

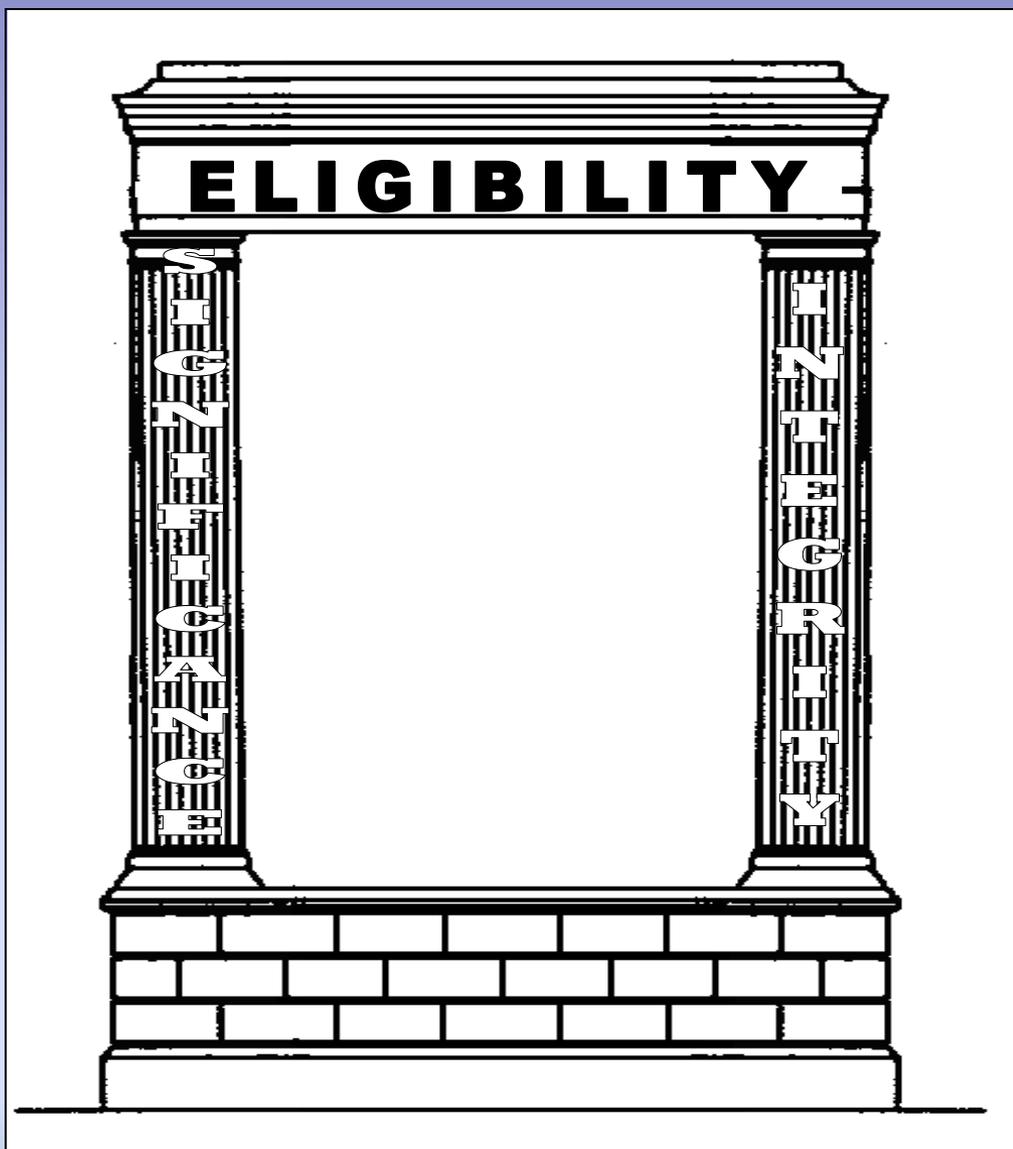
# Pillars, Guidelines, Boundaries (and other good stuff)



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

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





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

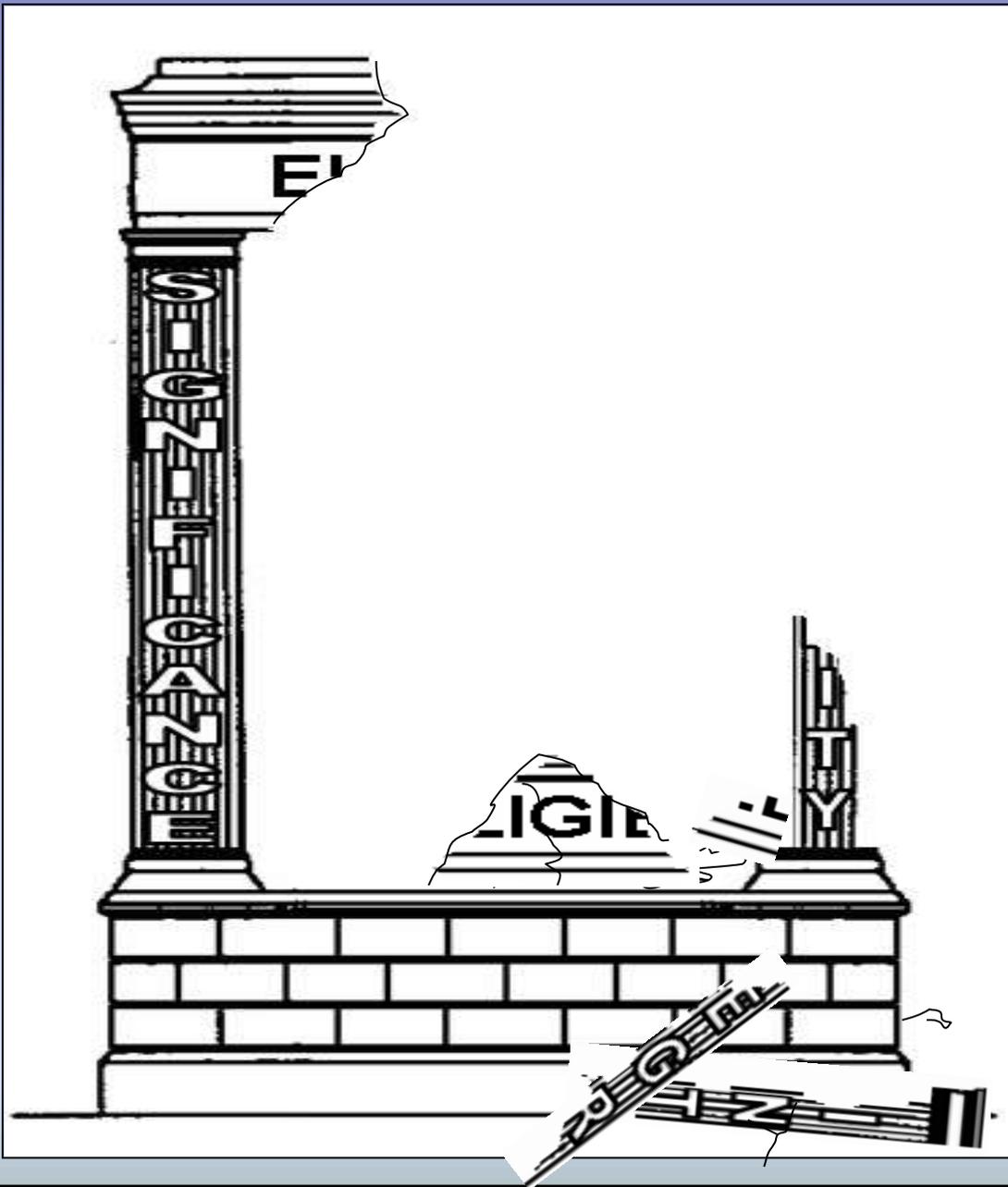




If one support is weak or damaged,

... 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.**



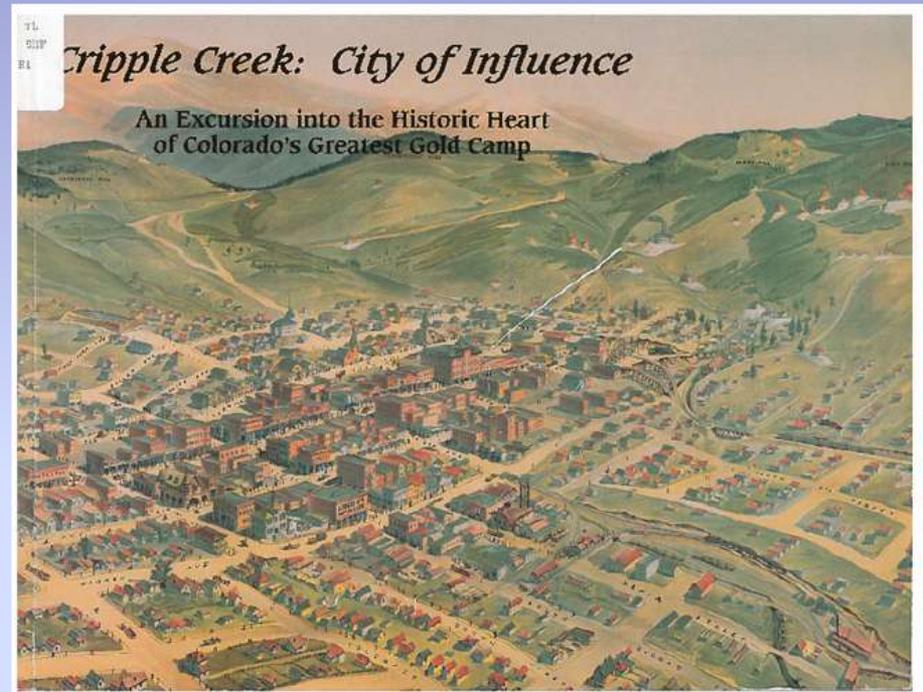
# Q: What is a *Historic Context*?

**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

**IDENTIFICATION**

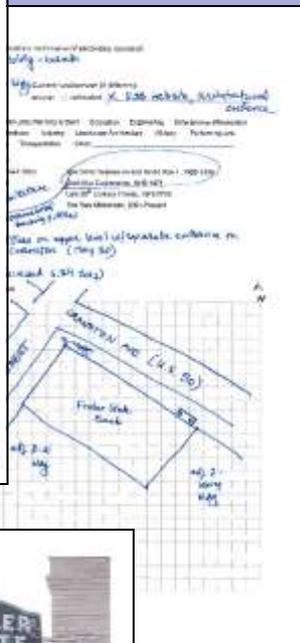
1. Resource Number: 20030114  
2. Temporary Resource Number: 10  
3. County: Denver  
4. City: Denver  
5. Historic Building Name: Jones House  
6. Current Building Name: First House  
7. Building Address: 2141 Newton St.  
8. Owner Name and Address: Thru, County St 2141 Newton St, Denver, CO 80202  
9. Parcel Number: 20030114  
10. WPA/LSO Street Number: 2141-112

**GEOGRAPHIC INFORMATION**

11. F.R. 55 Township 33 Range 68  
12. UTM Reference Zone 11 Easting 562000 Northing 4417110  
13. USGS Quad Name: Arapahoe, Year: 1986, Map Scale: 1:50,000  
14. Lot No.: 12, Addition: 1st Flc, Block: 5, Year of Addition: 1920

**ARCHITECTURAL DESCRIPTION**

14. Building Form (simplest shape): Irregular  
15. Dimensions in feet: Length 30, Width 20  
16. Stories: 1 1/2  
17. Primary Exterior Wall Material(s): Concrete block masonry  
18. Roof Configuration (enter no more than one): Flat  
19. Primary Exterior Roof Material (enter no more than one): Asphalt/Composition  
20. Special Features (enter all that apply): Segmental arch windows, turret, decorative stonework, porch, chimney, lantern, turret  
21. General Architecture Description: One and a half story Queen Anne style brick dwelling with gabled roof and gable roof on upper floor prominent roof level on southeast corner. The roof has composition asphalt shingles and overhanging eaves, and there is a small chimney on the east. There are paired brick walls with decorative stonework and a full stone foundation. The gables have a four gabled roof projecting bay with ornate woodwork and a full stone foundation. The gable face is clad with horizontal decorative stonework and has ornate double hung wood through the entire window with a decorative pediment and round stone sill. On the first story it is clad with horizontal brick, tapered porch walls with decorative glass in the transoms. The square front of the entrance corner has stonework walls, a paired three pane glass and double hung wood window, and a round base above a flat entry porch with the second floor.



# Intensive Survey

COLORED CULTURAL RESOURCES INVENTORY  
Architectural Inventory Form

**IDENTIFICATION**

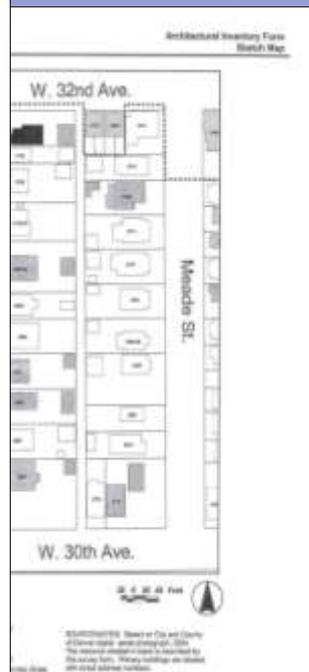
1. Resource Number: 20030114  
2. Temporary Resource Number: 10  
3. County: Denver  
4. City: Denver  
5. Historic Building Name: Jones House  
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# Property Types (a few examples)

**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**

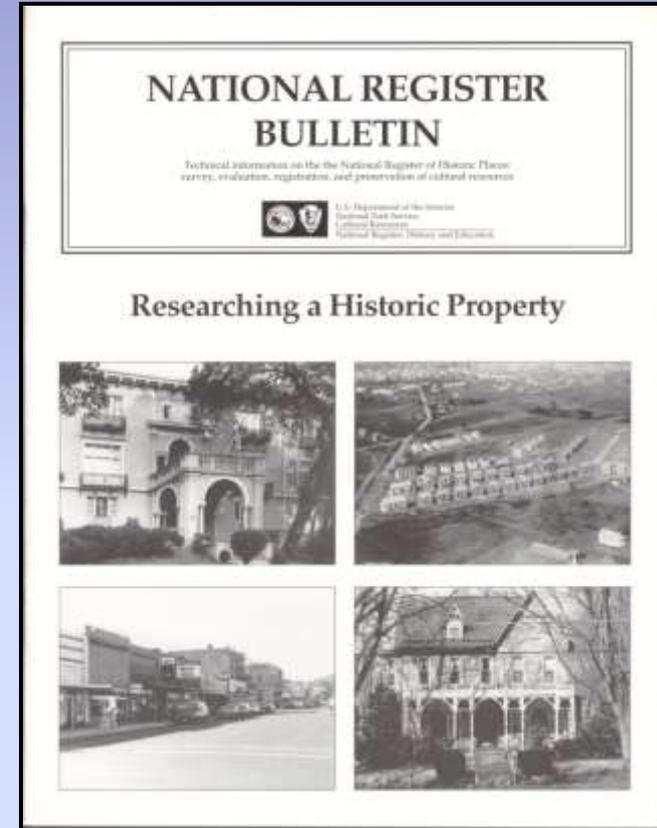


# Period of Significance

**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**

**Design**

**Feeling**

**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

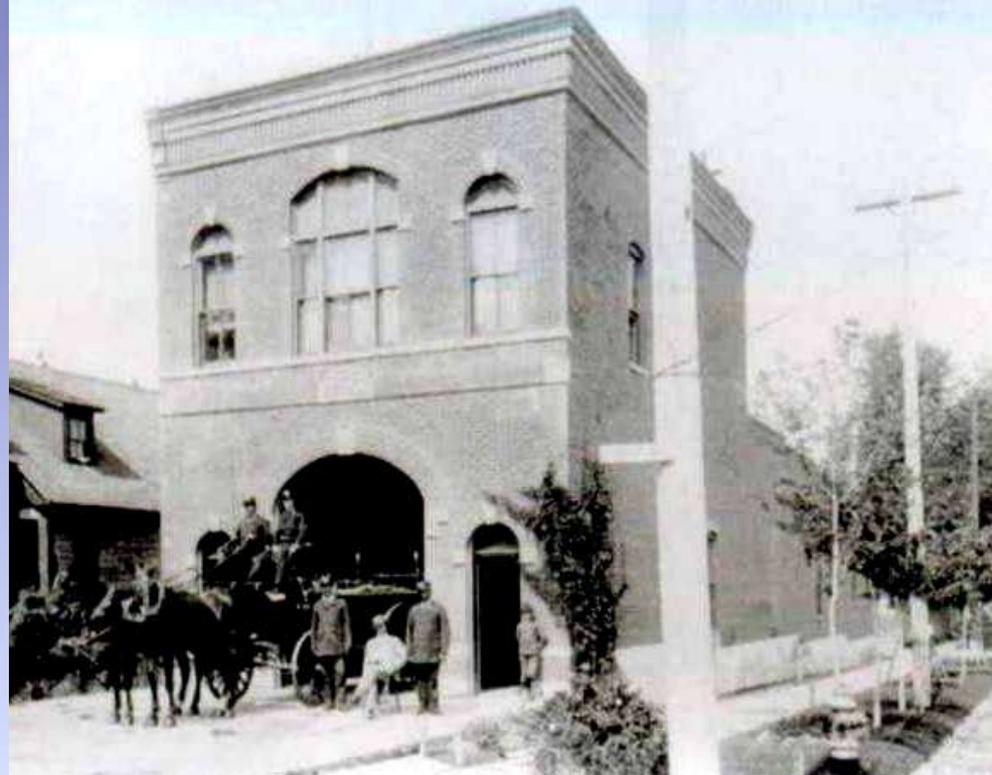


# Fire Station No. 3 (former)

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

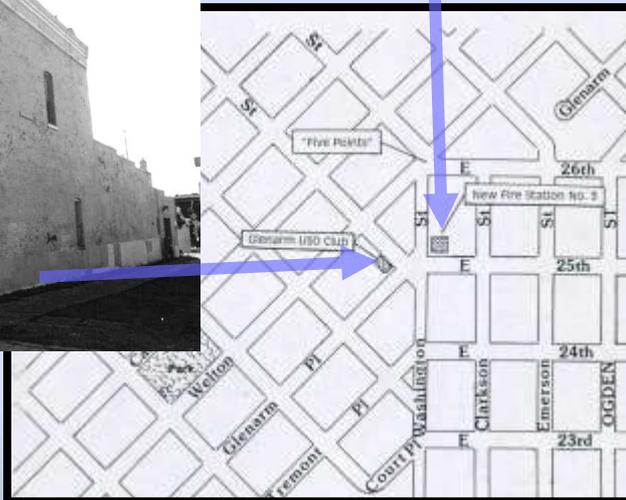
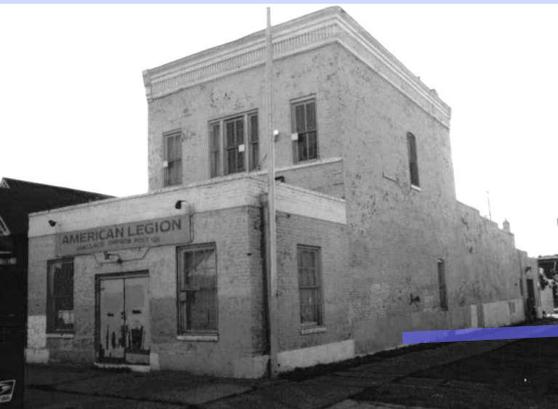
Used as fire station 1931-present

Individually listed as a  
Denver Historic Landmark

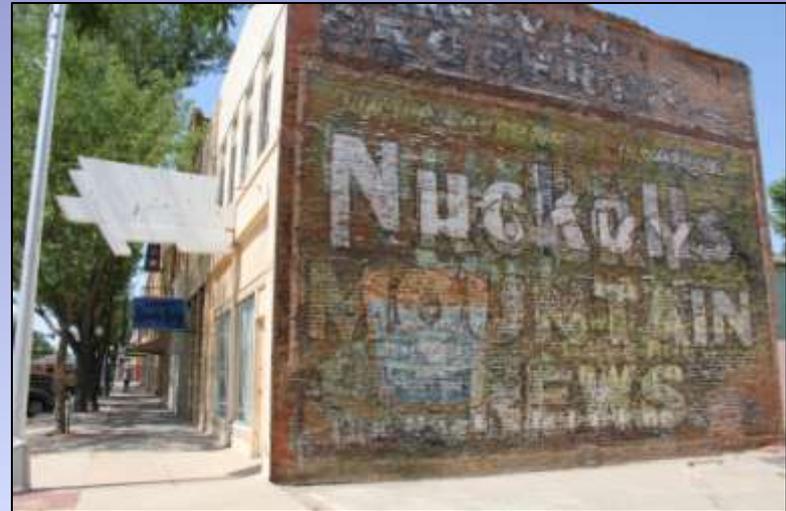
### Areas of Significance

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.**



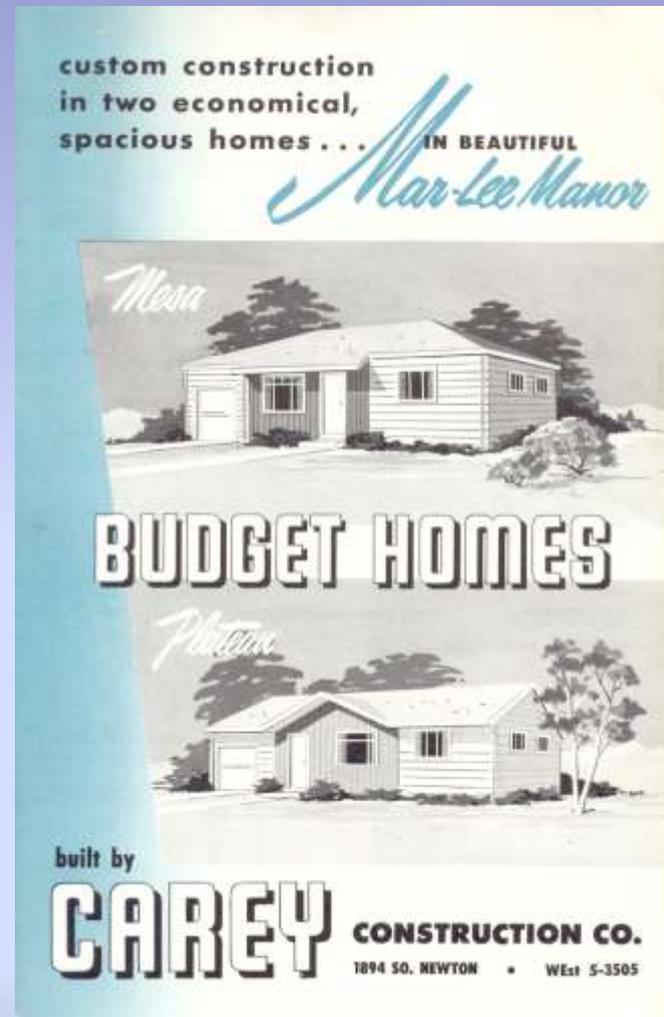
View of Cripple Creek September 15th 1897. Looking North-West.



# 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.**

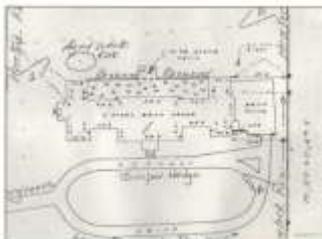


# NATIONAL REGISTER BULLETIN

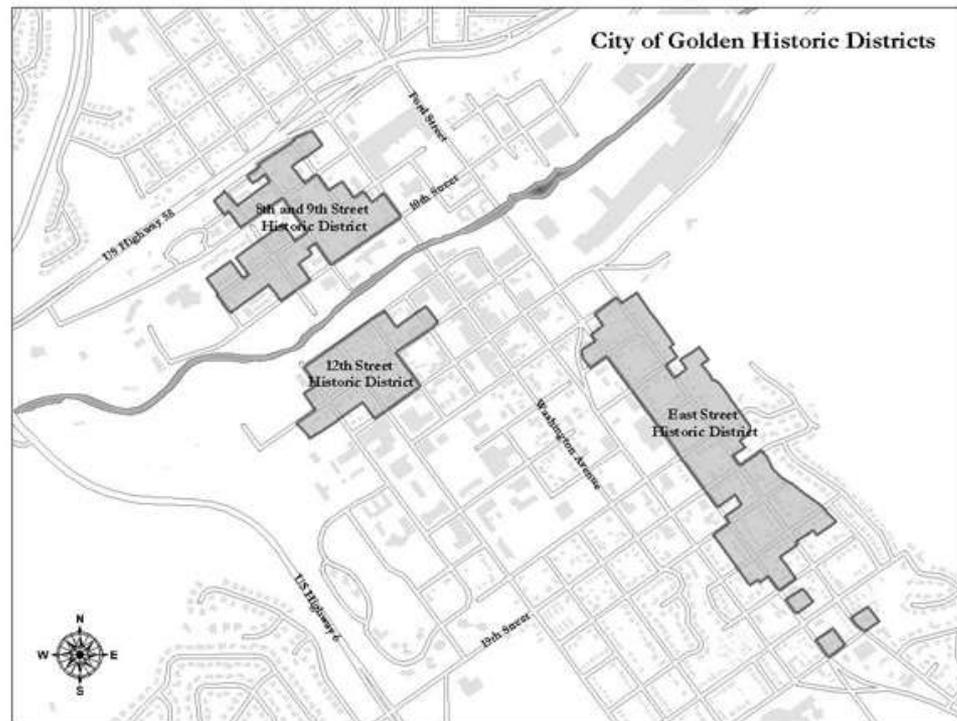
Technical information on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places



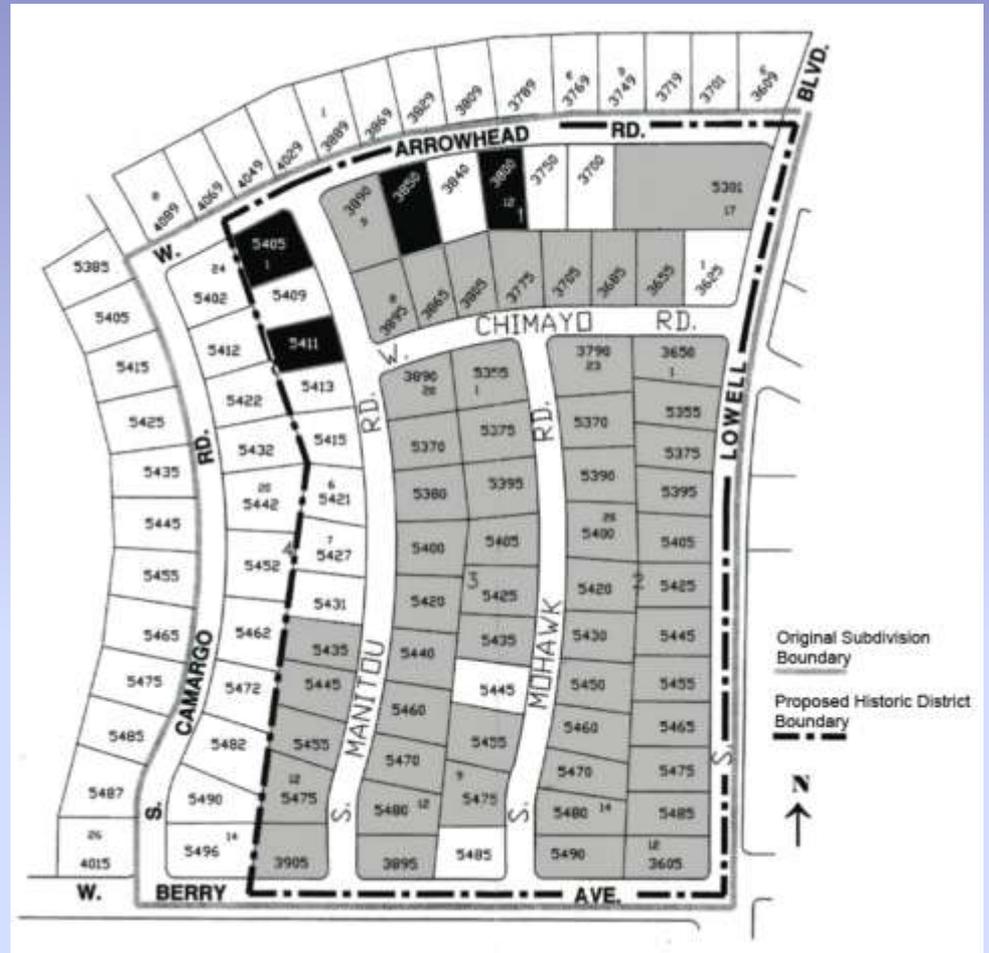
## DEFINING BOUNDARIES FOR NATIONAL REGISTER PROPERTIES



# Defining Boundaries



# District boundaries are informed by Significance AND Integrity



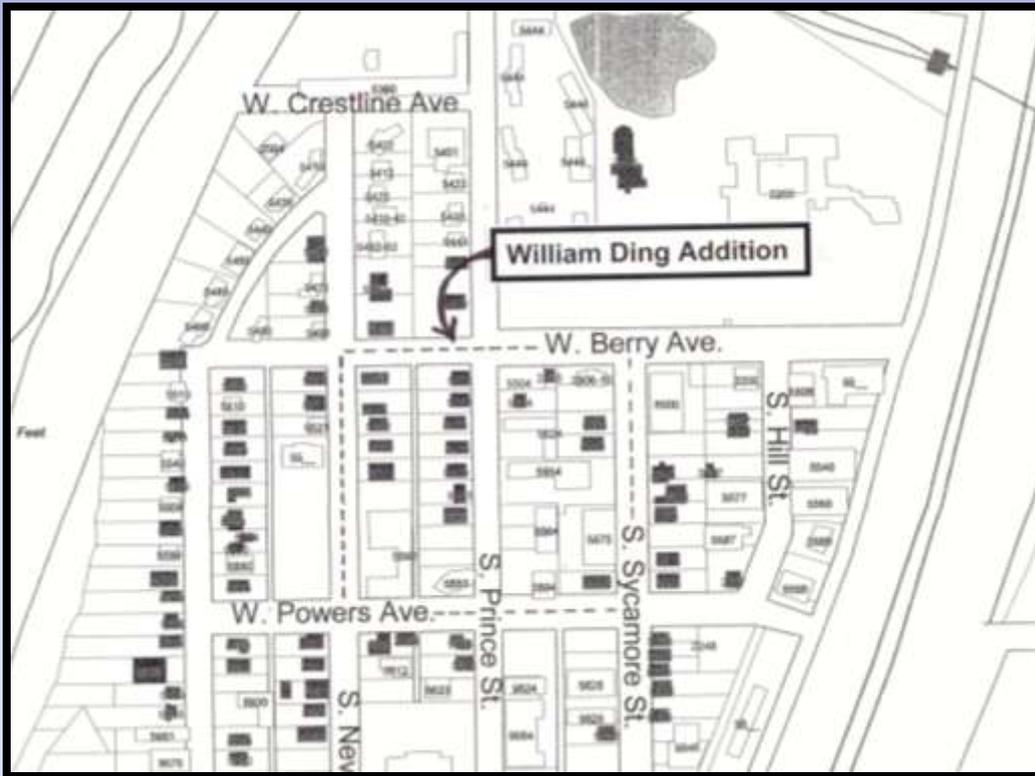
*Arapaho Hills Historic District*

# 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**

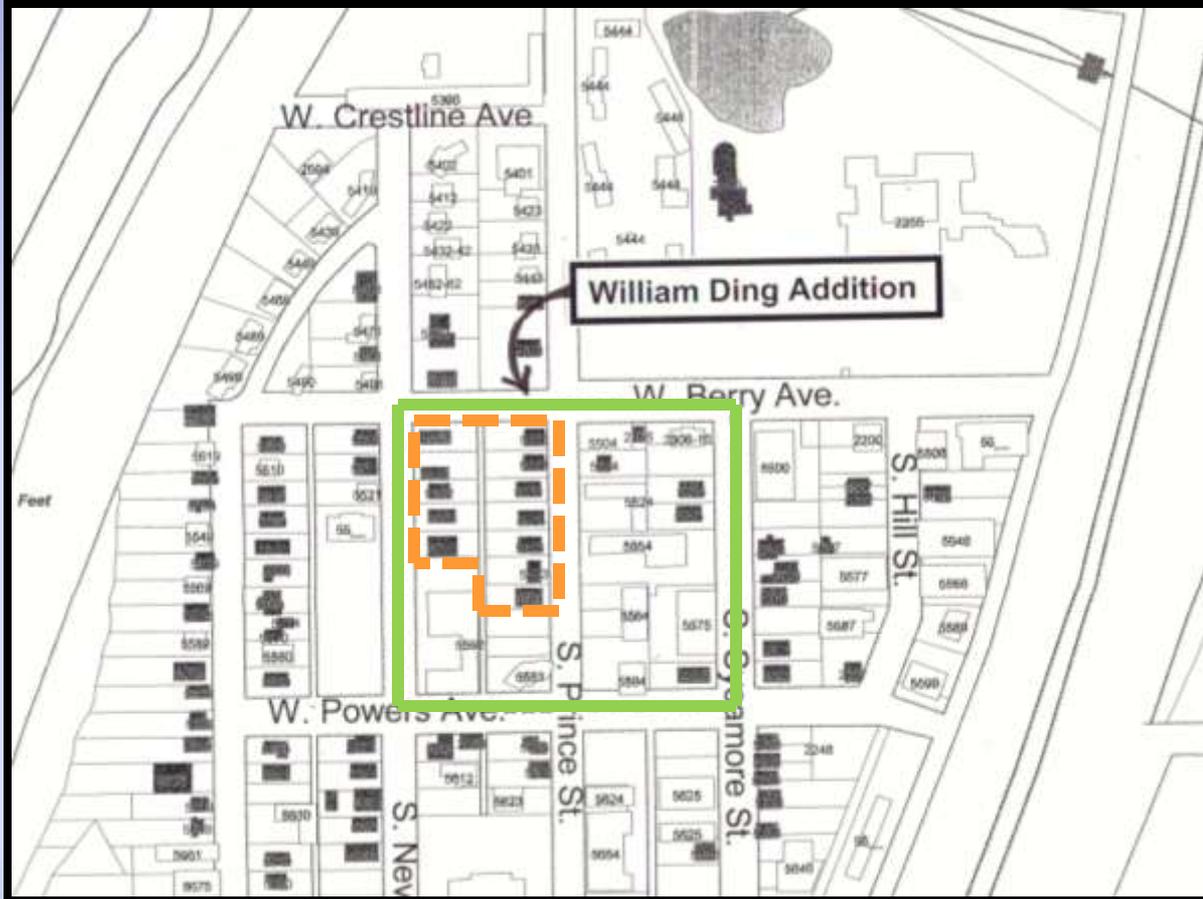
**Period of Significance:**  
**1920-1929**

**Level of Significance:**  
**Local**



# Step 2: Define/describe boundary

## Step 3: Justify boundary

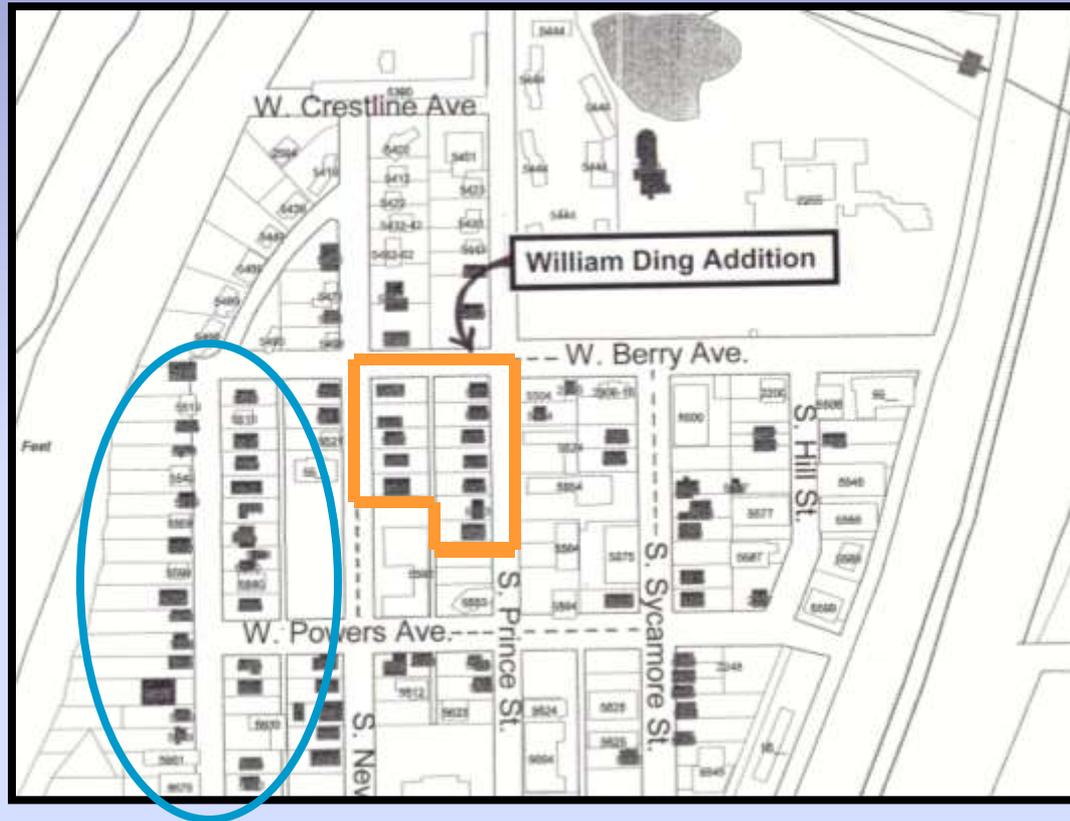


**Maximum potential size of district is determined by historic development**

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



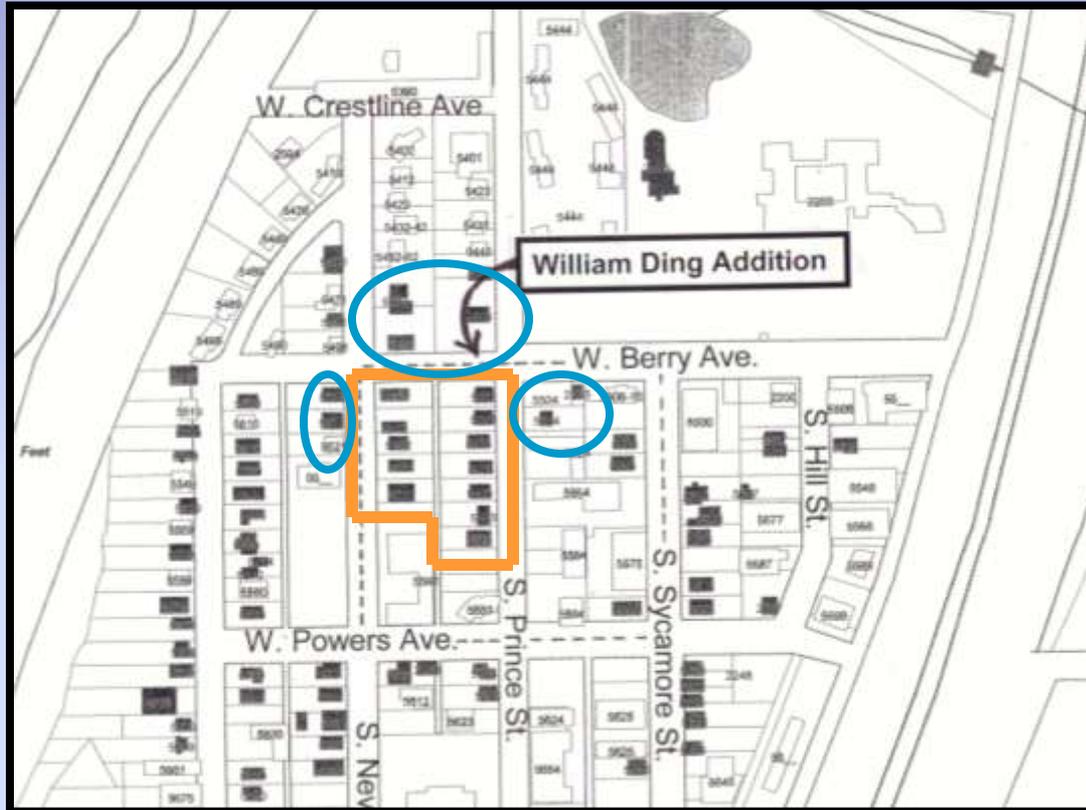
# Defining and justifying boundary



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

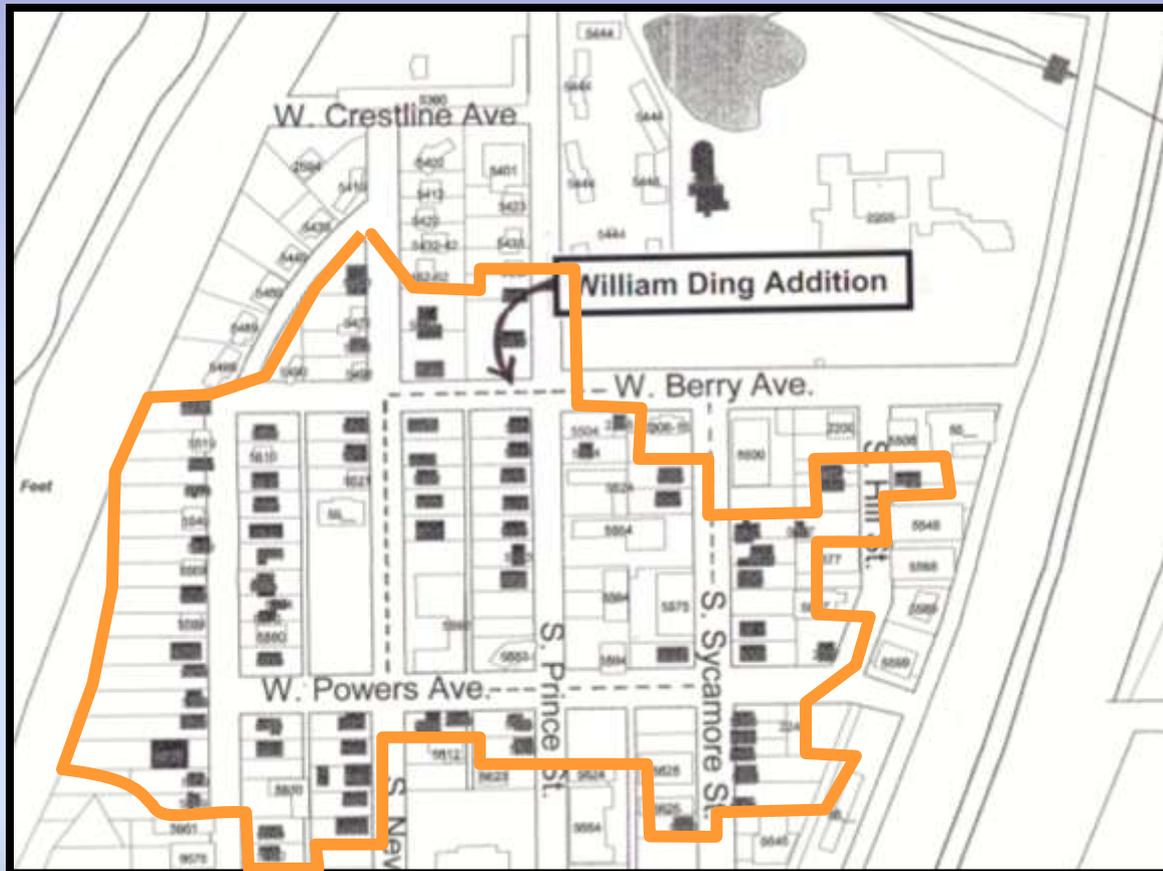


# Defining and justifying boundary



**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**

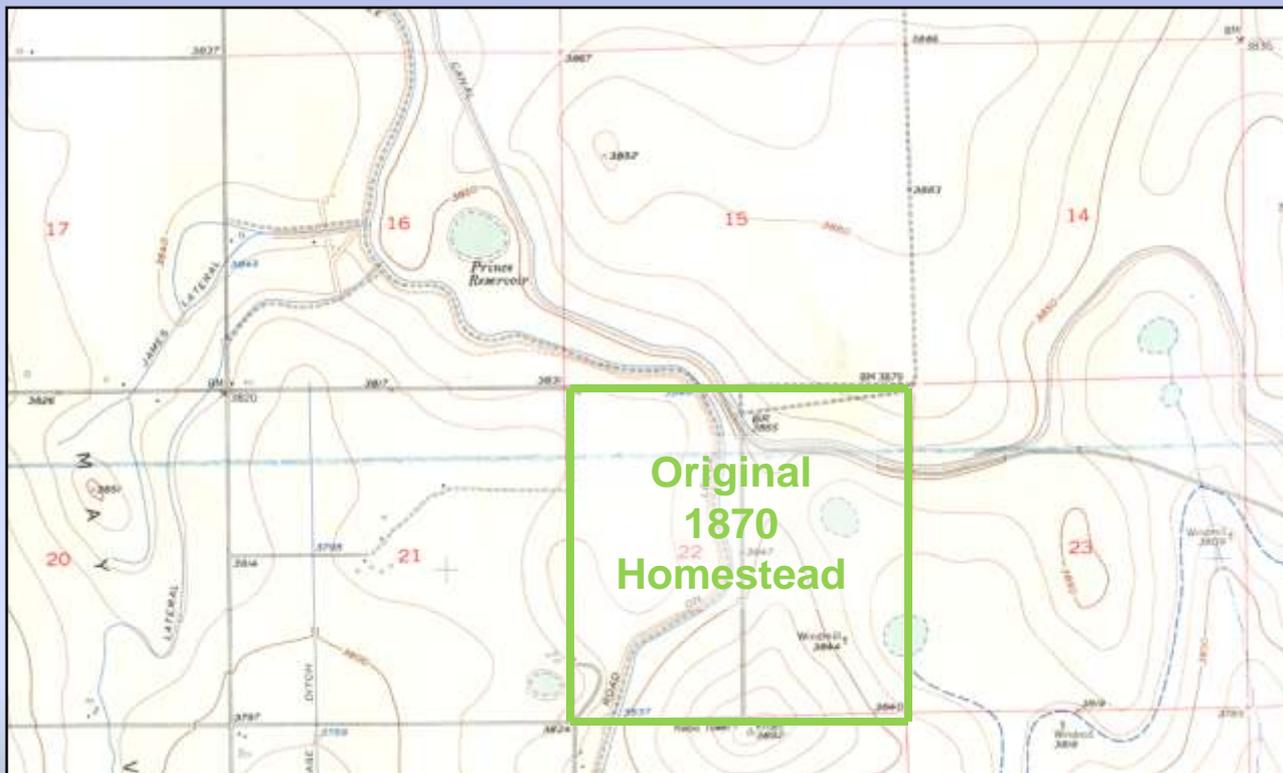
# Defining and justifying boundary



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.



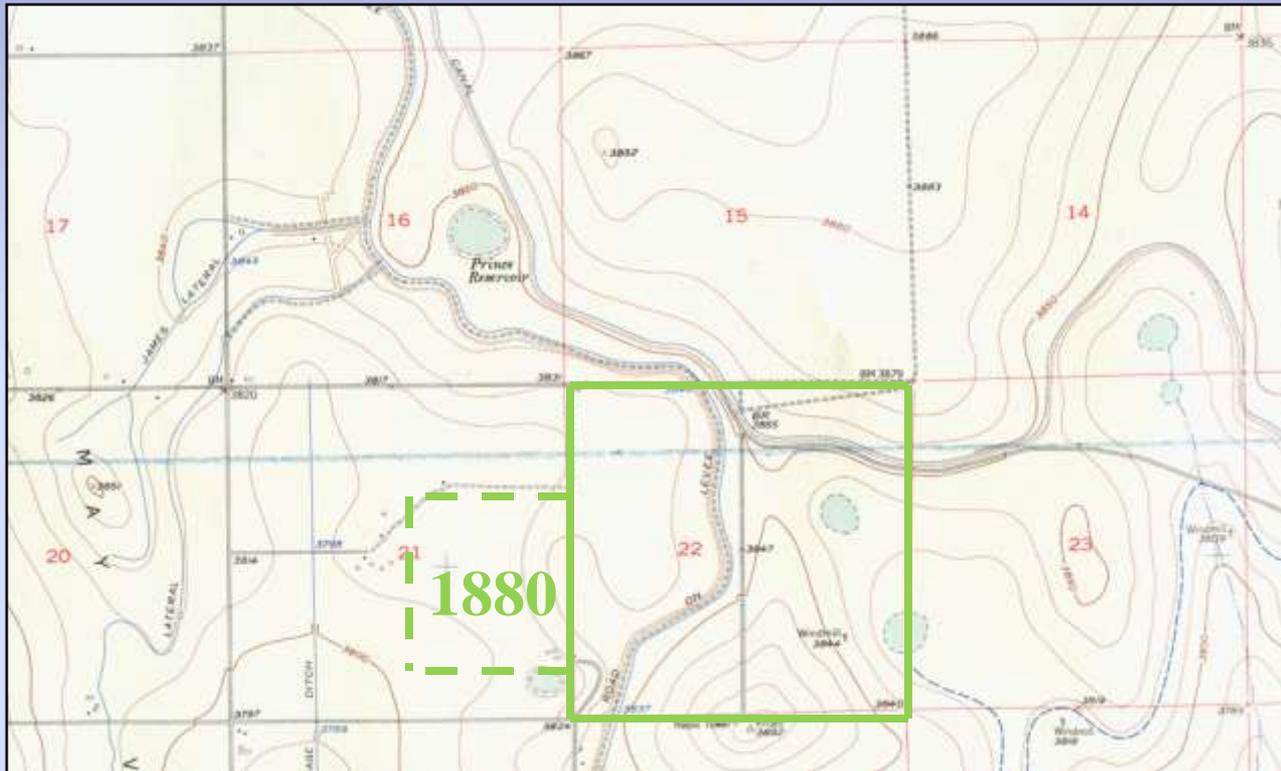
# Defining and justifying boundaries for rural properties where ownership and historic uses have changed over time



**Homestead  
established  
in 1870  
included one  
Section**

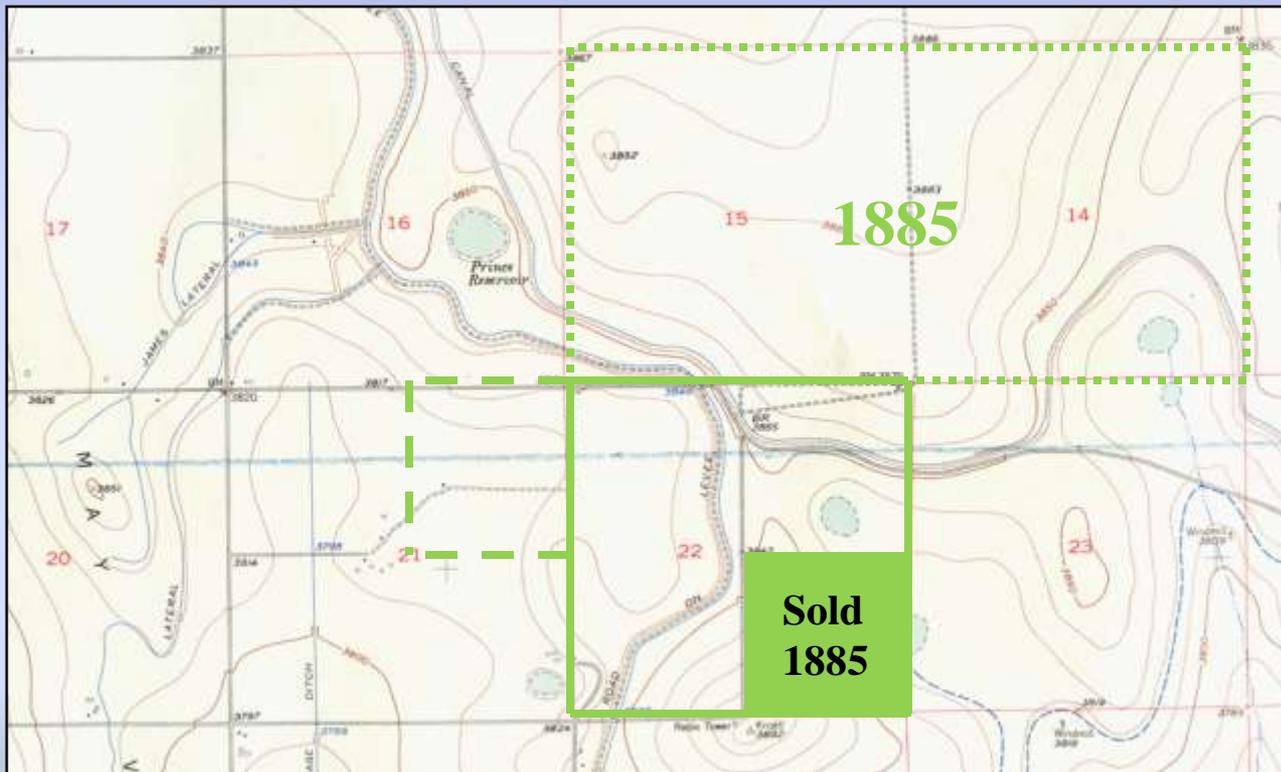


# Historic boundaries may have changed over time



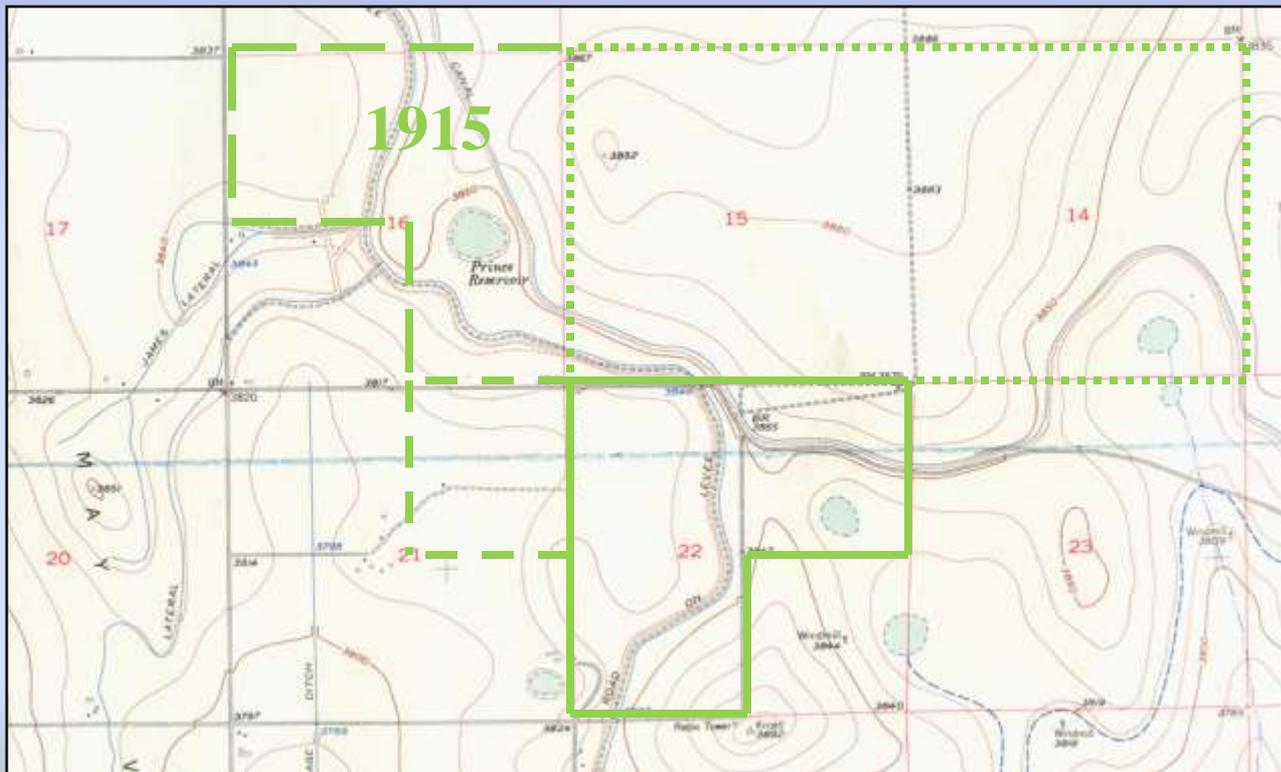
**Original  
owner  
expanded  
holdings by  
purchasing  
adjoining  
Quarter  
Section in  
1880**

# Historic boundaries may have changed over time



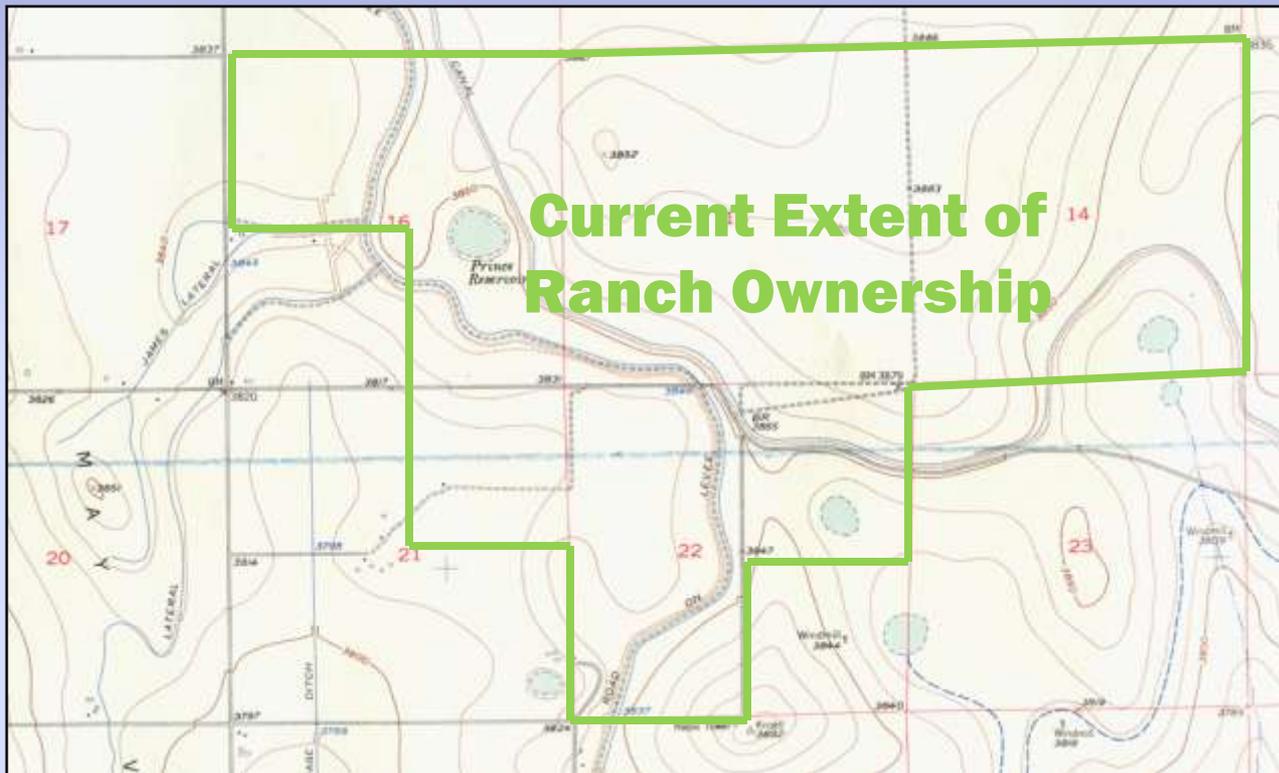
**Original owner purchased two adjoining Sections and sold off a Quarter Section of the original property in 1885**

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



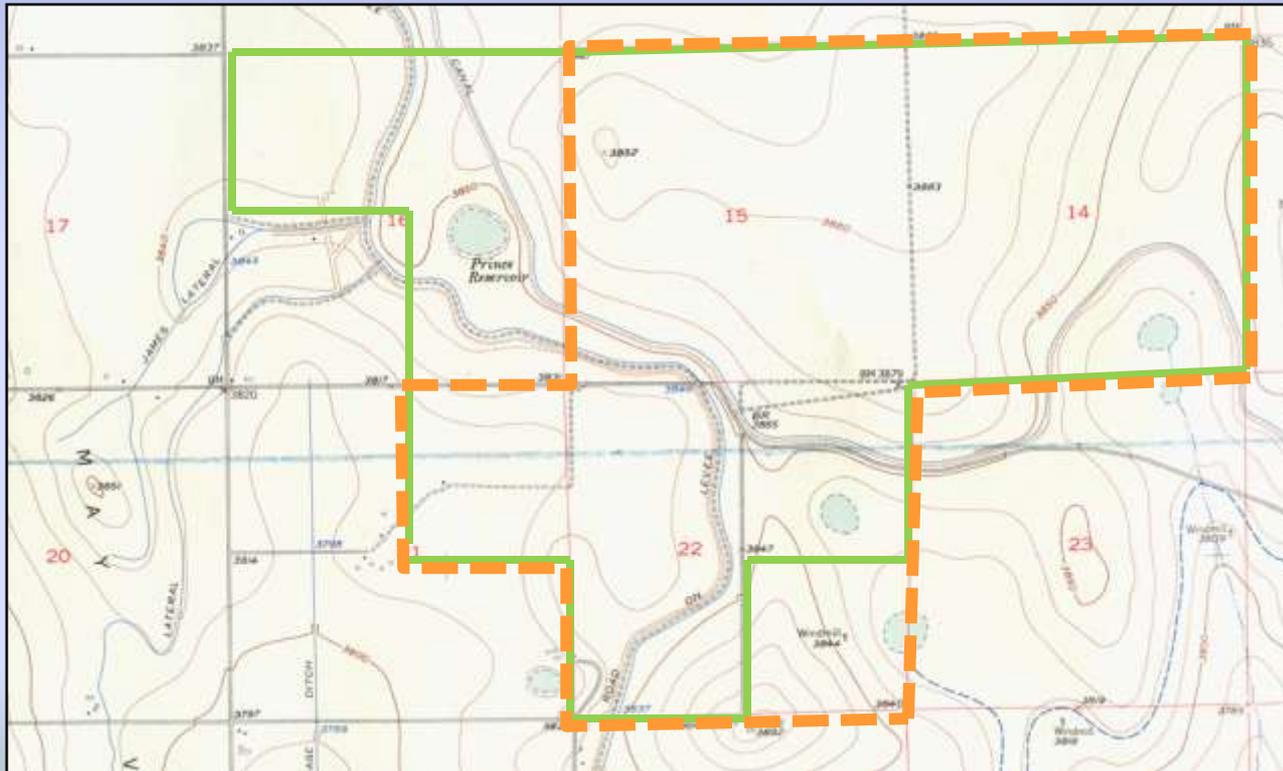
**Original owner  
dies in 1912; his  
son takes over  
the ranch, buys  
three adjoining  
Quarter  
Sections in  
1915, and builds  
a Craftsman  
Bungalow style  
home in 1928**

# 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**

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



Option 1:  
recognizes  
significance of  
original owner as  
homesteader and  
rancher

Areas of  
Significance

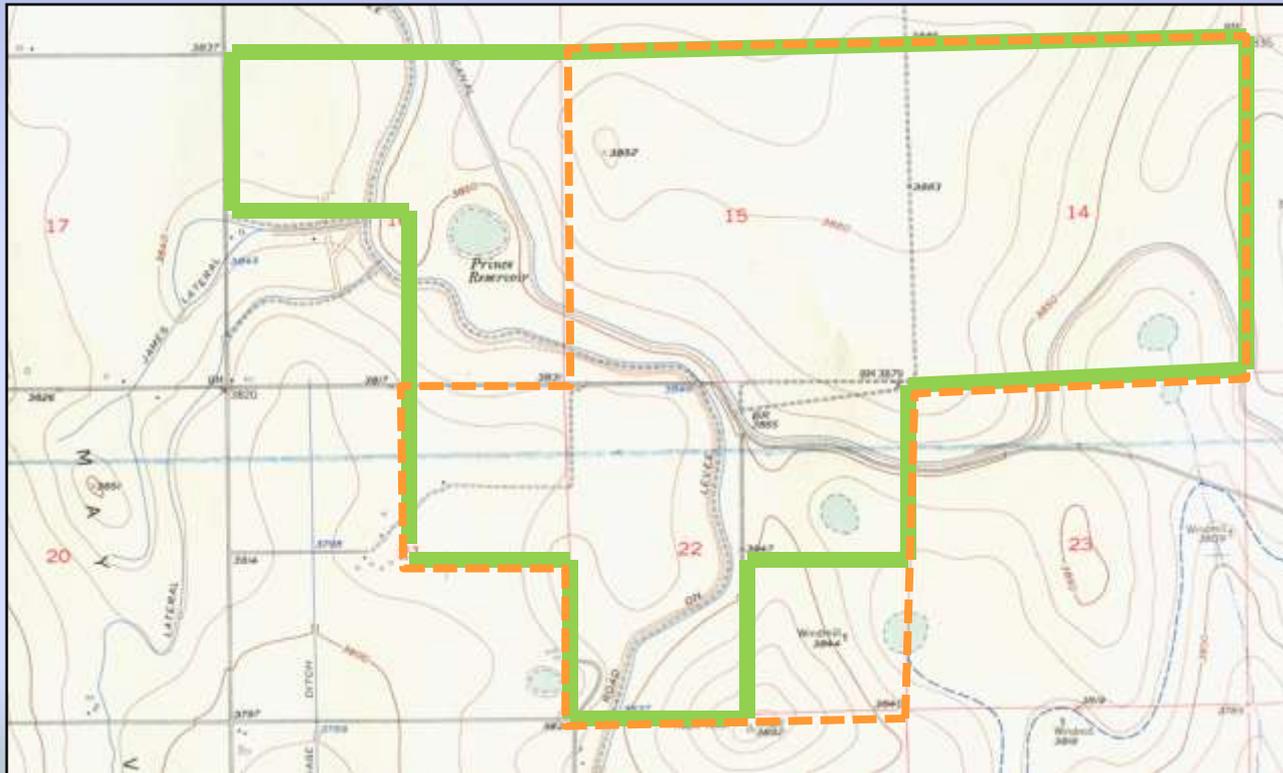
Settlement  
Agriculture

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**

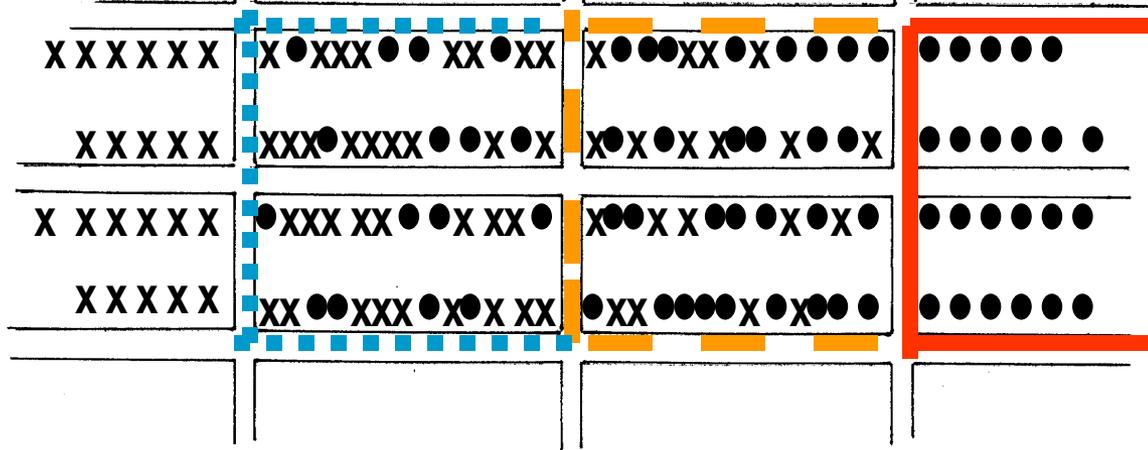
**Period of  
Significance  
1870-1962**

**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

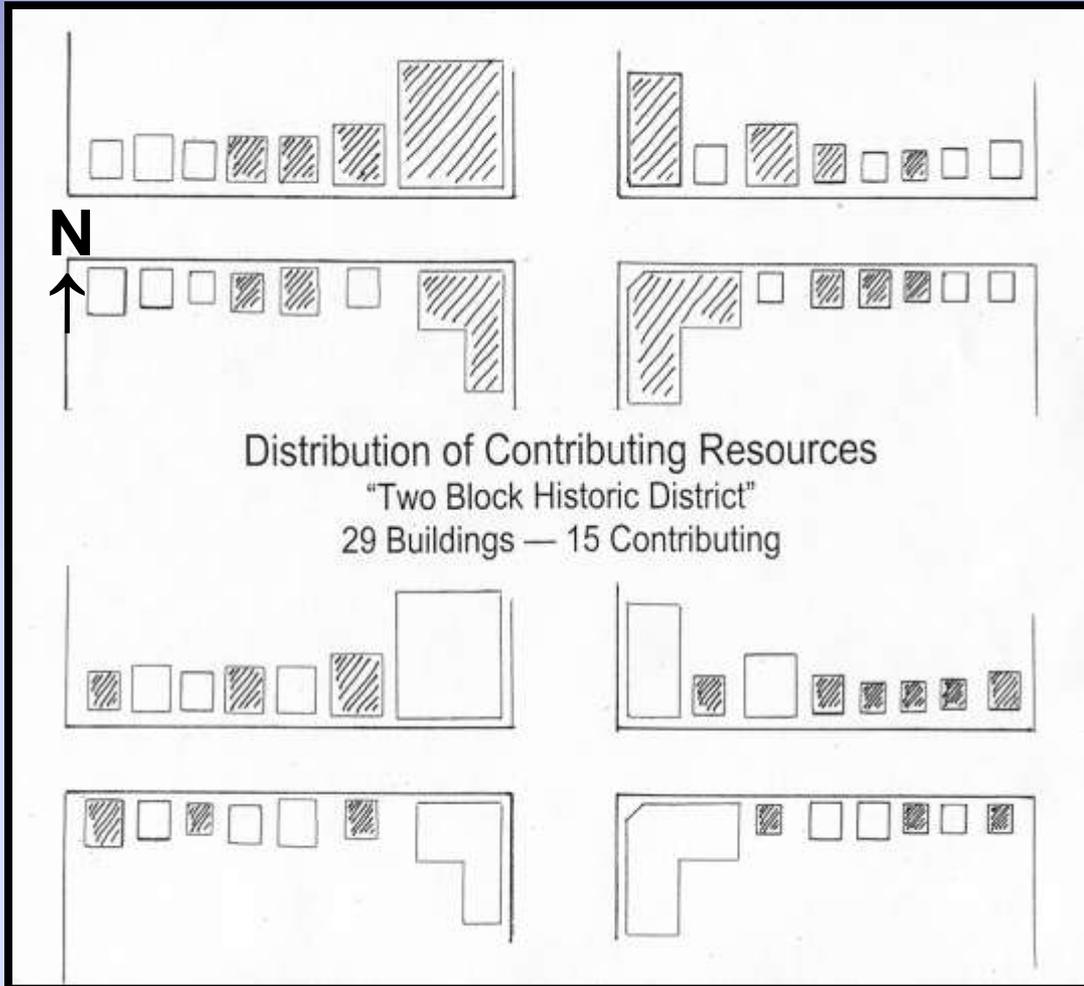
# Distribution

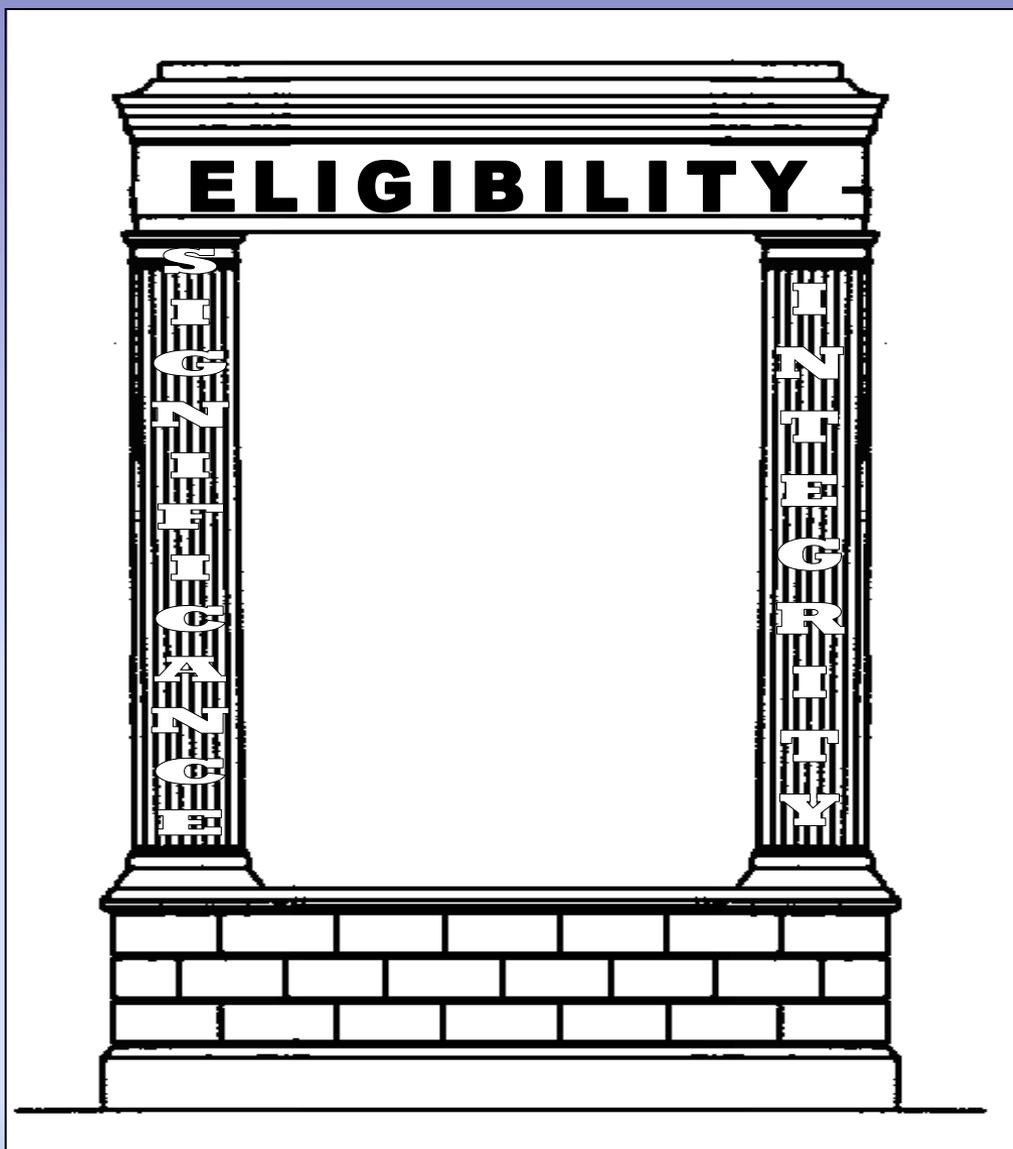
Shaded = contributing  
Unshaded = noncontributing

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.

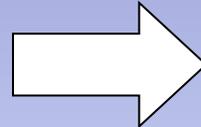
**Guidelines should align with the *Secretary of the Interior's Standards for Rehabilitation.***



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

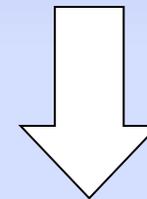
## Identification

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



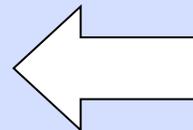
## Documentation

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!

Elizabeth Blackwell  
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(303) 866-2851  
[elizabeth.blackwell@state.co.us](mailto:elizabeth.blackwell@state.co.us)

