

# Pillars, Guidelines, Boundaries (and other good stuff)

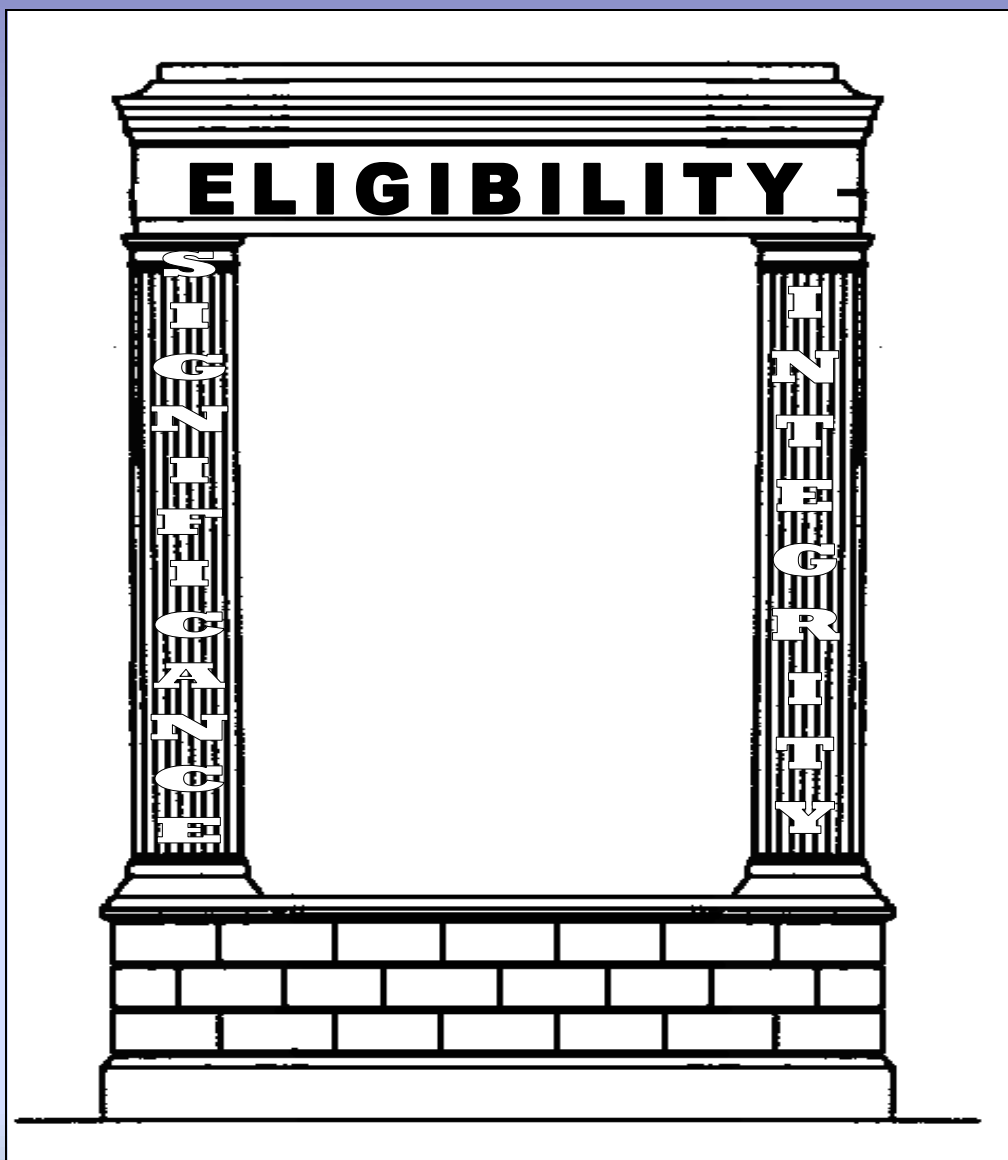


**Elizabeth J. Blackwell**  
**Survey Coordinator**

**October 11, 2013**  
**CLG Training, Durango**



OFFICE *of* ARCHAEOLOGY *and* HISTORIC PRESERVATION



Eligibility for designation, and subsequent listing, is best supported when a property has **significance** and retains **integrity**



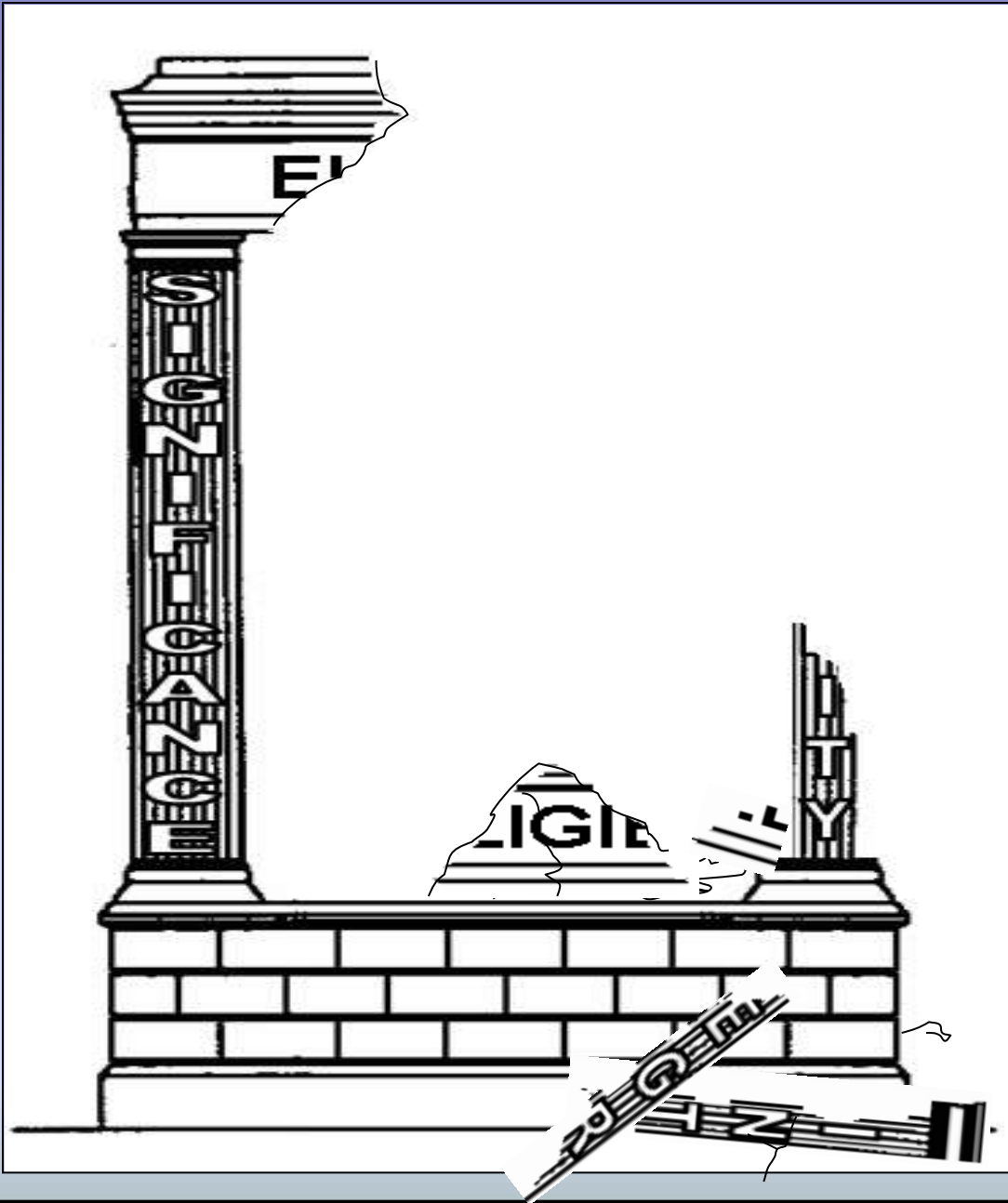


If one  
support is  
weak or  
damaged,



... eligibility collapses.

Significance and Integrity on their own are not capable of carrying the load.



# Which comes first?



**Significance -- THEN Integrity**



**Q: How do you know whether or not a property has Significance?**

**A: Determine if it is a resource that illustrates a historic context.**



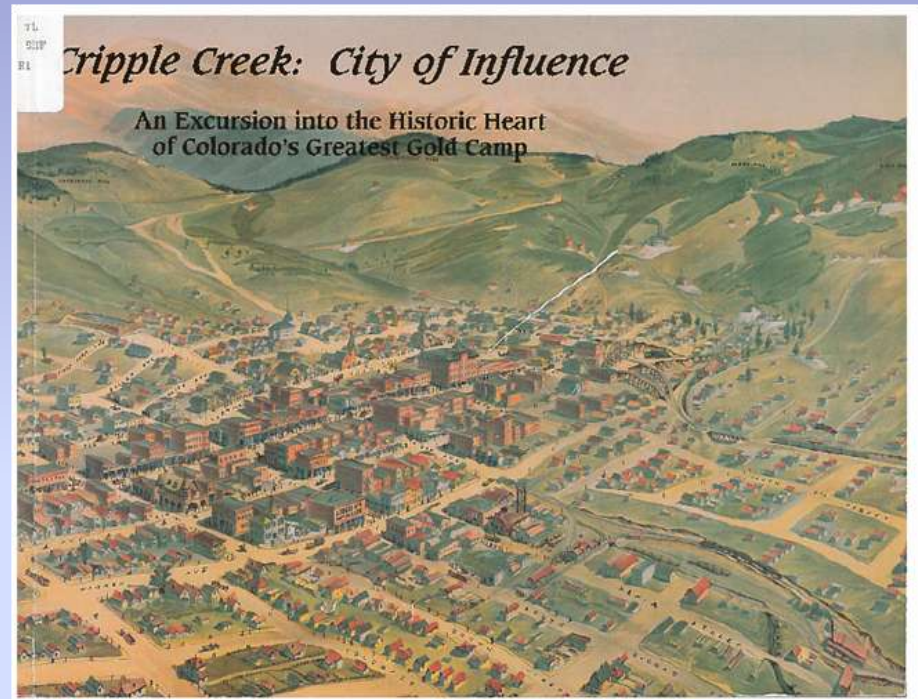
**Q: What is a *Historic Context*?**

**A: Information about historic resources, organized by**

**(1) theme**

**(2) geographic area**

**(3) time period**



**Historic Contexts answer questions:**

**“What is the history of this area?” and**

**“How is the history reflected in the cultural resources?”**

**Historic Contexts identify significant historical patterns, events, people, groups and values.**

**Historic Contexts identify and describe property types in terms of their locational patterns, character-defining features, and preservation issues.**



**Q: How do you determine if a resource illustrates a Historic Context?**

**A1: Know your local Historic Context(s) and the character-defining features of associated property types**



**A2: Document the resource through fieldwork and research to identify:**



**Property type**

**Area of Significance**

**Period of Significance**

**Level of Significance**



# Reconnaissance Survey

COLORED CULTURAL RESOURCES INVENTORY  
Architectural Inventory Form

Project Name: FOWLER STATE BANK Address: 101 S. MAIN STREET City: POWELL, CO.

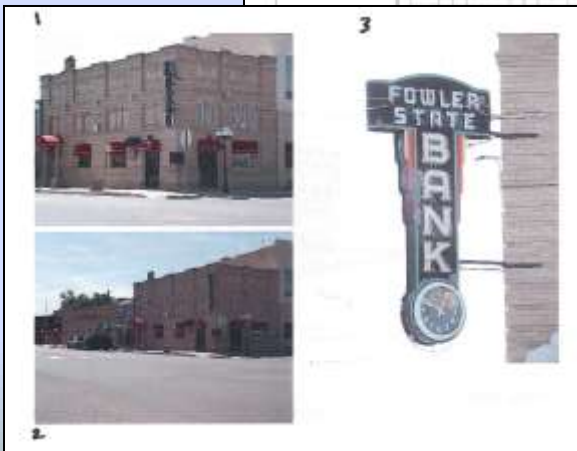
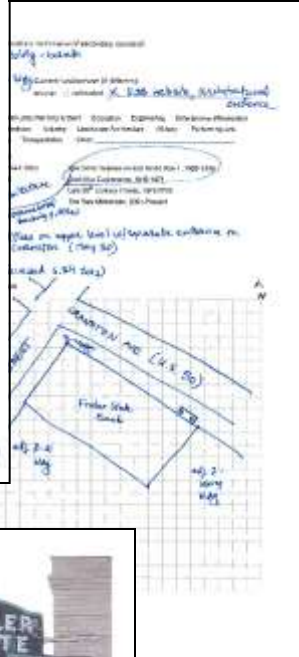
Project Number: 101 Date: 10/10/10

Project Location: 101 S. MAIN STREET City: POWELL, CO.

Project Description: Bank building, 101 S. Main Street, Powell, CO. This is a two-story brick building with a gabled roof. The building is in good condition and is a good example of early 20th-century architecture. It is located on the corner of Main Street and 10th Street. The building is a good example of early 20th-century architecture. It is located on the corner of Main Street and 10th Street.

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# Intensive Survey

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# Property Types (a few examples)

**Single-family dwelling**

**Duplex**

**Apartment complex**

**School**

**Campus**

**Train station**

**Locomotive**

**Streetcar**

**Bridge**

**Parkway**

**Park**

**Garden**

**Amusement park**

**Movie Theater**

**Commercial: retail**

**Commercial: office(s)**

**Commercial: mixed-use**

**Church**

**Cemetery**

**Clinic**

**Hospital**

**Post Office**

**Courthouse**



# Areas of Significance

**Agriculture**  
**Architecture**  
**Archaeology – prehistoric**  
**Archaeology – historic**  
**Art**  
**Commerce**  
**Communications**  
**Community Planning/Development**  
**Conservation**  
**Economics**  
**Education**  
**Engineering**  
**Entertainment/Recreation**  
**Ethnic Heritage**  
**Exploration/Settlement**

**Geography/Community Identity**  
**Health/Medicine**  
**Industry**  
**Invention**  
**Landscape Architecture**  
**Law**  
**Literature**  
**Military**  
**Performing Arts**  
**Politics/Government**  
**Religion**  
**Science**  
**Social History**  
**Transportation**

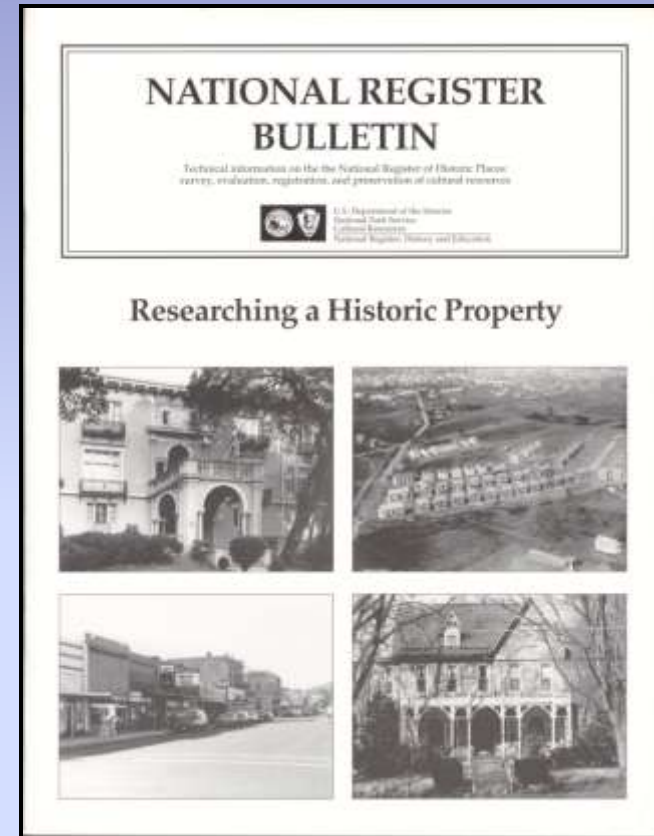


# Period of Significance

**In the Olden Days**  
**Latter Part of the Nineteenth Century**  
**1875-1900**  
**1906-1962**  
**1937**

## Level of Significance

**Local**  
**Regional**  
**Statewide**  
**National**  
**International**



# What is Integrity?

**Integrity is the ability of a property to convey its significance to an informed viewer.**

**It is typically evaluated by looking at 7 specific aspects or characteristics.**



# 7 Aspects of Integrity



**Location  
Setting**

**Association**

**Feeling**

**Design  
Workmanship  
Materials**



**Q: How do you know whether a resource has GOOD Integrity?**

**A: You have to evaluate whether the resource, *within its historic context*, retains those character-defining features that convey historical significance.**



# Property type: **Rural School**



## Areas of Significance

**Education**  
**Entertainment**  
**Politics and Government**  
**Architecture**

## Level of Significance

**Local**

## Periods of Significance

**1890-1936**

**1890**

**1936-1950**



# Rural School #1



**Areas of  
Significance:  
Education  
Architecture**

**Level of  
Significance:  
Local**

**Periods of  
Significance:  
1902-1946  
1902**

**Integrity:  
Retains all 7  
aspects**

*Spencer School, Gunnison County*



# Rural School #2



**Areas of  
Significance  
Education  
Architecture**

**Level of  
Significance  
Local**

**Periods of  
Significance  
1874-1951  
1874**

**Integrity  
Loss of location,  
setting, feeling,  
association**

*Cherry Creek School , Arapahoe County*



# Rural School #3



*Coats Creek School, Mesa County*

**Areas of  
Significance  
Education  
Architecture**

**Level of  
Significance  
Local**

**Periods of  
Significance  
1919-1942  
1919 (original)  
1926 (rebuilt)**

**Integrity  
Loss of location  
(original site) due  
to 1926 relocation**



# Same Building, Different Designations



# Fire Station No. 3 (former)

Built 1888

Used as fire station 1888-1931

Contributing building  
in the  
Welton Street  
Denver Landmark District



**District Areas of Significance**

History: African-American

Architecture: Commercial

**District Period of Significance**

1870-1970



# Glenarm U.S.O. Club / Glenarm Recreation Center

Individually listed on the Colorado State Register of Historic Properties



Period of Significance

1941-1970



Areas of Significance

Ethnic Heritage: Black  
Military History      Social History





## Fire Station No. 3 (second)

Built 1931

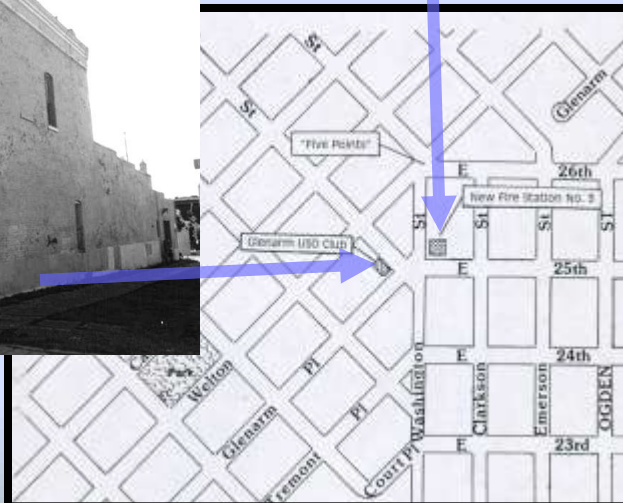
Used as fire station 1931-present

Individually listed as a  
Denver Historic Landmark

## Areas of Significance

History: African-American  
Architecture: Fire Station

Period of Significance  
1931- 1970



# Historic District Designation



# What *is* a Historic District?

**A historic district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.**



# Significance

A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values.

Districts are often significant for more than one reason. For example, a business district may be significant for its commercial history as well as its architecture.



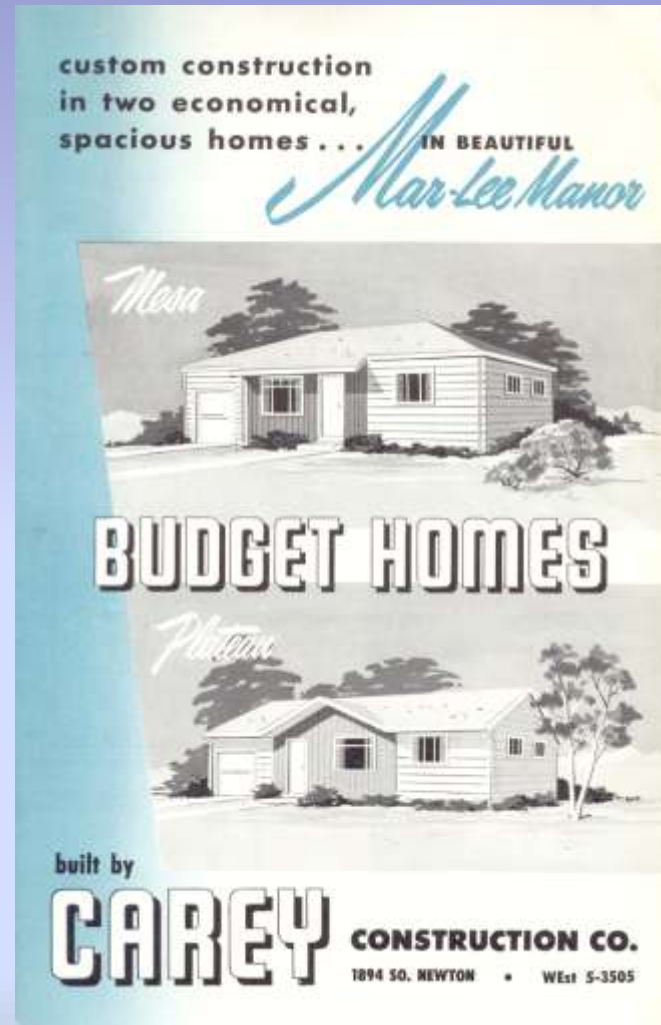
View of Cripple Creek September 15th 1897. Looking North-West.



# Concentration, Linkage, & Continuity

A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources.

The identity of a district results from the interrelationship of its resources, which convey a visual sense of the overall historic environment or form an arrangement of historically or functionally related properties.



# Sites, Buildings, Structures, and Objects

**A district can include properties that lack individual distinction and individually distinctive features that serve as focal points.**

**It may even be considered eligible if *all* of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context.**

**In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.**



# NATIONAL REGISTER BULLETIN

Technical information on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places.

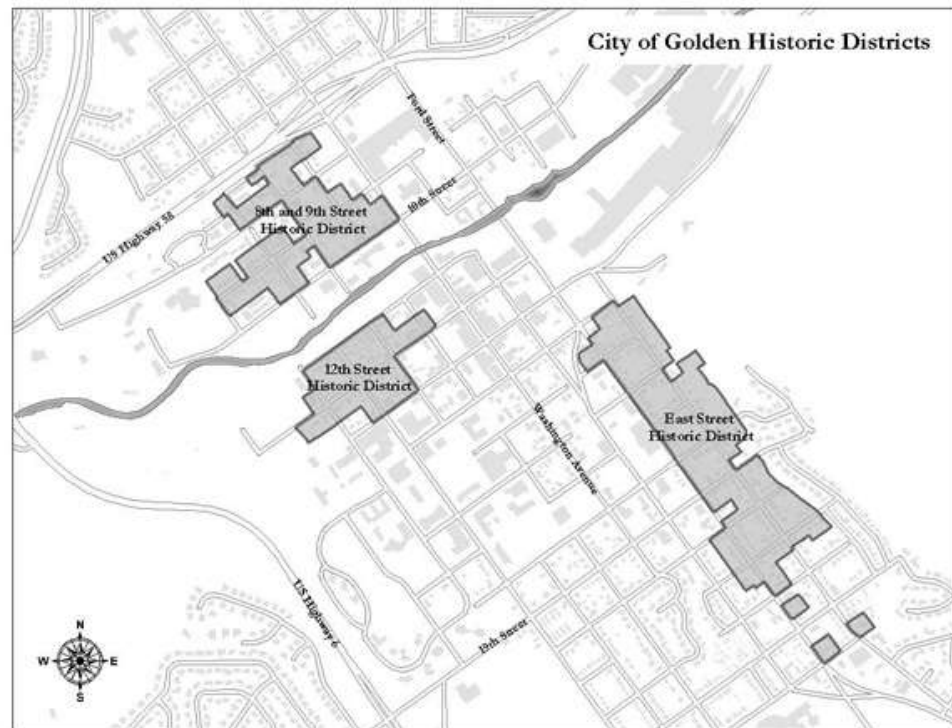


U.S. Department of the Interior  
National Park Service  
Cultural Resources  
Historic Preservation Division

## DEFINING BOUNDARIES FOR NATIONAL REGISTER PROPERTIES



# Defining Boundaries




The map shows the Arrowhead Subdivision with the following streets and lot numbers:

- W. Berry Ave:** 4015, 4089, 4059, 4049, 4029, 3989, 3969, 3929, 3889, 3789, 3769, 3749, 3719, 3701, 3659.
- W. Camargo Rd:** 5385, 5405, 5415, 5425, 5435, 5445, 5455, 5465, 5475, 5485, 5487, 4015.
- W. Manitou Rd:** 5405, 5409, 5411, 5413, 5415, 5421, 5427, 5431, 5435, 5445, 5455, 5465, 5475, 5485, 5495, 3905.
- W. Mohawk Rd:** 3890, 5305, 5375, 5370, 5380, 5400, 5420, 5440, 5460, 5470, 5480, 3895, 5485.
- W. Chimayo Rd:** 3790, 5305, 5375, 5370, 5380, 5400, 5420, 5440, 5460, 5470, 5480, 5490, 3605.
- Arrowhead Rd:** 3090, 3050, 3040, 3030, 3750, 3760, 5301, 3625.

**Legend:**

- Original Subdivision Boundary (solid line)
- Proposed Historic District Boundary (dashed line)

**North Arrow:** N

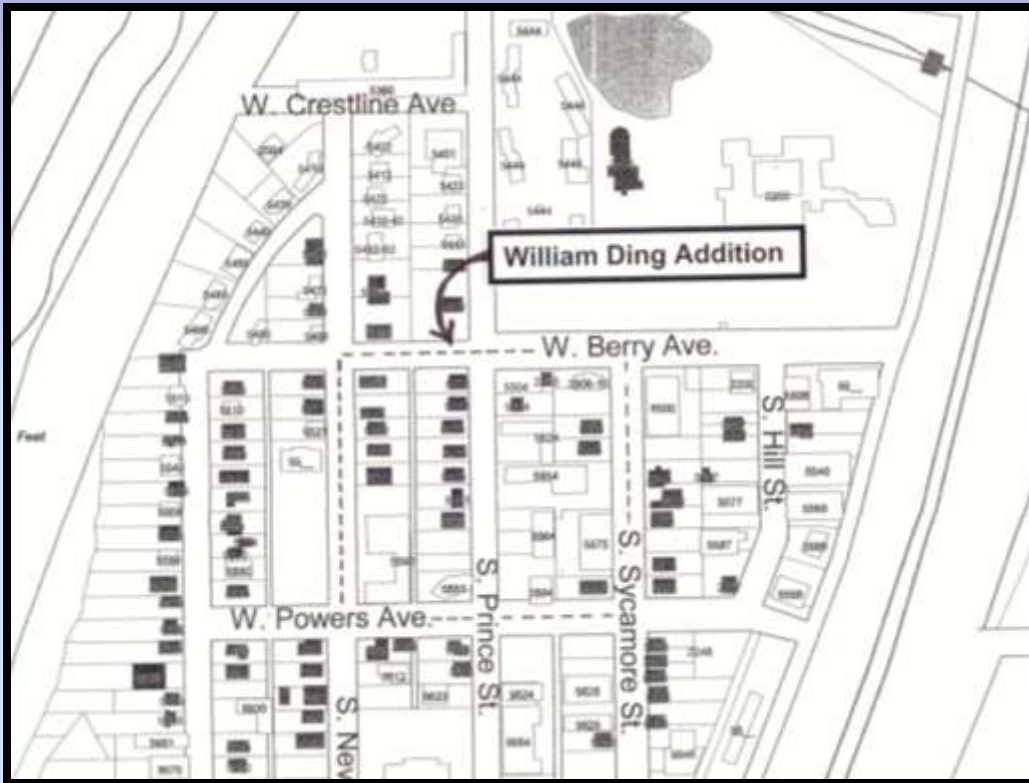
 OFFICE of ARCHAEOLOGY and HISTORIC PRESERVATION

# **Defensible boundaries can be determined using a basic 3-step process:**

- 1. Establish significance**
- 2. Define/describe boundary**
- 3. Justify boundary**



# Step 1: Establish Significance



Area of Significance:  
**Community Development**

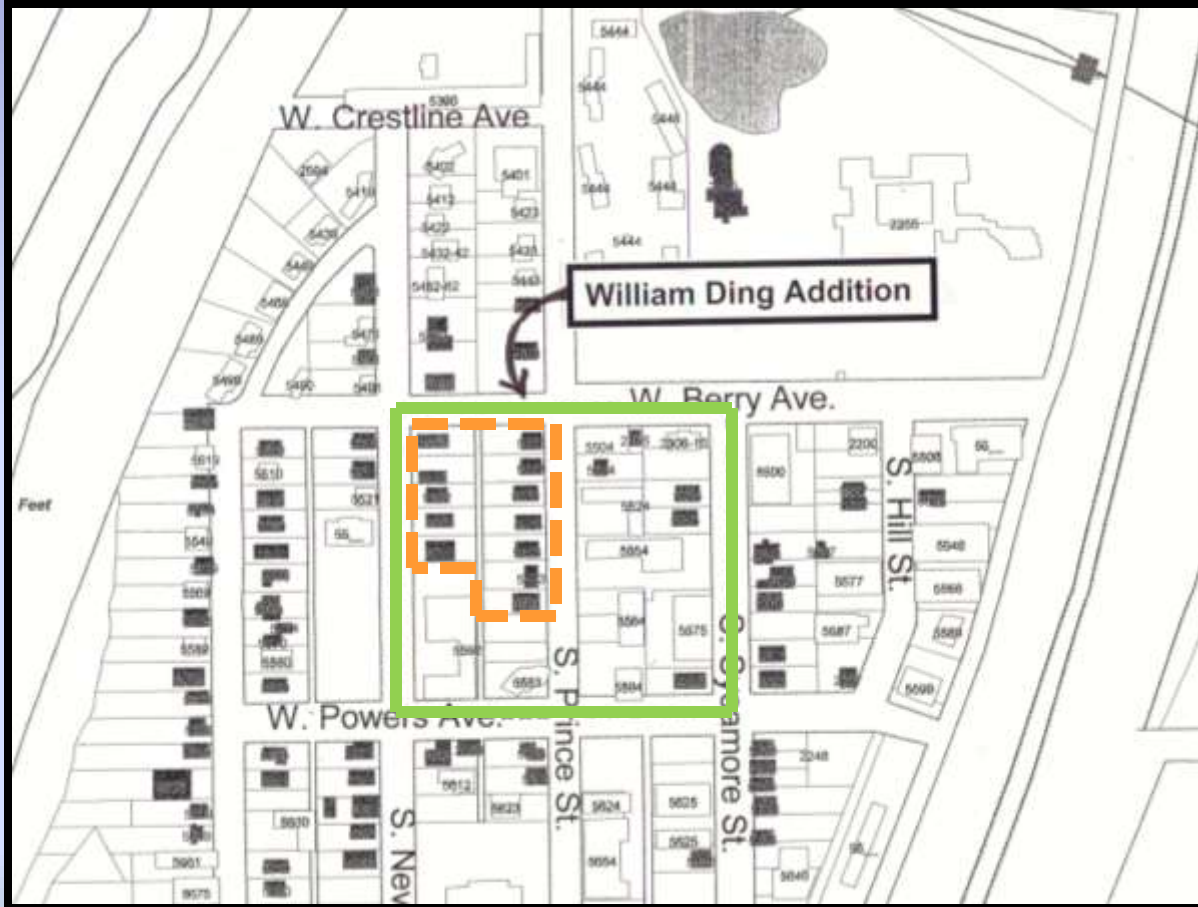
Period of Significance:  
**1920-1929**

Level of Significance:  
**Local**



# Step 2: Define/describe boundary

## Step 3: Justify boundary

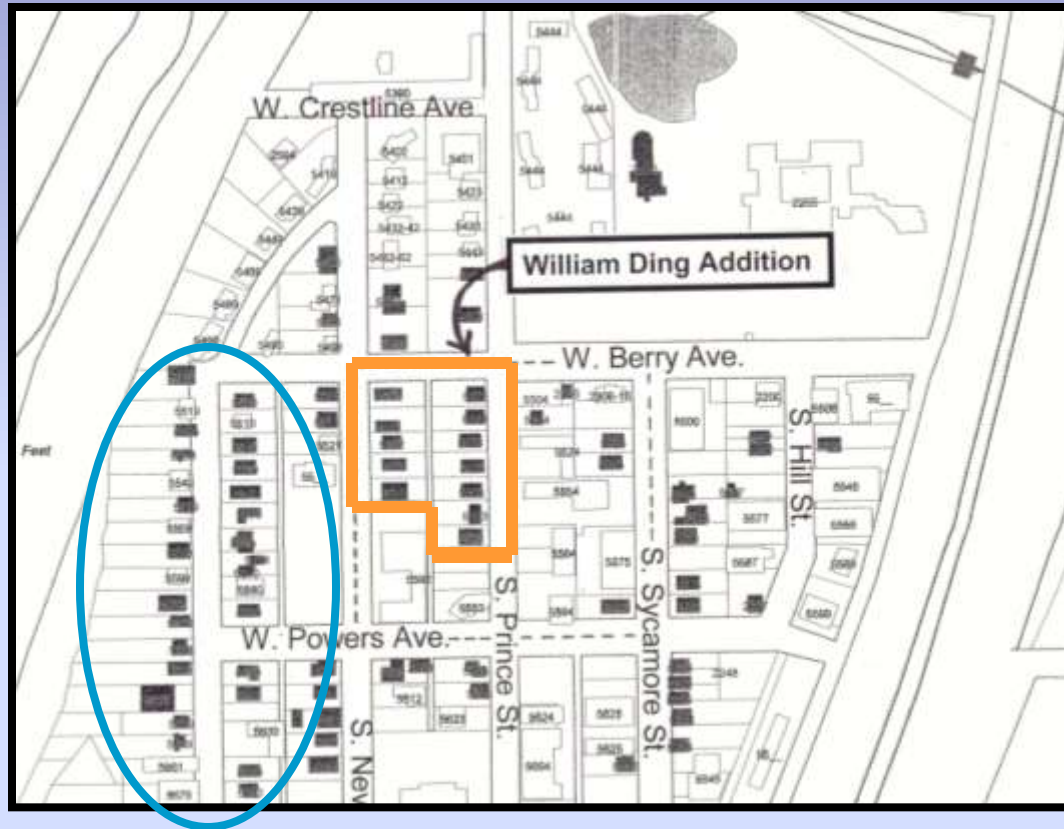


**Maximum potential size of district is determined by historic development**

**Defensible district boundary reflects the area that still retains integrity to the period of significance**



# Defining and justifying boundary



**Nearby areas with a concentration of old buildings and a very different type of historical or architectural significance might comprise another district**



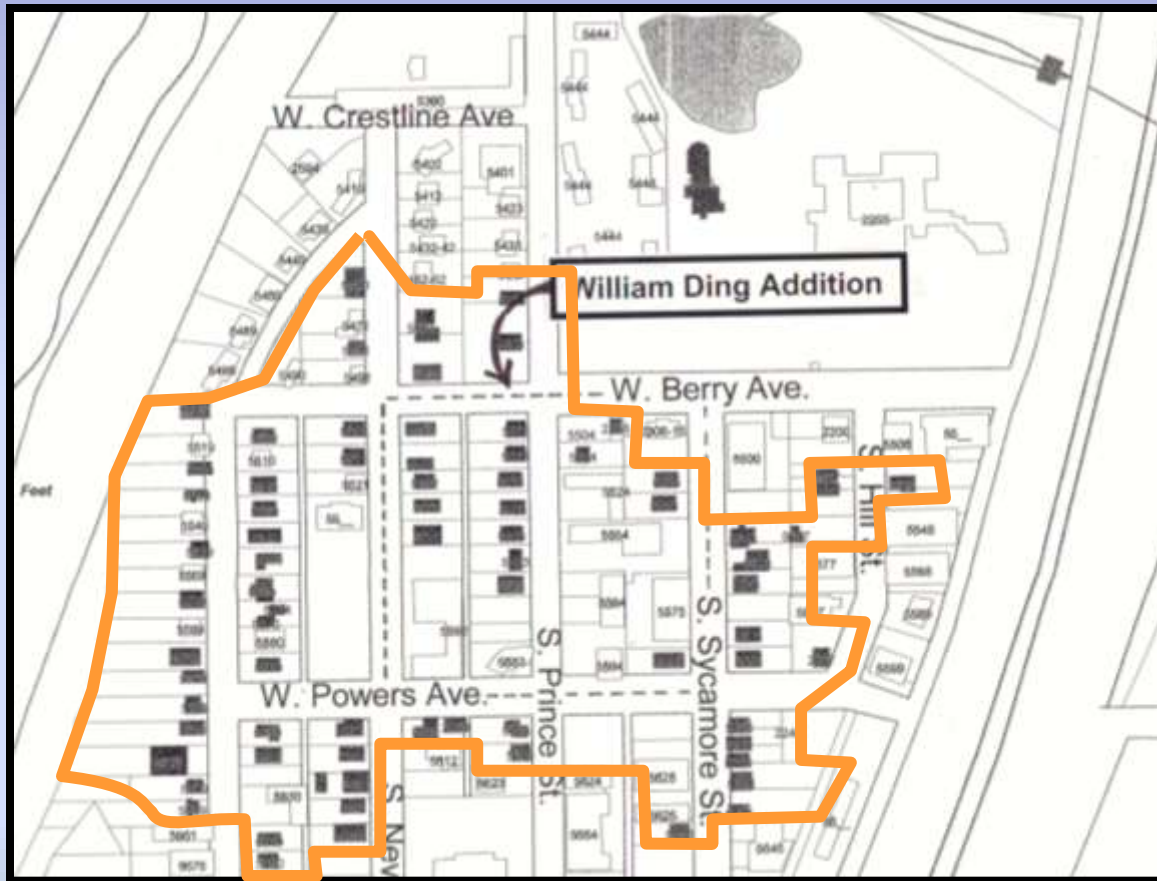
# Defining and justifying boundary



**Adjacent areas that also have old buildings would be excluded from a narrowly-defined district because they do not represent the same type of historical or architectural significance**



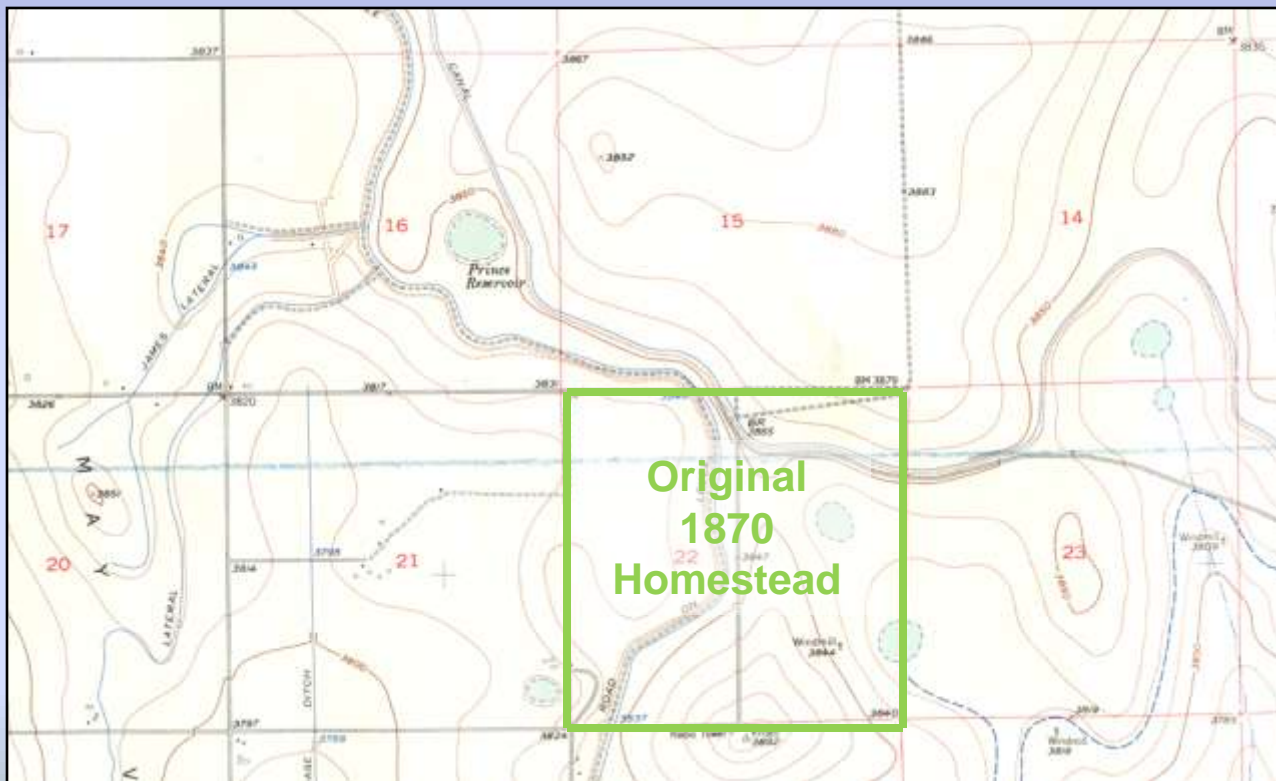
# Defining and justifying boundary



**Districts *can* have several areas of significance, a wide range of property types, and a defensible boundary that is larger and includes many more buildings.**



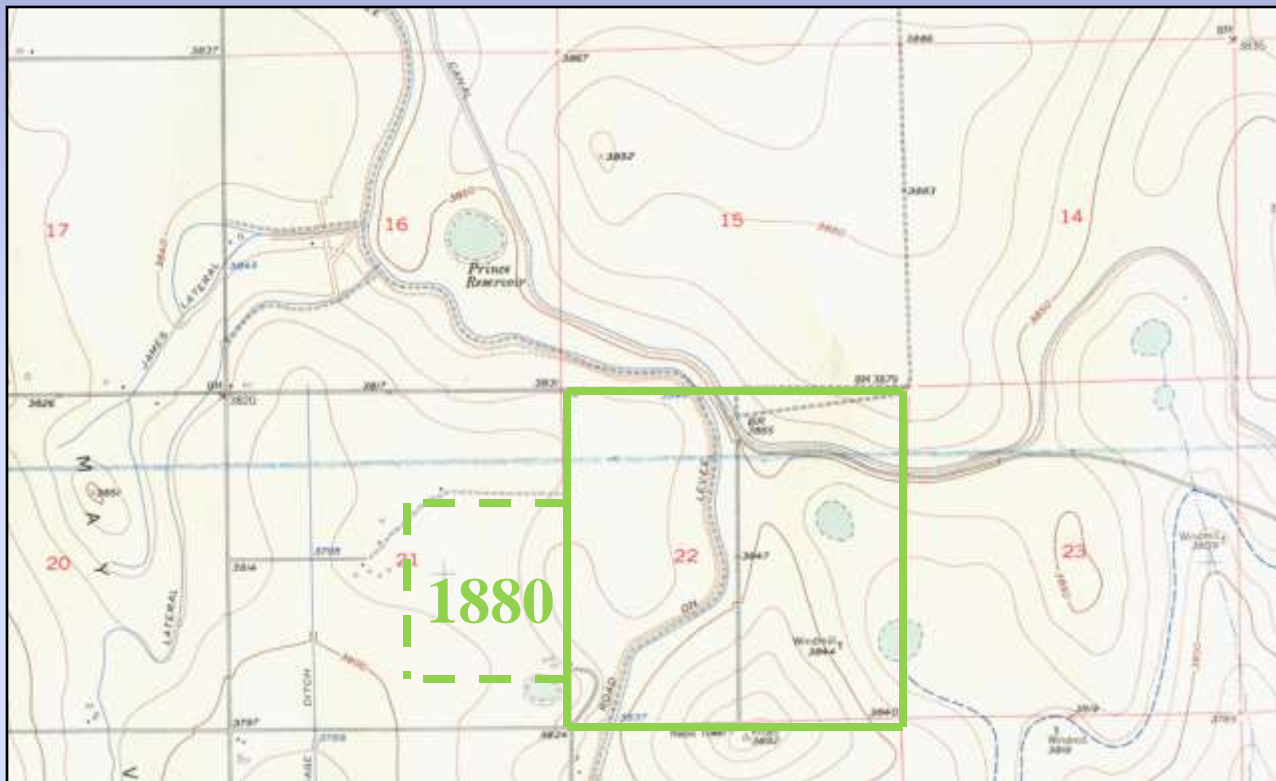
# Defining and justifying boundaries for rural properties where ownership and historic uses have changed over time



**Homestead  
established  
in 1870  
included one  
Section**



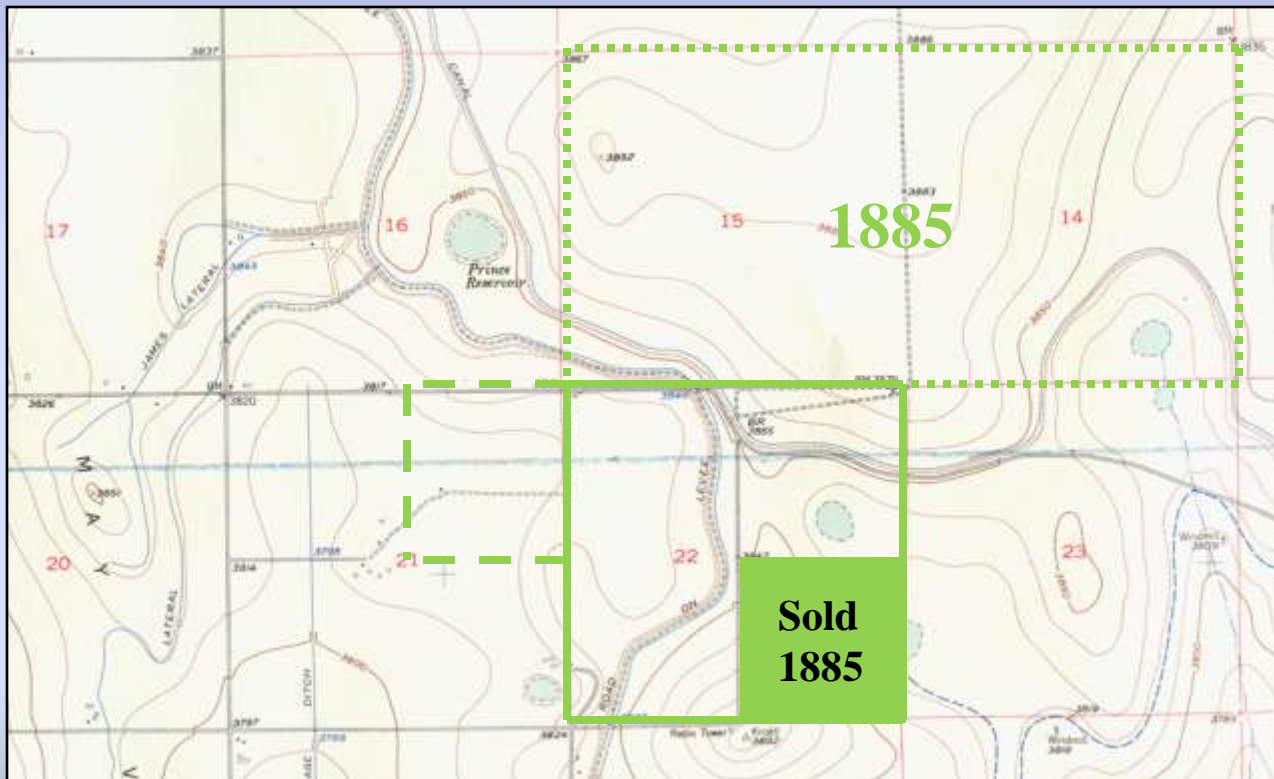
# Historic boundaries may have changed over time



**Original  
owner  
expanded  
holdings by  
purchasing  
adjoining  
Quarter  
Section in  
1880**



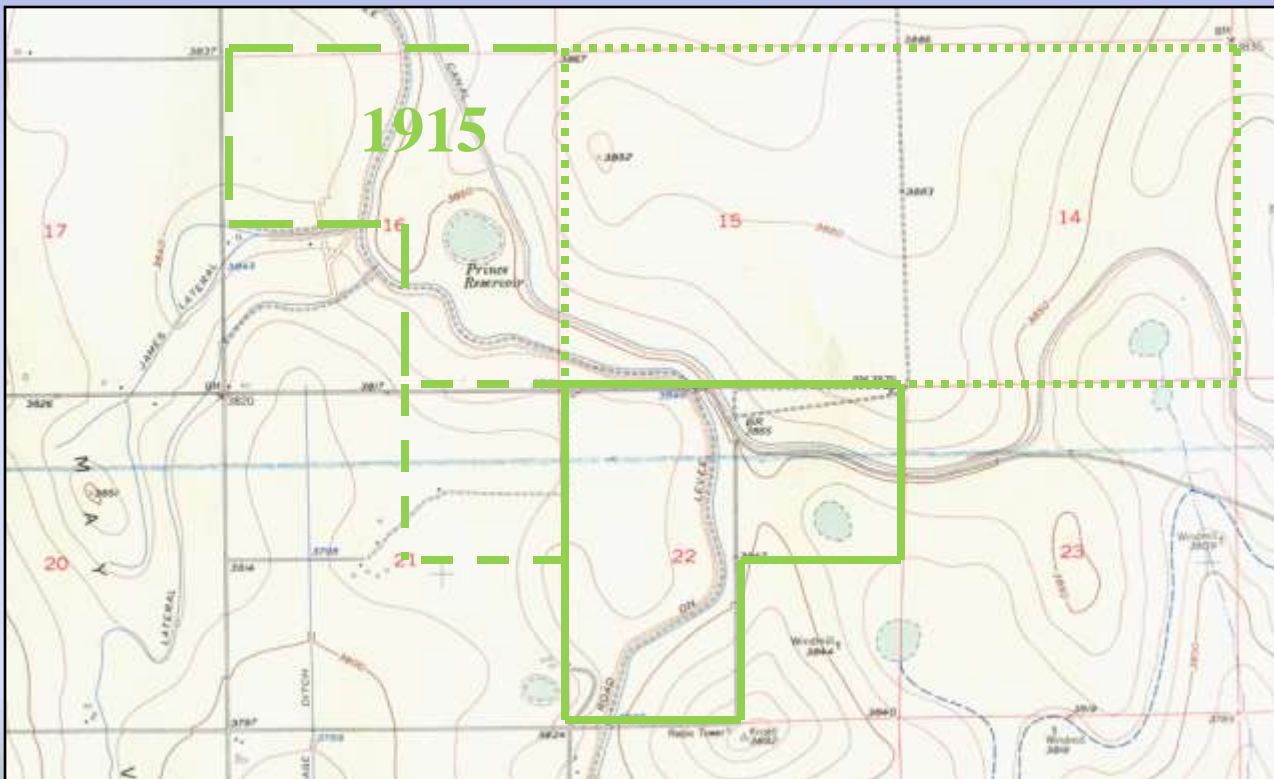
# Historic boundaries may have changed over time



**Original owner purchased two adjoining Sections and sold off a Quarter Section of the original property in 1885**



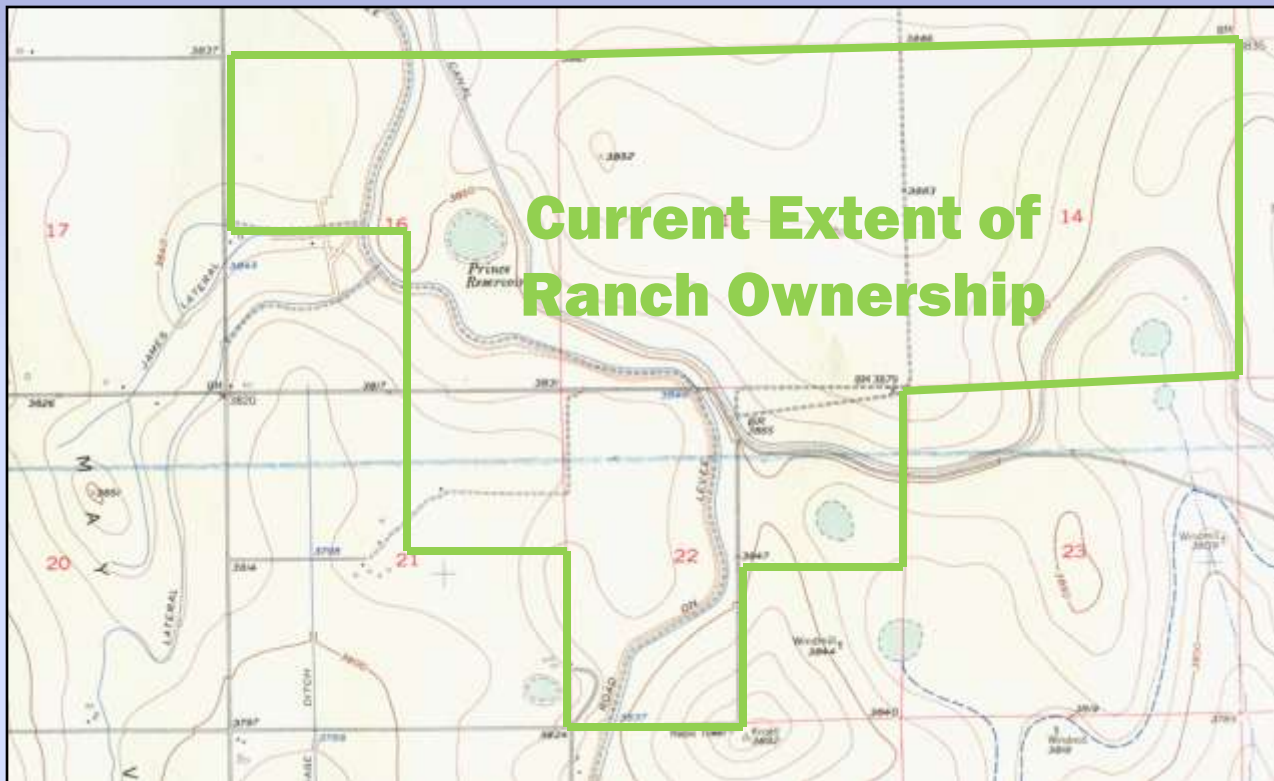
# Historic associations (uses, owners) may have changed over time



**Original owner dies in 1912; his son takes over the ranch, buys three adjoining Quarter Sections in 1915, and builds a Craftsman Bungalow style home in 1928**



# Defining and justifying boundary



**No changes to the ranch boundaries were made after 1915; the family continues to own and operate the ranch to the present day**



A topographic map of the Prince Reservoir area. The map features contour lines, a grid system, and various geographical labels. A green solid line and an orange dashed line are overlaid on the map, likely indicating specific boundaries or paths. The green line forms a large rectangle with an internal horizontal segment, while the orange dashed line follows a similar but slightly offset path. Key features include Prince Reservoir, James Lateral, and various elevation points.

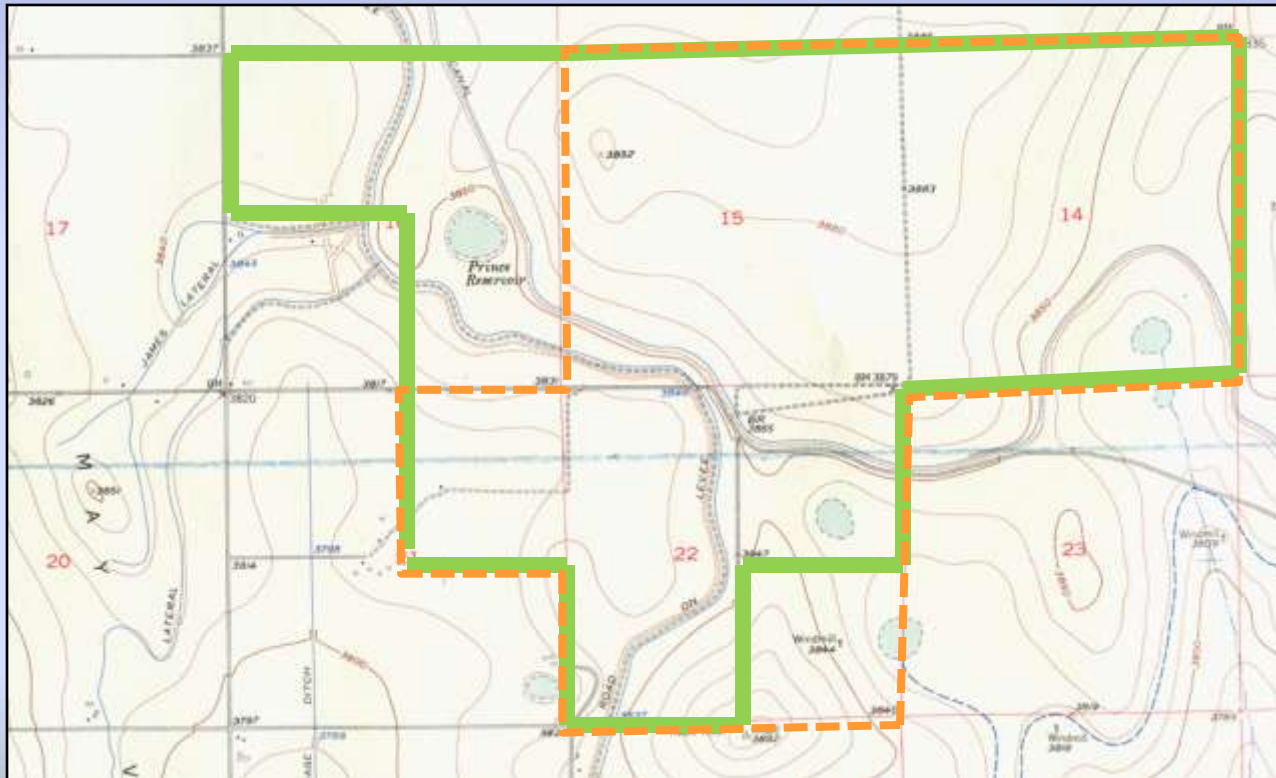
## Areas of Significance

## Settlement Agriculture

## Period of Significance

## 1870-1912

# So -- what are the boundaries for this rural landscape district?



**Option 2:**  
**recognizes**  
**ranching uses,**  
**home design;**  
**excludes area no**  
**longer owned by**  
**family**

**Areas of**  
**Significance**  
**Settlement**  
**Agriculture**  
**Architecture**

**Period of**  
**Significance**  
**1870-1962**



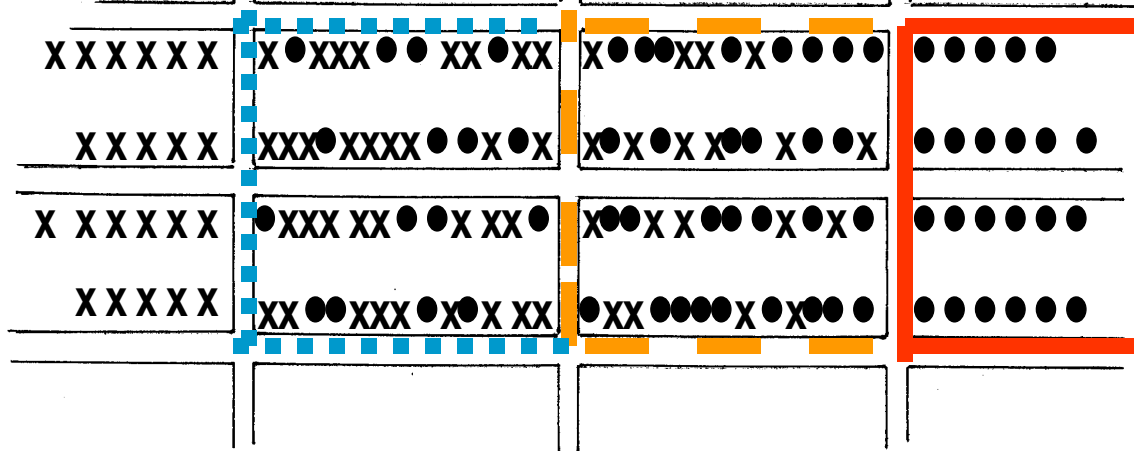
**In towns and urban settings, boundaries that reflect significance and integrity through the density and distribution of contributing resources are defensible**



N



Density of Resources  
Chock Full of 'O's Historic District



- Red Boundary: All 'O's
- ↓
- Orange Boundary: +30 'O's & +16 'X's
- ↓
- - - Blue Boundary: +16 'O's & +37 'X's

# Density

Boundaries that encompass a higher proportion of Contributing resources ('O's) than Non-contributing resources ('X's) are more defensible

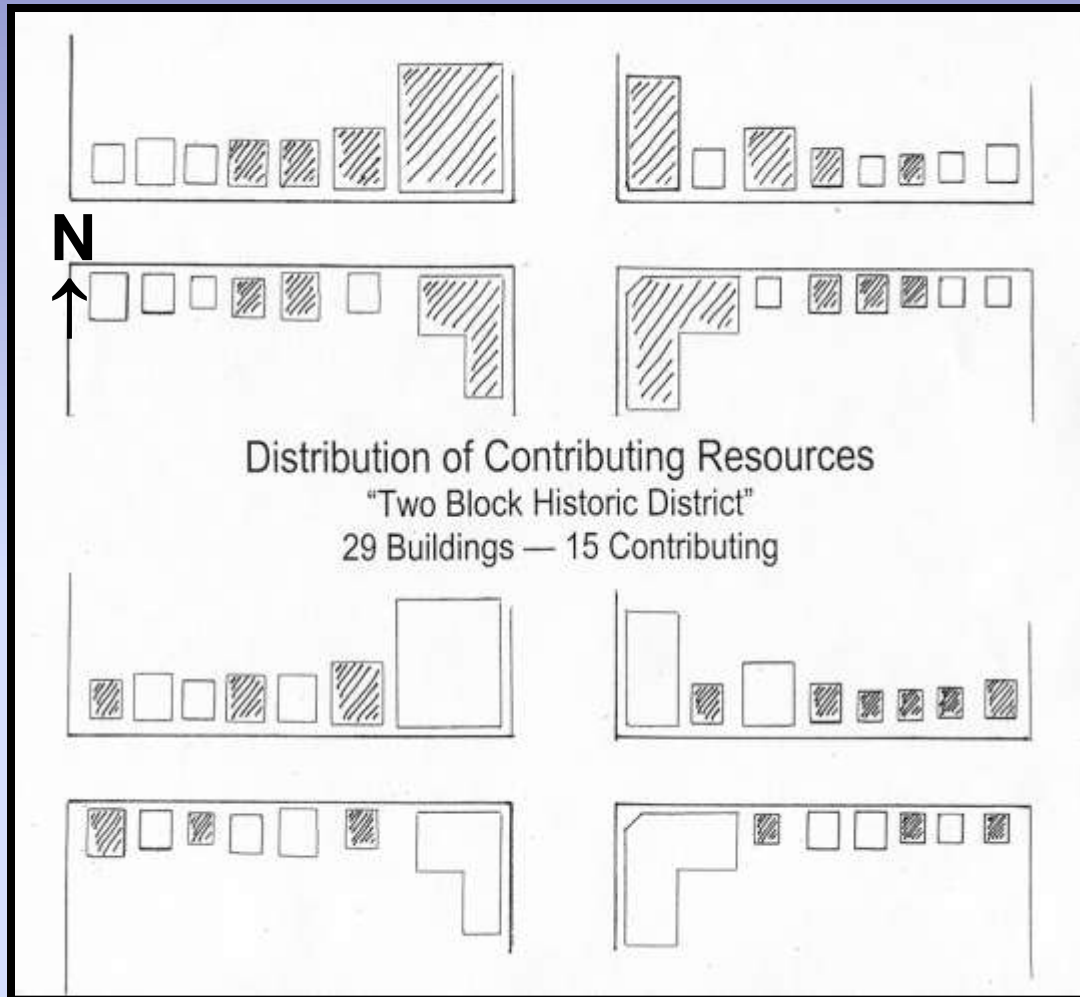
# Distribution

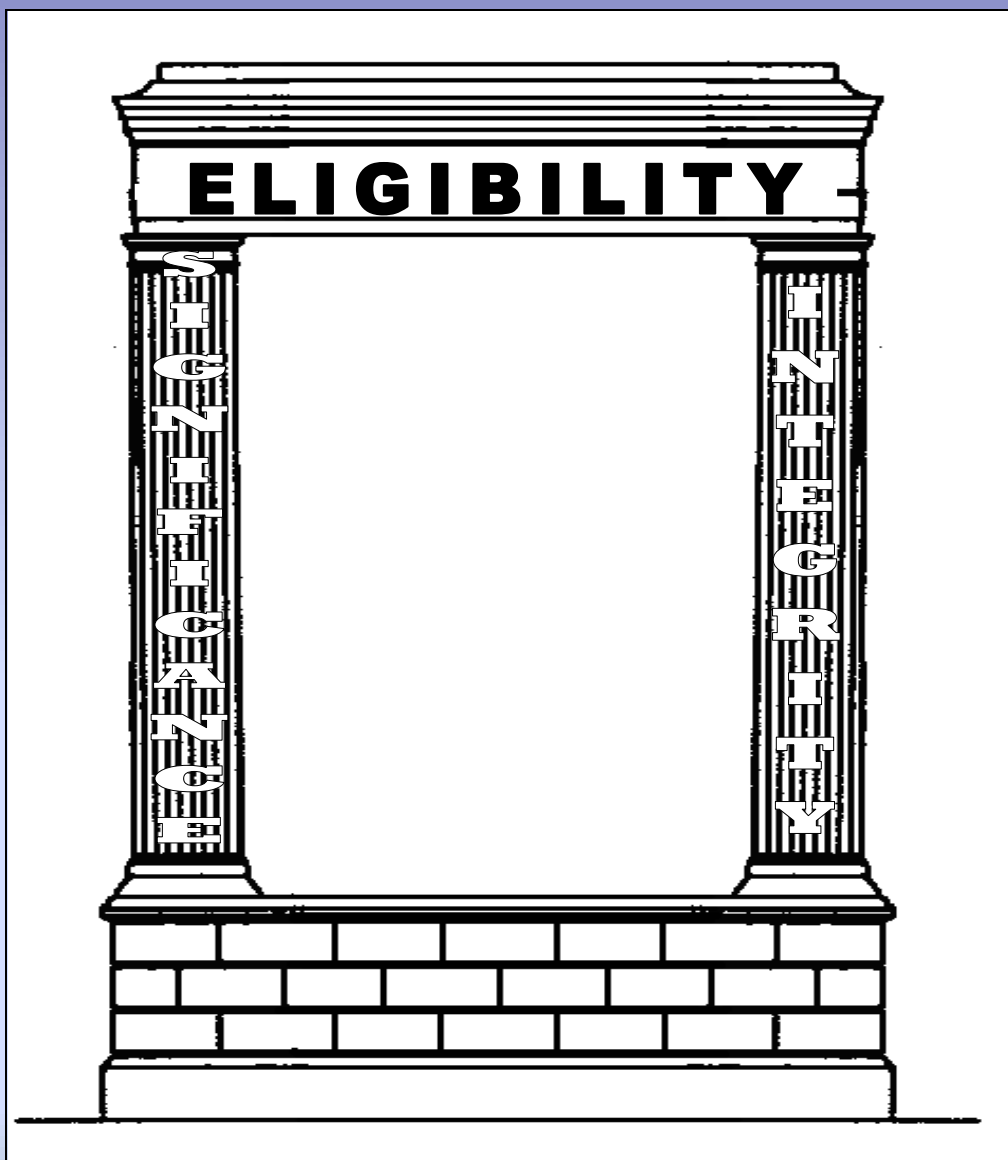
Shaded = contributing  
Unshaded = noncontributing

Density in both scenarios  
is the same:

**52%**

The first scenario has  
**greater block coverage** of  
contributing resources and  
**better visual continuity of  
the streetscape**, making it a  
stronger district.





**Guarding and protecting the integrity of significant properties is what historic preservation is all about.**

**Design guidelines enable property owners to make updates and changes while still protecting integrity.**



# What are design guidelines?

- Framework for design decisions in historic districts. Often applies to new construction and work on existing buildings.
- A tool to maintain the significant character-defining features of an area.
- Reference for Historic Preservation Commissions to use in making decisions on certificates of alteration.
- Often address issues such as materials, footprint, and scale.

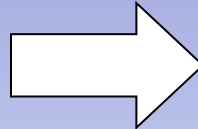
**Guidelines should align with the *Secretary of the Interior's Standards for Rehabilitation*.**



# Design Guidelines are an integral part of an effective local historic preservation program

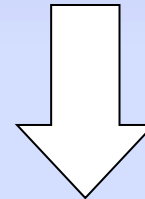
## **Identification**

Survey records the location and boundaries of the proposed district or landmark property



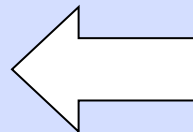
## **Documentation**

Survey documents the history and character-defining features of the proposed district or landmark property



## **Designation**

National Register, State Register, and/or Local Landmark



## **Development of Design Guidelines**

based upon identified character-defining features documented in designation and local needs



# Thank you!

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