place Subdivision

Lowell OV Ranch (Douglas County) – Intensive Survey of 168-acre site.

Town of Telluride - Intensive Resurvey of selected sites within National Historic Landmark district

Ongoing:

Bayfield – Intensive Survey of thirty sites in commercial downtown - Nik Kendziorowski

Boulder – Comprehensive Reconnaissance and Selective Intensive Survey (105 sites) within ten postwar residential subdivisions – TEC, Inc.

Carbondale – Intensive Survey of twenty residential sites – Reid Architects

Douglas County – Context development and Selective Intensive Survey (twelve related sites) – URS

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

Fort Collins – Selective Intensive Survey of sixty-two sites built from 1945 to 1967- Historitecture

Lamar - Intensive Survey of eighty-three sites in downtown - Hoehn Architects

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

Park County – Selective Reconnaissance and Intensive Survey (ten sites) along Tarryall Road – Front Range Research Associates

Completed:

Colorado School of Mines – Intensive Survey of twenty-three buildings on campus – Preservation Partnership

Erie – Selective Intensive Survey of twenty-three sites within town limits - Front Range Research Associates

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

Historic Denver, Inc. – Reconnaissance and Selective Intensive Survey (thirty-five sites) within Kountze Heights neighborhood in the Denver Highlands - Front Range Research Associates

Kiowa County – Countywide Reconnaissance and Selective Intensive survey (up to fifty sites) in three towns – Front Range Research Associates

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

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



POSTWAR SUBDIVISION FORM IN NEED OF FIELD TESTING

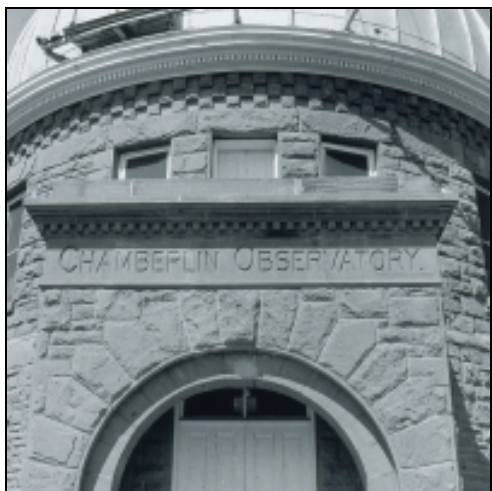
In 2006, staff members dipped their toes in the water of the large and confusing pool which is survey and designation of postwar residential subdivisions. The workbook created for the half-day CPI workshop included most of the guidance available at the time for planning and executing projects related to such housing developments. These materials now form the core of OAHP's "Post-World War II Documents" section on our website.

Items, such as historic contexts and other relevant grant-funded products, have been added to this site over time. The newest addition is #1403b- Post-World War II Residential Suburban Subdivision Form (1945-1975). This form allows surveyors to intensively record an entire subdivision on a single form. It was designed to reflect experience with a few survey projects, compliance and grant-funded, where postwar residential subdivisions were documented. Development of this form marks an evolution in staff thinking about recordation of recent past housing and is in keeping with our pledge to reassess the "OAHP Recommended Minimum Standards for Identification & Evaluation of Postwar Subdivisions" after two years of use.

Please use this form, available either at http://www.coloradohistory-oahp.org/crforms/crforms_forms.htm or <http://www.coloradohistory-oahp.org/programareas/infoman/pwwII.htm>, when documenting postwar subdivisions. We are counting on your feedback about the functionality of #1403b. So jump in with both feet—the postwar water is fine.

HANDY WEBSITE

<http://creatingcommunities.denverlibrary.org> – The Denver Public Library has launched *Creating Communities!*, a new portion of their website devoted to the history of seven of Denver's historic neighborhoods: Auraria, Barnum, Capitol Hill, Five Points, Park Hill, University Park, and West Colfax. Individuals doing historical & architectural survey work should be aware of the "Collections" link at the top of this home page. Clicking here will give you access to a number of resources-- such as Assessors Records, Denver City Directories, Householder Directories, and the Denver Municipal Facts-- useful for researching the history of homes and businesses in Denver. This website was created with a grant from the Institute of Museum and Library Services. Other partners for the project include the City of Denver, History Colorado, the University of Colorado at Denver Auraria Library and University of Denver Penrose Library. During July and September there will be exhibits in the Central Library's Main Hall to promote the website and there will be a Fresh City Life Scrap Booking event on Saturday August 21st to present the site and to teach folks how to preserve their family archival materials.



Photographs from *Creating Communities!* website



BUILDING TYPES ARE ELIGIBLE

by Amy Pallante, Section 106 Compliance Manager

In the Section 106 world, misunderstandings of how to evaluate the eligibility of resources to the National Register of Historic Places frequently occur. For example, many individuals believe a property must be a good example of a recognized architectural style in order to be eligible under Criterion C. I frequently review forms where the Statement of Significance claims, "This property is not eligible under National Register Criterion C because it is not a good example of a style." This statement is both written in the negative and inadequate since it fails to consider the evaluation of architectural significance beyond style.

A closer reading of the National Register eligibility criteria reminds us a property can be significant under Criterion C if it "embodies the *distinctive characteristics of a type, period, or method of construction* [emphasis added] or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction." According to the National Register bulletin entitled, *How to Apply the National Register Criteria for Evaluation*: "A structure is eligible as a specimen of its type or period of construction (within its context) of building practices of a particular time in history." This guidance means a good representative example of a Foursquare-type house may be as significant for Criterion C: Architecture as a good representative example of an Italianate-style house.

Scholars refer to many building types-- such as Single-Pen, Double-Pen, Hall-and-Parlor, Central-Passage, and many others-- as examples of vernacular architecture. With vernacular architecture specific geography, social and cultural traditions, materials, and environment are more relevant than the ornamental and design elements associated with examples of a particular architectural style. Vernacular buildings are most often designed organically, without the assistance of trained architects or builders, with a focus on functionality. When analyzing vernacular building types, pay particular attention to massing, ground plan, number of stories, and roof shape.

Thinking about buildings in terms of their type rather than style can take some practice. Fortunately, there are numerous references available (see Bibliography below) and OAHp staff are committed to featuring entries for common vernacular types in future issues of *The Camera & Clipboard*. In fact, there is a *Field Guide* entry on page 5 for the Central Passage Double-Pile Residence building type. Go to <http://www.coloradohistory-oahp.org/guides/architecture/archindex.htm#> then click on "Forms" in the left hand navigation area for a basic photograph and floor plan of vernacular building types recently added to the Lexicon. A July 2010 version of the Lexicon with these new vernacular entries is available at http://www.coloradohistory-oahp.org/crforms/crforms_forms.htm#1403.

Vernacular Architecture Bibliography

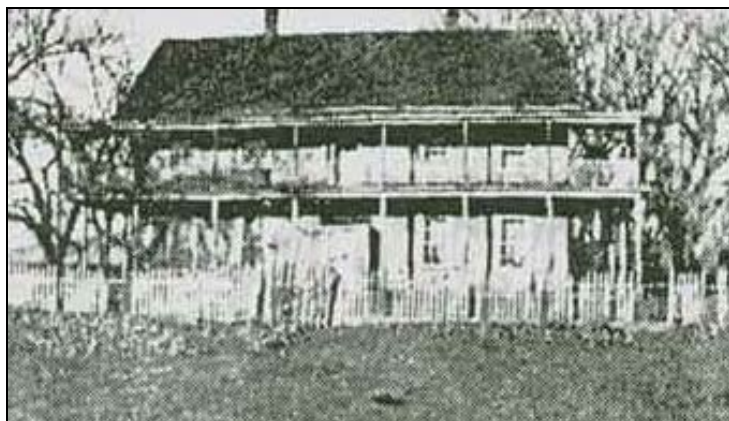
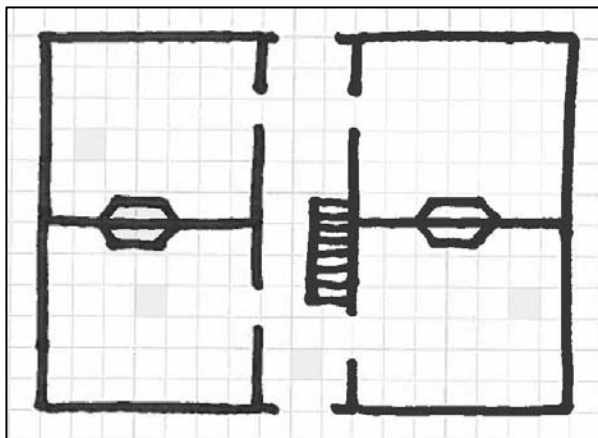
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NEW BUILDING TYPE: CENTRAL PASSAGE DOUBLE-PILE RESIDENCE

by Astrid Liverman, National & State Register Coordinator

The central passage double-pile type features a rectangular footprint and linear plan. An axial passage traverses the building, separating the plan symmetrically with two rooms on either side. Coupled with a centrally located door on the long façade and symmetrical fenestration divided into bays, this building type exhibits a certain formality. Central passage double-pile residences are typically either two or two-and-one-half stories in height, two rooms wide (plus passage), two rooms deep, with two or four symmetrically placed chimneys. The roof is usually side-gabled or hipped with parallel orientation to the building plan. This type originated in Great Britain and scholars often refer to it as a Georgian plan. The type migrated to the United States in the eighteenth century, where it remained prominent on the southeastern seaboard through the nineteenth century.



A sketch map showing one standard footprint for a Central Passage Double Pile Residence (author), an historic (Chronicle News 13 Dec 1931) image of the Foster's Stage Station, and two current color images (author) of the same building.

Central passage double-pile residences were constructed in a variety of materials, including wood frame, masonry, and adobe. The Foster's Stage Station (5LA.11224) near Aguilar, historically associated with the Apishapa Stage Line Crossing, is one such example of the latter. Constructed circa 1870-1872 by Captain James Allen Foster, the Foster Stage House is now in a ruined state. This level of deterioration makes the floor plan and construction readily apparent.

Common elements:

- Rectangular footprint
- Central hall with two rooms on either side
- Two or two-and-one-half stories tall
- Side-gabled or hipped roof
- Two or four symmetrically placed chimneys



CONGRATULATIONS TO CDOT ON CENTENNIAL

by Dianna Litvak, CDOT Region 6 Senior Historian and Member of the Best Practice Committee

This year marks the centennial of the Colorado Department of Transportation (CDOT) and its predecessor agencies, including the Division of Highways and the Colorado Department of Highways. This article looks back at a key period in CDOT's history: the 1960s passage of environmental legislation in response to the destruction of hundreds of historic sites due to interstate highway construction.

When Congress passed the Interstate Highway Act in 1956, road departments across the country hired an army of engineers and support staff to build new freeways. These highways were constructed for the most part without controversy. But some interstate routes within urban areas caused ripples of dissatisfaction.

In 1958, the Colorado Department of Highways announced the path of I-70, west of I-25, would follow West Forty-Eighth Avenue, a congested city street in the Berkeley neighborhood in northwest Denver. The North Denver Civic Association protested the decision, suggesting the highway be placed outside of the city limits on West Fifty-Second Avenue. Their protests convinced the Denver City Council to veto several times the proposed route for the interstate. But, unwilling to risk losing economic benefits the interstate would bring, the City eventually agreed to the highway location as most cost effective and most able to improve traffic flow. The construction of I-70 along this route cut through not only the Globeville, Elyria-Swansea, and Berkeley neighborhoods but also Rocky Mountain Lake Park, Berkeley Lake Park, and the Willis Case Golf Course. As a result, many area residents still hold a grudge against the highway department.



The Berkeley neighborhood and Berkeley Lake before and after the construction of I-70. Credit: CDOT Photo Archive

The experience of these residents, and others in urban areas throughout the country, who complained about the dramatic changes interstates caused in their cities, influenced the U.S. Congress to approve new legislation requiring highway officials to consider public opinion and assess environmental consequences prior to approving federal construction projects. The National Historic Preservation Act (NHPA) was passed in 1966 and the environmental program at CDOT began with the enactment of the National Environmental Policy Act (NEPA) in 1970. This was landmark legislation that radically changed the way highways are planned, engineered, and built. Both NHPA and NEPA brought new stakeholders to the table to work with highway engineers and broadened the scope of public input. The men and women hired as the first environmental staff worked to gain credibility both within the Department and with outside agencies, cementing strong partnerships to prove their environmental ethic and stewardship. The long-standing and productive relationship between CDOT and the State Historic Preservation Office for Section 106 compliance review and special projects started back in the 1960s and continues to this day.

Want more CDOT history? See the July/August issue of Colorado Heritage which features articles CDOT historians Robert Autobee, Lisa Schoch, Jennifer Wahlers, and Dianna Litvak prepared using previously unknown to the public archival sources.



ARCHITECT BIOGRAPHY

by David DeGrandpre, UCD Historic Preservation Student

FREDERIC “FRITZ” BENEDICT

Frederic "Fritz" Benedict was born in Medford, Wisconsin, in 1914, and earned his Bachelor's and Master's degrees in Landscape Architecture from the University of Wisconsin. Frank Lloyd Wright invited him to serve as the head gardener at Taliesin in Spring Green, Wisconsin, in 1938. As Benedict's interest in Wright's philosophy grew, he studied under Wright at both Taliesin and Taliesin West in Scottsdale, Arizona, for three years. Wright's influence upon Benedict's work was evident for decades to come.

Benedict first visited Aspen in 1941 as a competitor in the National Skiing Championships. Less than a year later, he was drafted into the Tenth Mountain Division of the U.S. Army and trained at Camp Hale near Leadville. Benedict served as an S2 intelligence officer in the 126th Mountain Engineer Battalion, supporting the Tenth Mountain Division. He saw active duty in Italy in the later years of the war and served in the Army until the war ended in 1945. While ski treks from Camp Hale to Aspen were frequently a part of the training, they were also an element of recreation for the soldiers and many, including Benedict, returned to the untamed slopes of Aspen following World War II.



When Benedict returned to Aspen he purchased a ranch atop Red Mountain. His life as a rancher was short-lived, however. The arrival of artist and architect Herbert Bayer from New York City and entrepreneur Walter Paepcke from Chicago initiated Aspen's transition from an isolated mining town to an internationally-known ski resort. Bayer was important to Benedict personally as well, introducing him to his wife Fabienne who encouraged him to leave ranching and return to architecture. Benedict became the foremost architect in Aspen through his collaboration with Paepcke and Bayer, helping to establish the town's own style of modern architecture. His education in landscape architecture, his experience with Wright, and Bayer's Bauhaus influence encouraged him to blend nature with architecture, ensuring the buildings he designed did not overwhelm the surroundings but instead contributed to the overall aesthetic of the area.

Benedict designed over two hundred buildings in the Aspen area throughout his career. His primary focus was on residences, such as the Berger Cabin (1947), the Aspen Alps Condominiums (1963), and the Aspen Square Condominiums (1969). His architecture was distinctly modern in nature, although it typically incorporated elements of the local rustic style through his use of area timber, bricks, and stone. Commercial examples of his work include the Copper Kettle (1954), the original Pitkin County Library (1960), the Bidwell-Mountain Plaza Building (1965), and the Pitkin County Bank (1978). Many of the residential examples have been demolished, but several of the commercial examples are extant.

One of the finest examples of Benedict's work was the Edmundson Waterfall House, built in 1961 and originally located at 202 Midnight Mine Road in Aspen, next to a natural waterfall. Though the property was demolished in the early 1990s, the Waterfall House lives on through photos and Benedict's own writing. This house shared many characteristics with Wright's Fallingwater: low pitched roofs, emphasis on the horizontal, and use of mitered corner windows. The Edmundson House was built directly into the side of a cliff and used the excavated stone to build the walls of the house. The overall style of the house was such that it melded into the landscape as opposed to overwhelming it. As Benedict stated shortly before

Continued on page 8



BENEDICT, CONTINUED

Continued from page 7

it was demolished, "The house became part of the living rock."

The unobtrusive nature of European ski villages and the way they existed within the natural landscape also influenced Benedict's designs. Benedict designed the master plans for Vail in 1962, Snowmass in 1967, and Breckenridge in 1971. He also assisted with design work for ski resorts in Aspen, Steamboat Springs, and Winter Park. Benedict designed small ski villages at the base of each mountain that could be easily traversed without the need for a car. The original design for Snowmass featured Benedict's pattern of placing residences, shopping, and the ski slopes on one side of the road and parking on the other.

Benedict created the Tenth Mountain Hut and Trail System. Inspired by similar European trails as well as his own experience skiing between Vail and Aspen, Benedict led the development of a system of ten huts and 300 miles of trail between Aspen and Vail. The huts are designed to provide safe and comfortable shelter overnight in the backcountry. The first two huts, Margy's Hut and the McNamara Hut, built in 1982, proved to be highly successful, and twelve additional huts were constructed over the following fifteen years. The final two huts, Fritz and Fabi, were built on Smuggler Mountain in 1997 and dedicated to the architect and his late wife.

As one of the leading architects in Aspen's development, Benedict received numerous awards and honors throughout his lifetime. In 1985 he was inducted into the College of Fellows of the American Institute of Architects, an honor bestowed on a select group of architects who have made outstanding contributions to the profession. Benedict also was inducted into the Aspen Hall of Fame in 1988 and the Colorado Ski and Snowboard Hall of Fame in 1995 for his contributions to both Aspen and the Colorado ski industry. The City of Aspen awarded him the Greg Mace award in 1987 for "epitomizing the spirit of the Aspen community" and the Aspen Historic Preservation Commission awarded him with the Welton Anderson Preservation Honor Award in 1993 for his contributions to the built environment of Aspen.

Benedict was the first chairman of Aspen's Planning and Zoning commission and was instrumental in open space preservation, establishment of a city park system, development of the code banning both billboards and neon signs, and the creation of a pedestrian mall. He also served on the Pitkin County Planning Commission, guiding the county through its growth as a major ski area. Benedict founded the Aspen Beautification Task Force and the Pitkin County Parks Association. He and his wife also donated 250 acres of land to Pitkin County for open space. The Benedicts were active in numerous charitable causes throughout the region; in 1993 they donated ten acres of land to tennis star Andrea Jaeger for the Silver Lining Ranch, a camp for children with life-threatening illnesses. Benedict also was involved directly in the Aspen Music Festival, serving on the board of Music Associates of Aspen from 1958 to 1992. Benedict was the festival chairman in 1985 when disagreements between the musicians and board jeopardized the festival. His skillful leadership mended the rift and enabled the festival to continue. The Benedicts donated ten acres of land to the city for open space in exchange for four acres of land for student housing for the music school and festival.

Benedict died on July 8, 1995, in California while awaiting medical treatment following two heart surgeries. In 2000 architect Harry Teague designed and constructed the new Benedict Music Tent, providing the Aspen Music Festival with both a permanent home and a memorial to the contributions of Fritz Benedict.

* * * * *

For a more detailed biography of Frederic "Fritz" Benedict,
see <http://www.coloradohistory-oahp.org/guides/architects/architectindex.htm>





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

Dear Les: I work for a large cultural resource management firm and our office submits a variety of products to OAHP. Around the water cooler the other day, my colleagues and I were discussing photographic standards and the conversation got a tad heated.

My buddy claimed you guys are all over the map when it comes to photo requirements, stating his ire with the different expectations for compliance and grant-funded surveys. He also claimed before and after photos for SHF A & D projects possess yet a different set of specifications. I defended you guys. You're all about the consistency, right? Please settle this argument for us.

**Sincerely,
Loyal in Livermore**

Dear Loyal: I really appreciate your defense, but I'm afraid your friend is correct. Normally we are "all about the consistency." However, currently the photographic standards for National Register nominations, State Register nominations, grant-funded surveys, compliance-generated surveys, and SHF deliverables all differ slightly. We hear your buddy's pain and know it is shared by others who find this situation both confusing and frustrating.

However, there is good news. A diligent group of staff across numerous departments are collaborating to bring as much consistency as possible to the photo standards. Several months ago the National Park Service finalized their policy for photos submitted with National Register nominations. Since this is an item far beyond the sphere of influence of our humble staff, we intend, as much as possible, for the photographic conventions for our other programs to be in keeping with the National Register.

We'll let you know when we are through with this task-- watch this space for more details-- and thanks again for your support.

**Yours,
Les**

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