



COLORADO STATE REGISTER *of* HISTORIC PROPERTIES

State Register Bulletin

HOW TO APPLY THE STATE REGISTER NOMINATION CRITERIA



OFFICE *of* ARCHAEOLOGY *and* HISTORIC PRESERVATION

HOW TO APPLY THE NOMINATION CRITERIA IN THE



COLORADO STATE REGISTER *of* HISTORIC PROPERTIES

Second Edition

© 2005

Colorado Historical Society
1300 Broadway
Denver CO 80203

PREFACE

This publication explains how the Colorado Historical Society applies the Nomination Criteria for the Colorado State Register of Historic properties in evaluating the wide range of properties that may be significant in local and State history. It should be used by anyone who must decide if a particular property qualifies for the State Register. Listing properties in the State Register is an important step in cooperative, statewide preservation activities. The responsibility for the identification, initial evaluation, nomination, and treatment of historic resources lies with private individuals, historical and archaeological organizations, local governments, State agencies, and Indian tribes. The final evaluation and listing of properties in the State Register is the responsibility of the Board of Directors of the Colorado Historical Society. This bulletin was prepared by staff of the Office of Archaeology and Historic Preservation, Colorado Historical Society. The bulletin draws heavily from the National Register of Historic Places bulletin, *How to Apply the National Register Criteria for Evaluation*.

This publication was partially funded by the State
Historical Fund, a grants program of the
Colorado Historical Society.



*Cover drawing: Smith's Chapel, 912 Galapago St., Denver
State Register listed 12/8/2004; drawing by Merrill Ann Wilson*

A Preservation Program of the



COLORADO HISTORICAL SOCIETY

Table of Contents

I.	Introduction.....	1
II.	Vision, Mission, and Values	2
III.	State Register Criteria for Nomination.....	3
IV.	How to Use this Bulletin to Evaluate a Property.....	5
V.	How to Define Categories of Historic Properties	6
	Building, Structure, Object, Site, District, and Area	
VI.	How to Evaluate a Property Within its Historic Context.....	7
	Understanding Historic Contexts	
	How to Evaluate a Property Within Its Historic Context	
	Properties Significant Within More Than One Historic Context	
	Comparing Related Properties	
	Local, State, and National Historic Contexts	
	Period of Significance	
VII.	How to Identify the Type of Significance of a Property	11
	Criterion A: Event	
	Criterion B: Person	
	Criterion C: Design/Construction	
	Criterion D: Geography	
	Criterion E: Information Potential	
VIII.	Special Property Types	22
	Religious Properties	
	Moved Properties	
	Birthplaces and Graves	
	Cemeteries	
	Reconstructed Properties	
	Commemorative Properties	
	Properties that Have Achieved Significance Within the Recent Past	
IX.	How to Evaluate the Integrity of a Property	33
	Understanding the Aspects of Integrity	
	Assessing Integrity in Properties	
	Defining the Essential Physical Features	
	Visibility of the Physical Features	
	Comparing Similar Properties	
	Determining the Relevant Aspects of Integrity	
	Defining the Essential Physical Features	
X.	Glossary	35

I. Introduction

The Colorado General Assembly established the Colorado State Register of Historic Properties by statute in 1975. The State Register became an active program in 1991 with the listing of the first 11 properties. At the end of 1999, the State Register contained approximately 1300 buildings, structures, sites, objects and districts. All properties listed in the National Register of Historic Places are automatically listed in the State Register. The bulk of the State Register listings, nearly 1000, have come from this source. The additional listings occurred through the use of the State Register nomination process.

The activation of the State Register program was largely driven by references to it in other state programs, particularly the Colorado Historic Preservation Tax Credit. As the members of the State Register Review Board and the Board of Directors of the Colorado Historical Society established a vision for the new program in 1991, discussion quite naturally centered around the existing National Register program and how the State Register might add to the historic preservation ethic in Colorado. In relation to the National Register, the State Register was loosely defined as the “more inclusive list of the State’s cultural resource worthy of preservation.” Defining precisely how the State Register might achieve this more inclusive vision proved to be difficult. In the end the Colorado Historical Society Board of Directors decided to operate the program as simply as possible under the nomination criteria established by the statute while encouraging the State Register Review Board to explore on a nomination by nomination basis how preservation could be enhanced by use of the State Register program.

In the intervening years the Review Board applied the nomination criteria in such a way as to make the State Register a more inclusive body of properties than is the older National Register program. In 2000, the Review Board assessed the past application of the nomination criteria,

reviewed the intent of the program as announced in the enabling statute, and refocused the role of the State Register program for the future of historic preservation in Colorado. As a result of this review, the staff of the Office of Archaeology and Historic Preservation, under the direction of the Review Board and the Board of Directors of the Colorado Historical Society, developed this State Register Bulletin.

The purpose of this bulletin is to help you understand how the nomination criteria are applied in the evaluation and designation of cultural resources. Examples are provided throughout, illustrating specific circumstances in which properties are and are not eligible for the State Register. This bulletin should be used by anyone who is:

- Seeking an opinion as to a property's State Register eligibility;
- Conducting a cultural resource survey to identify significant properties;
- Preparing to nominate a property to the State Register; or
- Evaluating the comparable significance of a property to those listed in the State Register.

More information on the preparation of a State Register nomination may be found in the publication *How to Complete the Nomination Forms for the Colorado State Register of Historic Properties*.

Many of the issues discussed in this bulletin are treated in greater detail by numerous National Register Bulletins. While there are differences in the two registers, as mentioned above and detailed below, they also share many similarities, particularly in the use of historic contexts, the definitions of the aspects of integrity, and the process of evaluating eligibility. Those needing further information should consult the National Register Bulletin, *How to Apply the National Register Criteria for Evaluation*.

II. State Register Vision, Mission, and Values

The Colorado General Assembly established the State Register and enunciated the program's basic purpose. The Colorado Historical Society Board of Directors and the State Register Review Board established statements of vision, mission and values to guide the operation of the program.

Legislative Declaration

Register of Historic Places Act, 1975:

The general assembly hereby declares that sites and structures possessing historical significance are cultural resources of this state; that the preservation of such resources is in the interest of the citizens of the state; and that the planning and activities of state agencies should include the preservation of such resources. It is the intent of the general assembly to provide that such resources be preserved to the extent possible for the education and enjoyment of the residents of this state, present and future.

Vision, Mission, and Values

Vision Statement - *The Colorado State Register of Historic Properties, in partnership with local and national recognition programs, responds positively to the preservation priorities of the State's citizens by providing recognition of historic and archaeological resources in the Colorado landscape.*

Mission Statement - *The Colorado State Register of Historic Properties recognizes historically significant cultural resources to encourage and assist in their long-term preservation for the education and enjoyment of Colorado residents, present and future. Authorized under the Register of Historic Places Act of 1975, the State Register supports public and private efforts to identify, evaluate, and protect historic and archaeological resources. Properties listed on the Register include sites, buildings, structures, objects, districts and areas that are significant in Colorado history, architecture, archaeology, engineering, and culture.*

Values

- To uphold high standards of historical scholarship
- To respond to what our customers value
- To serve the public
- To build community through partnerships
- To recognize the contributions of diverse people in creating our history
- To promote stewardship and preservation of our history
- To enrich lives through an appreciation of Colorado history



III. State Register Nomination Criteria

Significance in history, architecture, archeology, and culture is present in buildings, sites, structures, objects, districts, and areas that possess integrity of location, setting, design, materials, workmanship, feeling, and association, and that meet one or more of the following criteria:

- A** The property is associated with events that have made a significant contribution to history; or
- B** The property is connected with persons significant in history; or
- C** The property has distinctive characteristics of a type, period, method of construction or artisan; or
- D** The property has geographic importance; or
- E** The property contains the possibility of important discoveries related to prehistory or history.

Criterion A - To be considered for nomination under Criterion A, a property must have an historical association with a single event, such as the founding of a town, or with a pattern of events important in the history of the locality, of Colorado or of the nation. It must be documented through historical research that the property existed at the time of the event(s) and was associated with those events in some significant way.

Criterion B - This criterion applies to properties associated with an individual whose contribution to history was significant and can be documented. The property also needs to be associated with the person's productive life when the person achieved importance. The property should have a documented association with the individual, such as an office, home or studio, but should not be a property merely owned by the prominent person or one which does not represent the productive period in that person's life.

Criterion C - Properties nominated under Criterion C are generally significant for their architecture and must be physically intact with a minimum of alterations. Buildings may qualify under this criterion if they have artistic merit in design or individual elements. In addition to

architecture, other areas of significance under this criterion are engineering, community planning and development, art, and landscape architecture.

If the building represents the work of an artisan, it would qualify under Criterion C and not B. An artisan can be a prominent architect or a craftsman (either known or anonymous) whose work is distinguishable from others.

A building nominated for a particular architectural style must possess the distinctive characteristics which define that particular style. A building may also qualify if it can be demonstrated that the building exemplifies important local building practices, techniques or materials. A property which illustrates an early or developing technology in structural systems may be eligible as an example of a particular method of construction. Archaeological architectural features must be intact enough to retain information concerning construction methods and materials.

Criterion D - The geographic importance of a property refers to its location. A building or structure commonly recognized as a visual landmark due to its prominent location may qualify under Criterion D. A lighthouse has geographic importance as does a fire look-out tower. A park in the center of town and a cemetery on top of a hill may also have geographic importance. A property which helps establish a strong sense of place or provides community identity may be eligible under Criterion D.

Criterion E - When properties contain information that may answer important research questions, those properties may be eligible for nomination under Criterion E. If a site has already yielded information it may still be eligible for nomination if the importance of that information can be documented. The most common sites nominated under Criterion E are prehistoric and historic archaeological sites. However, buildings, structures and objects may also be eligible for their information potential. In nominating a property under this criterion, it must be demonstrated through site documentation that recovering information from the site will yield answers to important research questions. Subsurface testing is

one method, among others, of assessing a site's information potential.

Special Property Types

Certain property types require special consideration due to the nature of their use, age, location or ownership. While these property types may be eligible for listing, they are subject to additional scrutiny. Such properties include:

- Religious Properties
- Moved Properties
- Birthplaces and Graves
- Cemeteries
- Reconstructed Properties
- Commemorative Properties
- Properties that Have Achieved Significance Within the Recent Past

These properties are discussed in detail as part of Section VIII.



Julesburg Public Library
320 Cedar St., Julesburg

Constructed in 1937, this irregular plan one-story building is made of stucco over cinderblock. The building's design and materials typifies the Depression era Works Progress Administration. In 1935, the Julesburg Woman's Club was instrumental in securing funding for the project by donating \$1,700 as seed money in order to apply for a federal WPA construction loan. Hazel Labaree was the first librarian. The building was listed in the State Register in 2001.

IV. How to Use this Bulletin to Evaluate a Property

For a property to qualify for the State Register it must meet one of the State Register nomination criteria by:

- **Being associated with an important historic event or events (often referred to as a historic context) and**
- **Retaining historic integrity of those features necessary to convey its significance.**

Information about the property based on physical examination and documentary research is necessary to evaluate a property's eligibility for the State Register. Evaluation of a property is most efficiently made when following this sequence:

1. Categorize the property (Section V). A property must be classified as a site, building, structure, object, district, or area for inclusion in the State Register.

2. Determine which prehistoric or historic context(s) the property represents (Section VI). A property must possess significance in American or Colorado history, architecture, archeology, engineering, or culture when

evaluated within the historic context of a relevant geographic area.

3. Determine whether the property is significant under the State Register Criteria (Section VII). This is done by identifying the links to important events or persons, design or construction features, or information potential that make the property important.

4. Determine if the property represents a type subject to special consideration (Section VIII). If so, determine if it meets the appropriate considerations.

5. Determine whether the property retains integrity (Section IX). Evaluate the aspects of location, setting, design, workmanship, materials, feeling, and association that the property must retain to convey its historic significance.

If, after completing these steps, the property appears to qualify for the State Register, the next step is to prepare a written nomination. (Refer to *How to Complete the Nomination Forms for the Colorado State Register of Historic Properties.*)



*J Bar CC Ranch
Rural Elbert County*

The 388-acre J Bar Double C Ranch is significant for its development and use between 1952 and 1967 as a western summer camp for children of Jewish heritage. Beginning on the East Coast after World War I, children's summer camps geared to the Jewish community spread westward after the World War II. The J Bar Double C Ranch camp was the Denver Jewish community's response to the need for such a facility in the area and is one of only two Jewish summer camps in Colorado. The camp was listed in the State Register in 2004.

V. How to Define Categories of Historic Properties

The State Register includes significant properties, classified as buildings, sites, structures, objects, districts, or areas. It is not used to list intangible values, except in so far as they are associated with or reflected by historic properties. The State Register does not list cultural events, or skilled or talented individuals. Rather, the State Register is oriented to recognizing physically concrete properties that are relatively fixed in location.

For purposes of State Register nominations, small groups of properties are listed under a single category, using the primary resource. For example, a city hall and fountain would be categorized by the city hall (building), a farmhouse with two outbuildings would be categorized by the farmhouse (building), and a city park with a gazebo would be categorized by the park (site). Properties with large acreage or a number of resources are usually considered districts or areas. Common sense and reason should dictate the selection of categories.

Building - A building, such as a house, barn, church, hotel or similar construction is created to shelter any form of human activity. Building may also refer to a related unit (such as a house and garage). Other examples of buildings are a courthouse, city hall, warehouse, factory, library, train depot, residence, theater, school, or store.

Site - A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing or ruined, where the location itself possesses historic, cultural or archaeological value. Examples of sites are habitation sites, funerary sites, rock shelters, hunting and fishing sites, designed landscapes, and natural features that have

cultural significance such as springs and rock formations.

Structure - Structures are distinguished from buildings in that structures are functional constructions made for purposes other than creating shelter. Examples are bridges, firetowers, canals, turbines, dams, power plants, tunnels, headframes, tipples, silos, corncribs, highways, windmills, grain elevators, kilns, railroad cars, automobiles, and aircraft.

Object - Objects are constructions primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be moveable, an object is usually associated with a specific setting such as statuary in a designed landscape. Other examples of objects are monuments, mileposts, boundary markers, sculptures, fountains, and free-standing advertising signs.

District - A district has a concentration or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Examples of districts are college campuses, central business districts, residential neighborhoods, commercial sectors, civic centers, canal systems, large estates, farms or ranches, transportation networks, and large landscaped parks.

Area - In many respects an area may be thought of as a large district. However, where a district most often contains a group of resources of similar functional types, an area may encompass a wide variety of resources united by broad interrelated themes and geographic proximity. An example would be a large mining district which includes mine sites and processing facilities, transportation systems, residential neighborhoods and commercial sectors. Large cultural landscapes fall within the classification of an area.

VI. How to Evaluate a Property Within its Historic Context

To qualify for the State Register, a property must be significant; that is, it must represent a significant part of the history, architecture, archaeology, engineering, or culture of an area, and it must have the characteristics that make it a good representative of properties associated with that aspect of the past. This section explains how to evaluate a property within its historic context.

The significance of a historic property can be judged and explained only when it is evaluated within its historic context. Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear. Historians, architectural historians, folklorists, archaeologists, and anthropologists use different words to describe this phenomenon such as trend, pattern, theme, or cultural affiliation, but ultimately the concept is the same.

The concept of historic context is not a new one; it has been fundamental to the study of history since the 18th century and, arguably, earlier than that. Its core premise is that resources, properties, or happenings in history do not occur in a vacuum but rather are part of larger trends or patterns.

In order to decide whether a property is significant within its historic context, the following five things must be determined:

- The facet of prehistory or history of the local area, State, or the nation that the property represents;
- Whether that facet of prehistory or history is significant;
- Whether it is a type of property that has relevance and importance in illustrating the historic context;
- How the property illustrates that history; and finally
- Whether the property possesses the physical features necessary to convey the aspect of prehistory or history with which it is associated.

These five steps are discussed in detail below. If the property being evaluated does represent an important aspect of the area's history or prehistory *and* possesses the requisite quality of integrity, then it qualifies for the State Register.

How to Evaluate a Property Within Its Historic Context

Identify what the property represents: the theme(s), geographical limits, and chronological period that provide a perspective from which to evaluate the property's significance.

Historic contexts are historical patterns that can be identified through consideration of the history of the property and the history of the surrounding area. Historic contexts may have already been defined in your area. Historic context may relate to one of the following:

- An event, a series of events or activities, or patterns of an area's development ;
- Association with the life of an important person;
- A building form, architectural style, engineering technique, or artistic value, based on a stage of physical development, or the use of a material or method of construction that shaped the historic identity of an area; or
- A research topic.

Determine how the theme of the context is significant in the history of the local area, the State, or the nation.

A theme is a means of organizing properties into coherent patterns based on elements such as environment, social/ethnic groups, transportation networks, technology, or political developments that have influenced the development of an area during one or more periods of prehistory or history. A theme is considered significant if it can

be demonstrated, through scholarly research, to be important in American history. Many significant themes can be found in the following list of Areas of Significance used by the State Register:

Agriculture
Architecture
Archaeology - prehistoric
Archaeology - historic
Art
Commerce
Communications
Community Planning and 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

Determine what the property type is and whether it is important in illustrating the historic context.

A context may be represented by a variety of important property types. For example, the context of "Railroads in Colorado, 1858 - 1948" might be represented by such properties as: railroad tracks and roadbeds; right-of-way structures; passenger and freight depots; housing and maintenance structures; and drainage and separation structures.

Because a historic context for a community can be based on a distinct period of development, it might include numerous property types. For example, the context "Prehistoric Paleo-Indian Cultures of the Colorado Plains, ca. 11,500 – 7500 B.P." could be represented by important property

types as diverse as camp sites; kill sites; butchering/processing sites; and burial sites.

A historic context can also be based on a single important type of property. The context "Public Education in Rural Colorado, from the Territorial Period to 1949" would probably only have one property type.

Determine how the property represents the context through specific historic associations, architectural or engineering values, geographic importance, or information potential (the nomination criteria).

For example, the context on rural public education is represented under Criterion A by historic buildings that reflect the development of education in rural Colorado. Under Criterion C, the context is represented by properties whose architectural treatments reflect their use as small rural schools. (See *Section VII: How to Identify the Type of Significance of a Property.*)

Determine what physical features the property must possess in order for it to reflect the significance of the historic context.

These physical features can be determined after identifying the following:

- Which types of properties are associated with the historic context,
- The ways in which properties can represent the theme, and
- The applicable aspects of integrity.

Properties that have the defined characteristics are eligible for listing. (See *Section IX: How to Evaluate the Integrity of a Property.*)

Properties Significant within More than One Historic Context

A specific property can be significant within one or more historic contexts, and, if possible, all of these should be identified. A property is only required, however, to be documented as significant in one context.

Comparing Related Properties

Properties listed in the State Register must possess significance when evaluated in the perspective of their historic context. Once the historic context is established and the property type is determined, it is not necessary to evaluate the property in question against other properties *if*:

- It is the sole example of a property type that is important in illustrating the historic context or
- It clearly possesses the defined characteristics required to be strongly representative of the context.

If these two conditions do not apply, then the property will have to be evaluated against other examples of the property type to determine its eligibility. The geographic level (local, State, or national) at which this evaluation is made is the same as the level of the historic context. (See *Section VI: How to Evaluate a Property Within Its Historic Context.*)

Local, Colorado, and National Historic Contexts

Historic contexts are found at a variety of geographical levels or scales. The geographic scale selected may relate to a pattern of historical development, a political division, or a cultural area. Regardless of the scale, the historic context establishes the framework from which decisions about the significance of related properties can be made.

Local Historic Contexts

A local historic context represents an aspect of the history of a town, city, county, cultural area, or region, or any portions thereof. It is defined by the importance of the property, not necessarily the physical location of the property. For instance, if a property is of a type found throughout Colorado, but its importance relates only to a particular county, the property would be considered of local significance.

Colorado Historic Contexts

Properties are evaluated in a statewide context when they represent an aspect of the history of Colorado as a whole. These properties do not

necessarily have to belong to property types found throughout Colorado: they can be located in only a portion of the State's present political boundary. It is the property's historic context that must be important statewide.

A property whose historic associations or information potential appears to extend beyond a single local area might be significant in a statewide context. A property can be significant to more than one community or local area, however, without having achieved statewide significance.

Prehistoric sites are not often considered to have statewide significance, *per se*, largely because States are relatively recent political entities and usually do not correspond closely to Native American political territories or cultural areas. Numerous sites, however, may be of significance to a large region that might geographically encompass parts of one, or usually several, States. Prehistoric resources might include regional sites that provide a diagnostic assemblage of artifacts for a particular cultural group or time period or that provide chronological control (specific dates or relative order in time) for a series of cultural groups.

National Historic Contexts

Properties are evaluated in a national context when they represent an aspect of the history of the United States and its territories as a whole. These national historic contexts may have associated properties that are locally or statewide significant representations, as well as those of national significance.

A property with national significance helps us understand the history of the nation by illustrating the nationwide impact of events or persons associated with the property, its architectural type or style, or information potential. It must be of exceptional value in representing or illustrating an important theme in the history of the nation.

Nationally significant properties do not necessarily have to belong to a property type found throughout the entire country; they can be located in only a portion of the present political boundaries. It is their historic context that must be important nationwide.

Period of Significance

The length of time when the property was associated with the important events, activities, or persons, or attained the characteristics of significance is known as the period of significance. The period of significance usually begins with the

date when significant activities or events began giving the property its historic significance; this is often a date of construction. For prehistoric properties, the period of significance is the broad span of time about which the site or district is likely to provide information; it is often the period associated with a particular cultural group.



*Medlen School
South Turkey Creek Rd., Evergreen vicinity*

The Medlen School began in 1886 as a log structure. Around 1900, clapboard siding covered the logs and a small frame teacherage rose beside the school. The complex served as the educational and social focal point of the Medlen community until school consolidation forced its closure in 1952. The school was listed in the State Register in 1995.

VII. How to Identify the Type of Significance of a Property

When evaluated within its historic context, a property must be shown to be significant for *one or more of the five nomination criteria - A, B, C, D or E* (listed earlier in *Section III*). The nomination criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, for their geographical importance, or for their information potential.

The basis for judging a property's significance and, ultimately, its eligibility under the Criteria is *historic context*. The use of historic context allows a property to be properly evaluated in a nearly infinite number of capacities. For instance, Criterion C: Design/Construction can accommodate properties representing construction types that are unusual or widely practiced, that are innovative or traditional, that are "high style" or vernacular, that are the work of a famous architect or an unknown master craftsman. *The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its historic context.*

After identifying the relevant historic context(s) with which the property is associated, the five Criteria are applied to the property. Within the scope of the historic context, the State Register Criteria define the kind of significance that the properties represent.

For example, within the context of "20th Century Sugar Beet Processing in the Arkansas River Valley," Criterion A would apply to those properties associated with important events in the founding and development of the industry. Criterion B would apply to those properties associated with persons significant in the founding of the industry or associated with important

inventions related to sugar beet processing. Criterion C would apply to those buildings, structures, or objects whose architectural form or style reflect important design qualities integral to the industry. Criterion D would apply to those properties associated with the industry that also came to be geographic landmarks. And Criterion E would apply to properties that can convey information important in our understanding of this industrial process. If a property qualifies under more than one of the nomination criteria, its significance under each should be considered, if possible, in order to identify all aspects of its historical value.

State Register Nomination Criteria

The State Register Criteria recognize different types of values embodied in sites, buildings, structures, objects, districts and areas. These values fall into the following categories:

- Associative value (Criteria A and B): Properties significant for their association or linkage to events (Criterion A) or persons (Criterion B) important in the past.
- Design or construction value (Criterion C): Properties significant as representatives of the manmade expression of culture or technology.
- Geographical value (Criterion D): Properties significant for their ability to express community identity or sense of place.
- Information value (Criterion E): Properties significant for their ability to yield important information about prehistory or history.

Criterion A: Event

Properties can be eligible for the State Register if they are associated with events that have made a significant contribution to history.

Understanding Criterion A: Event

To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. Criterion A recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a railroad city's prominence in trade and commerce. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a transportation economy, in the case of the railroad city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity. (See *Section VI: How to Evaluate a Property Within its Historic Context.*)

Several steps are involved in determining whether a property is significant for its associative values:

- Determine the nature and origin of the property,
- Identify the historic context with which it is associated, and
- Evaluate the property's history to determine whether it is associated with the historic context in any important way.

Examples of Properties Associated With Events

Properties associated with specific events:

- The site of a battle.
- The building in which an important invention was developed.
- A factory district where a significant strike occurred.
- An archaeological site at which a major new aspect of prehistory was discovered,

such as the first evidence of man and extinct Pleistocene animals being contemporaneous.

- A site where an important facet of European exploration occurred.

Properties associated with a pattern of events:

- A trail associated with western migration.
- A railroad station that served as the focus of a community's transportation system and commerce.
- A mill district reflecting the importance of textile manufacturing during a given period.
- A building used by an important local social organization.
- A site where prehistoric Native Americans annually gathered for seasonally available resources and for social interaction.
- A downtown district representing a town's growth as the commercial focus of the surrounding agricultural area.

Applying Criterion A: Event

Types of Events

A property can be associated with either (or both) of two types of events:

- A specific event marking an important moment in Colorado prehistory or history and
- A pattern of events or a historic trend that made a significant contribution to the development of a community, Colorado, or the nation.

Association of the Property with the Events

The property you are evaluating must be documented, through accepted means of historical or archeological research (including oral history), to have existed at the time of the event or pattern of events *and* to have been associated with those events. A property is *not* eligible if its associations are speculative. For archaeological sites, well reasoned inferences drawn from data recovered at the site can be used to establish the association between the site and the events.

Significance of the Association

Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well. For example, a building historically in commercial use must be shown to have been significant in commercial history.

Traditional Cultural Values

Traditional cultural significance is derived from the role a property plays in a community's historically rooted beliefs, customs, and practices. Properties may have significance under Criterion A if they are associated with events, or series of events, significant to the cultural traditions of a community.



*Long Meadow Community Club Building
Wiggins vicinity*

As a meeting place of the Long Meadow Community Club, the building served as the center of community meetings, entertainment, social events, and charity work. The building consists of a former army barracks joined in 1949 to the retired 1908 Long Meadow School. The women's club began meeting in member's homes in 1932 and did not have a permanent facility until purchasing the schoolhouse in 1947. The club is representative of many local organizations created to strengthen community ties and to provide informal social and recreational opportunities. The club building was listed on the State Register in 2004.

Criterion B: Person

Properties may be eligible for the State Register if they are associated with the lives of persons significant in history.

Understanding Criterion B: Person

Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in history" refers to individuals whose activities are demonstrably important within a local, State, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. (Commemorative properties, birthplaces, and graves are discussed further in *Section VIII: Special Property Types*.)

Several steps are involved in determining whether a property is significant for its associative values under Criterion B. First, determine the importance of the individual. Second, ascertain the length and nature of his/her association with the property under study and identify the other properties associated with the individual. Third, consider the property under Criterion B, as outlined below.

Examples of Properties Associated With Persons

- The home of an important merchant or labor leader.
- The studio of a significant artist.
- The business headquarters of an important industrialist.

Applying Criterion B: Person

Significance of the Individual

The persons associated with the property must be *individually* significant within a historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group.

Association with the Property

Properties eligible under Criterion B are usually those associated with a person's *productive* life, reflecting the time period when he or she achieved significance. In some instances this may be the person's home; in other cases, a person's business, office, laboratory, or studio may best represent his or her contribution. Properties that pre- or post-date an individual's significant accomplishments are usually not eligible. (See **Comparison to Related Properties**, below, for exceptions.)

The individual's association with the property must be documented by accepted methods of historical or archeological research, including written or oral history. Speculative associations are not acceptable. For archaeological sites, well reasoned inferences drawn from data recovered at the site are acceptable.

Comparison to Related Properties

Each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions. The best representatives usually are properties associated with the person's adult or *productive* life. Properties associated with an individual's formative or later years may also qualify if it can be demonstrated that the person's activities during this period were historically significant *or* if no properties from the person's productive years survives. Length of association is an important factor when assessing several properties with similar associations.

A community or the State may contain several properties eligible for associations with the same important person, if each represents a different aspect of the person's productive life. A property can also be eligible if it has brief but consequential associations with an important individual. (Such associations are often related to specific events that occurred at the property and, therefore, it may also be eligible under Criterion A.)

Association with Groups

For properties associated with several community leaders or with a prominent family, it is necessary to identify specific individuals and to explain their significant accomplishments.

Association with Living Persons

Properties associated with living persons are usually not eligible for inclusion in the State Register. Sufficient time must have elapsed to assess both the person's field of endeavor and his/her contribution to that field. Generally, the person's active participation in the endeavor must be finished for this historic perspective to emerge.

Association with Architects/Artisans

Architects, artisans, artists, and engineers are often represented by their works, which are eligible under Criterion C. Their homes and studios, however, can be eligible for consideration under Criterion B, because these usually are the properties with which they are most personally associated.

Native American Sites

The known major villages of individual Native Americans who were important during the contact period or later can qualify under Criterion B. As with all Criterion B properties, the individual associated with the property must have made some specific important contribution to history. Examples include sites significantly associated with Chief Ouray.



*Coronado Building
900-920 9th Ave., Greeley*

The 1905 Coronado Building is associated with Dr. Ella Read and Bessie Smith, two women important to the community's social history. Read maintained her medical practice in the building from 1907 to 1953. She served as the City Health Officer and in the 1930s was responsible for convincing local officials to support one of the nation's first county supported birth control clinics. Bessie Smith, the designer of the Coronado Building, graduated from high school in Greeley and then studied architecture through the Scranton Correspondence School. She worked first as a draftsman for the Baerresen Brothers in Denver before returning to Greeley in 1903 to accept a position in her father's contracting firm, Hall & Smith. She worked as an architect in Greeley until 1909 when she moved from the area. Smith's design is an important local example of early 20th century commercial architecture. The commercial building was listed on the State Register in 1996.

Criterion C: Design/Construction

Properties may be eligible for the State Register if they have the distinctive characteristics of a type, period, method of construction, or artisan.

Understanding Criterion C: Design/Construction

This criterion applies to properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork. To be eligible under Criterion C, a property must meet *at least one* of the following requirements:

- Embody distinctive characteristics of a type, period, or method of construction.
- Represent the work of an artisan.

The first requirement, that properties have the distinctive characteristics of a type, period, or method of construction, refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. The work of an artisan refers to the technical or aesthetic achievements of an architect or craftsman.

Examples of Properties Associated With Design/Construction

Properties associated with design and construction:

- A house or commercial building representing a significant style of architecture.
- A designed park or garden associated with a particular landscape design philosophy.
- A movie theater embodying high artistic value in its decorative features.
- A bridge or dam representing technological advances.

Applying Criterion C: Design/Construction

Distinctive Characteristics of Type, Period, and Method of Construction

This is the portion of Criterion C under which most properties are eligible, for it encompasses all architectural styles and construction practices. To

be eligible under this portion of the Criterion, a property must clearly illustrate, through "distinctive characteristics," the following:

- The pattern of features common to a particular class of resources,
- The individuality or variation of features that occurs within the class,
- The evolution of that class, or
- The transition between classes of resources.

Distinctive Characteristics: "Distinctive characteristics" are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. They can be general, referring to ideas of design and construction such as basic plan or form, or they can be specific, referring to precise ways of combining particular kinds of materials.

Type, Period, and Method of Construction: Type, period, and method of construction refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology.

A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history. For properties that represent the variation, evolution, or transition of construction types, it must be demonstrated that the variation, etc., was an important phase of the architectural development of the area or community in that it had an impact as evidenced by later buildings. A property is not eligible, however, simply because it has been identified as

the only such property ever fabricated; it must be demonstrated to be significant as well.

Historic Adaptation of the Original Property

A property can be significant not only for the way it was originally constructed or crafted, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.

A district is eligible under this guideline if it illustrates the evolution of historic character of a place over a particular span of time.

Works of an Artisan

An artisan is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the artisan's career, an aspect of his or her work, or a particular idea or theme in his or her craft.

A property is not eligible as the work of an artisan, however, simply because it was designed by a prominent architect. For example, not every building designed by Frank Edbrooke is eligible under this portion of Criterion C, although it might meet other portions of the Criterion, for instance as a representative of the Romanesque style.

The work of an unidentified craftsman is eligible if it rises above the level of workmanship of the other properties encompassed by the historic context.



*First Church of Divine Science
1400 Williams St., Denver*

The building, completed in 1922, is important in the body of work of its designer, Denver architect Jules J.B. Benedict. Characteristics of the Classical Revival are exhibited in the large columns and entablatures framing the windows and the entry colonnade. The entry has a dome-like roof. Elaborate terra cotta ornamentation is used in the entry, around the windows, and in the classical frieze and cornice at the roof line. The church building was listed on the State Register in 1995.

Criterion D: Geography

Properties may be eligible for the State Register if they have geographic importance.

Understanding Criterion D

The geographic importance of a property refers to its location. A building or structure commonly recognized as a visual landmark due to its prominent location may qualify under Criterion D. A lighthouse has geographic importance as does a fire look-out tower. A park in the center of town and a cemetery on top of a hill may also have geographic importance. A property which helps establish a strong sense of place or provides community identity may be eligible under Criterion D.

Examples of Properties Associated With Geography

Properties associated with geographic importance:

- A water tower that served as a route marker for early aviators.
- A prominent rock outcropping that served as a trail marker.

Properties associated with sense of place and community identity:

- A courthouse that has long served as the visual landmark of a community.
- A waterwheel which provides a sense of community identity for local residents and visitors

Applying Criterion D: Geography

Geographic Importance

Criterion D is generally used for properties which have achieved significance for their place in the landscape regardless of their designed or subsequent use. For instance, a church building with a distinctive steeple may serve as the primary local landmark by which residents and visitors orient themselves. A town's water tower may have geographic importance if it was used by early aviators as a landmark along an established aerial

route. Natural features in the landscape may also provide this sense of geographic orientation. Such features may be small, such as a distinctive rock outcropping near a historic trail, or they may be large and visible for substantial distances, such as Pikes Peak.

Sense of Place and Community Identity

Certain properties become so associated with a place or community that they become the single feature by which a place is most immediately recognized. These properties give the community a unique sense of identity to its residents. Such identifying properties often change over time as a community grows, economic activities change, or with new additions to the built environment. Many of these properties achieved their identifying status without the intent of their designer, builder or owner. Some properties were designed to accommodate an intended primary function while also serving as an identifying icon for the property owner and the community at large. A department store with an attached tower that functioned as additional office space while visually serving as the company's identifying icon both in the landscape and in corporate advertising. Such properties often come to be the identifying feature of the community as well as the associated business. Such properties may have achieved geographic significance under Criterion D through a gradual and unconscious acceptance by the community or the geographic importance may have been consciously promoted by corporate or civic activities.

Some properties were designed specifically to provide community identity. A large block letter composed of painted rocks and positioned on the slope of a highly visible hill sometimes marks the location of a town or its associated college or university. Such letters were designed, constructed and maintained for the purpose of establishing community identity. To be eligible under Criterion D such properties must have succeeded in establishing the identity they were designed to achieve.

Criterion E: Information Potential

Properties may be eligible for the State Register if they contain the possibility of important discoveries related to prehistory or history.

Understanding Criterion E: Information Potential

Certain important research questions about human history can only be answered by the actual physical material of cultural resources. Criterion E encompasses the properties that have the potential to answer, in whole or in part, those types of research questions. The most common type of property nominated under this Criterion is the archaeological site (or a district comprised of archaeological sites). Buildings, objects, and structures (or districts comprised of these property types), however, can also be eligible for their information potential.

Criterion E has two requirements, which must *both* be met for a property to qualify:

- The property must have, or have had, information to contribute to our understanding of human history or prehistory, and
- The information must be considered important.

Under the first of these requirements, a property is eligible if it has been used as a source of data and contains more, as yet unretrieved data. A property is also eligible if it has not yet yielded information but, through testing or research, is determined a likely source of data.

Under the second requirement, the information must be carefully evaluated within an appropriate context to determine its importance. Information is considered "important" when it is shown to have a significant bearing on a research design that addresses such areas as: 1) current data gaps or alternative theories that challenge existing ones or 2) priority areas identified under a cultural resource management plan.

Applying Criterion E: Information Potential

Archaeological Sites

Criterion E most commonly applies to properties that contain or are *likely* to contain information bearing on an important archaeological research question. The property must have characteristics suggesting the likelihood that it possesses configurations of artifacts, soil strata, structural remains, or other natural or cultural features that make it possible to do the following:

- Test a hypothesis or hypotheses about events, groups, or processes in the past that bear on important research questions in the social or natural sciences or the humanities; or
- Corroborate or amplify currently available information suggesting that a hypothesis is either true or false; or
- Reconstruct the sequence of archeological cultures for the purpose of identifying and explaining continuities and discontinuities in the archeological record for a particular area.

Buildings, Structures, and Objects

While most often applied to archeological districts and sites, Criterion E can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion E, they themselves must be, or must have been, the principal source of the important information.

Association with Human Activity

A property must be associated with *human activity* and be critical for understanding a site's historic environment in order to be eligible under Criterion E. A property can be linked to human activity through events, processes, institutions, design, construction, settlement, migration, ideals, beliefs, lifeways, and other facets of the development or maintenance of cultural systems.

The natural environment associated with the properties was often very different from that of the present and strongly influenced cultural development. Aspects of the environment that are pertinent to human activities should be considered when evaluating properties under Criterion E.

Natural features and paleontological (floral and faunal) sites are not usually eligible under Criterion E in and of themselves. They can be eligible, however, if they are either directly related to human activity or critical to understanding a site's historic environment. In a few cases, a natural feature or site unmarked by cultural materials, that is primarily eligible under Criterion A, may also be eligible under Criterion E, *if* study of the feature, or its location, setting, etc. (usually in the context of data gained from other sources), will yield important information about the event or period with which it is associated.

Establishing a Historic Context

The information that a property yields, or will yield, must be evaluated within an appropriate historic context. This will entail consulting the body of information already collected from similar properties or other pertinent sources, including modern and historic written records. The researcher must be able to anticipate if and how the potential information will affect the definition of the context. The information likely to be obtained from a particular property must confirm, refute, or supplement in an important way existing information.

A property is *not* eligible if it cannot be related to a particular time period or cultural group and, as a result, lacks any historic context within which to evaluate the importance of the information to be gained.

Developing Research Questions

Having established the importance of the information that may be recovered, it is necessary to be explicit in demonstrating the connection between the important information and a specific property. One approach is to determine if specific important research questions can be answered by the data contained in the property. Research questions can be related to property-specific issues, to broader questions about a large geographic area, or to theoretical issues independent of any particular geographic location. These questions

may be derived from the academic community or from preservation programs at the local, regional, State, or national level. Research questions are usually developed as part of a "research design," which specifies not only the questions to be asked, but also the types of data needed to supply the answers, and often the techniques needed to recover the data.

Establishing the Presence of Adequate Data

To support the assertion that a property has the data necessary to provide the important information, the property should be investigated with techniques sufficient to establish the presence of relevant data categories. What constitutes appropriate investigation techniques would depend upon specific circumstances including the property's location, condition, and the research questions being addressed, and could range from surface survey (or photographic survey for buildings), to the application of remote sensing techniques or intensive subsurface testing. Justification of the research potential of a property may be based on analogy to another better known property if sufficient similarities exist to establish the appropriateness of the analogy.

Integrity

The assessment of integrity for properties considered for information potential depends on the data requirements of the applicable research design. A property possessing information potential does not need to recall *visually* an event, person, process, or construction technique. It is important that the significant data contained in the property remain sufficiently intact to yield the expected important information, if the appropriate study techniques are employed.

Partly Excavated or Disturbed Properties

The current existence of appropriate physical remains must be ascertained in considering a property's ability to yield important information. Properties that have been partly excavated or otherwise disturbed and that are being considered for their potential to yield additional important

information must be shown to retain that potential in their remaining portions.

Completely Excavated Sites

Properties that have yielded important information in the past and that no longer retain additional research potential (such as completely excavated archeological sites) must be assessed essentially as historic sites under Criterion A. Such sites must be significant for associative

values related to: 1) the importance of the data gained or 2) the impact of the property's role in the history of the development of anthropology/ archeology or other relevant disciplines. Like other historic properties, the site must retain the ability to convey its association as the former repository of important information, the location of historic events, or the representative of important trends.



*Wallace Ruin
Cortez vicinity*

As a well-preserved habitation site with public architecture and a Chaco-related Great House, Wallace Ruin has yielded and can continue to yield important information regarding community development and social history. The site has the potential to provide important information regarding prehistoric Pueblo communities during the rise and fall of the Chaco Culture and its influence on outlying regions. The archaeological site was listed on the State Register in 2003.

VIII. Special Property Types

Certain kinds of properties are not usually considered for listing in the State Register: religious properties, moved properties, birthplaces and graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the recent past. These properties *can* be eligible for listing, however, if they meet special requirements in addition to meeting the regular requirements (that is, being eligible under one or more of the five nomination criteria and possessing integrity).

Special considerations are only applied to *individual* properties. Components of eligible districts do not have to meet the special requirements unless they make up the majority of the district or are the focal point of the district.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the recent past shall not be considered eligible for the State Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, from association with historic events; or
- a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- a property achieving significance within the recent past if a sufficient historic context exists to permit evaluation.

Religious Properties

A religious property is eligible if it derives its primary significance from architectural or artistic distinction or historical importance.

A religious property requires justification on architectural, artistic, or historic grounds to avoid any appearance of judgment by government about the validity of any religion or belief. Historic significance for a religious property cannot be established on the merits of a religious doctrine, but rather, for architectural or artistic values or for important historic or cultural forces that the property represents. A religious property's significance under Criterion A, B, C, D or E must be judged in purely secular terms. A religious group may, in some cases, be considered a cultural group whose activities are significant in areas broader than religious history.

A property is considered to be religious if:

- The resource was constructed by a religious institution.
- The resource is presently owned by a religious institution or is used for religious purposes.
- The resource was owned by a religious institution or used for religious purposes during the time it achieved its significance.
- Religion is selected as an Area of Significance.

Examples of religious properties requiring special consideration:

- A historic church where an important non-religious event occurred, such as an organizing meeting by a labor union.
- A historic synagogue that is significant for architecture.
- A private residence is the site of a meeting important to religious history.
- A commercial block that is currently owned as an investment property by a religious institution.

- A historic district in which religion was either a predominant or significant function during the period of significance.

Example of religious properties not requiring special consideration:

- A residential or commercial district that currently contains a small number of churches that are not a predominant feature of the district.
- A town meeting hall that serves as the center of community activity and houses a wide variety of public and private meetings, including religious service. The resource is significant for architecture and politics, and the religious function is incidental.
- A town hall, significant for politics from 1875 to 1925, that housed religious services during the 1950s.

Eligibility for Historic Events

A religious property can be eligible under Criterion A for any of three reasons:

- It is significant under a theme in the history of religion having secular scholarly recognition; or
- It is significant under another historical theme, such as exploration, settlement, social philanthropy, or education; or
- It is significantly associated with traditional cultural values.

Religious History

A religious property can be eligible if it is directly associated with either a specific event or a broad pattern in the history of religion.

Other Historical Themes

A religious property can be eligible if it is directly associated with either a specific event or a broad pattern that is significant in another historic context. A religious property would also qualify if it were significant for its associations that illustrate the importance of a particular religious group in the social, cultural, economic, or political history of the area. Eligibility depends on the importance of the event or broad pattern and the role of the specific property.

Traditional Cultural Values

When evaluating properties associated with traditional cultures, it is important to recognize that often these cultures do not make clear distinctions between what is secular and what is sacred. There is no intent to exclude traditional cultural resources merely because they have religious uses or are considered sacred. A property or natural feature important to a traditional culture's religion and mythology is eligible if its importance has been ethnohistorically documented and if the site can be clearly defined. It is critical, however, that the activities be documented and that the associations not be so diffuse that the physical resource cannot be adequately defined.

Eligibility for Historic Persons

A religious property can be eligible for association with a person important in religious history, if that significance has scholarly, secular recognition or is important in other historic contexts. Individuals who would likely be considered significant are those who formed or significantly influenced an important religious institution or movement, or who were important in the social, economic, or political history of the area. Properties associated with individuals important only within the context of a single congregation and lacking importance in any other historic context would not be eligible under Criterion B.

Eligibility for Architectural or Artistic Distinction

A religious property significant for its architectural design or construction should be evaluated as are other properties under Criterion C; that is, it should be evaluated within an established architectural context and, if necessary, compared to other properties of its type, period, or method of construction. (See "Comparing Related Properties" in *Section VI: How to Evaluate a Property Within Its Historic Context*.)

Eligibility for Information Potential

A religious property, whether a district, site, building, structure, or object, is eligible if it can yield important information about the religious practices of a cultural group or other historic themes. This kind of property should be evaluated as are other properties under Criterion E, in relation to similar properties, other information sources, and existing data gaps.

Ability to Reflect Historic Associations

As with all eligible properties, religious properties must physically represent the period of time for which they are significant. For instance, a recent building that houses an older congregation cannot qualify based on the historic activities of the group because the current building does not convey the earlier history. Likewise, an older building that housed the historic activities of the congregation is eligible if it still physically represents the period of the congregation's significance. However, if an older building has been remodeled to the extent that its appearance dates from the time of the remodeling, it can only be eligible if the period of significance corresponds with the period of the alterations.

Moved Properties

A property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event.

The State Register nomination criteria limit the consideration of moved properties because significance is embodied in locations and settings as well as in the properties themselves. Moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A move may also cause the loss of historic features such as landscaping, foundations, and chimneys, as well as loss of the potential for associated archaeological deposits.

One of the basic purposes of the State Register is to encourage the preservation of historic properties as living parts of their communities. In keeping with this purpose, it is not usual to list artificial groupings of buildings that have been created for purposes of interpretation, protection, or maintenance. Moving buildings to such a grouping destroys the integrity of location and setting, and can create a false sense of historic development.

Examples of moved properties that require special consideration:

- A resource moved from one location on its original site to another location on the property, during or after its Period of Significance.
- A district in which a significant number of resources have been moved from their original location.
- A district which has one moved building that makes an especially significant contribution to the district.
- A portable resource, such as a ship or railroad car, that is relocated to a place incompatible with its original function.
- A portable resource, such as a ship or railroad car, whose importance is critically linked to its historic location or route and that is moved.

Examples of moved properties not requiring special consideration:

- A property that is moved prior to its Period of Significance.
- A district in which only a small percentage of typical buildings in a district are moved.
- A moved building that is part of a complex but is of less significance than the remaining (unmoved) buildings.
- A portable resource, such as a ship or railroad car, that is eligible under Criterion C and is moved within its natural setting (water, rails, etc.).
- A property that is raised or lowered on its foundations.

Eligibility for Architectural Value

A moved property significant under Criterion C must retain enough historic features to convey its architectural values and retain integrity of design, materials, workmanship, feeling, and association.

Eligibility for Historic Associations

A moved property significant under Criteria A or B must be demonstrated to be the surviving property *most importantly associated* with a particular historic event or an important aspect of a historic person's life. The phrase "most importantly associated" means that it must be the single surviving property that is most closely associated with the event or with the part of the person's life for which he or she is significant.

Setting and Environment

In addition to the requirements above, moved properties must still have an orientation, setting, and general environment that are comparable to those of the historic location and that are compatible with the property's significance.

Association Dependent on the Site

For a property whose design values or historical associations are directly dependent on its location, any move will cause the property to lose its integrity and prevent it from conveying its significance.

Properties Designed to Be Moved

A property designed to move may be eligible if documented to have operated in Colorado for at least some time during its period of significance. A property designed to move or a property frequently moved during its historic use must be located in a historically appropriate setting in order to qualify, retaining its integrity of setting, design, feeling, and association. Such properties include automobiles, railroad cars and engines, and wagons.

Properties Moved to an Interior Setting

A property designed to move, such as railroad rolling stock, automobiles, airplanes, and wagons, may be relocated from an outdoor to an indoor setting as part of a conservation and interpretive program. These moved properties may be eligible for listing. As with all nominated properties, it must be demonstrated that a relocated structure retains sufficient integrity to convey its significance.

Artificially Created Groupings

An artificially created grouping of buildings, structures, or objects is not eligible unless it has achieved significance since the time of its assemblage. It cannot be considered as a reflection of the time period when the individual buildings were constructed.

Portions of Properties

A moved *portion* of a building, structure, or object is not eligible because, as a fragment of a larger resource, it has lost integrity of design, setting, materials, workmanship, and location.



*Denver, Leadville & Gunnison Railroad - Buena Vista Depot
Buena Vista*

One of the few extant Denver, South Park & Pacific Railroad (formerly Denver, Leadville & Gunnison) depots in the state, the 1891 Buena Vista Depot is also the last remaining intact depot in Chaffee County. The wood-frame combination depot contains agent quarters in addition to the waiting room and freight area. The building is typical of first generation depot construction. The depot has been moved twice—first in 1927 and again in 2003. The depot was listed on the State Register in 2004 for its architectural significance.

Birthplaces and Graves

A birthplace or grave of a historical figure can be eligible if the person is of outstanding importance and if there is no other appropriate site or building directly associated with his or her productive life.

Birthplaces and graves often attain importance as reflections of the origins of important persons or as lasting memorials to them. The lives of persons significant in our past normally are recognized by the State Register through listing of properties illustrative of or associated with that person's productive life's work. Birthplaces and graves, as properties that represent the beginning and the end of the life of distinguished individuals, may be temporally and geographically far removed from the person's significant activities, and therefore are not usually considered eligible.

Examples of birthplaces and graves requiring special consideration:

- The birthplace of a significant person who lived elsewhere during the time he/she achieved significance.
- A grave that is nominated for its association with the significant person buried in it.
- A grave that is nominated for information potential.

Examples of birthplaces and graves not requiring special consideration:

- A house that was inhabited by a significant person for his or her entire lifetime.
- A grave located on the grounds of the house where a significant person spent his or her productive years.

Persons of Outstanding Importance

The phrase "a historical figure of outstanding importance" means that in order for a birthplace or grave to qualify, it cannot be simply the birthplace or grave of a person significant in our past (Criterion B). It must be the birthplace or grave of an individual who was of outstanding importance in the history of the local area, State, or nation. The birthplace or grave of an individual who was one of several people active in some aspect of the history of a community, a state, or the nation would not be eligible.

Last Surviving Property Associated with a Person

When a geographical area strongly associated with a person of outstanding importance has lost all other properties directly associated with his or her formative years or productive life, a birthplace or grave may be eligible.

Eligibility for Other Associations

A birthplace or grave can also be eligible if it is significant for reasons other than association with the productive life of the person in question. It can be eligible for significance under Criterion A for association with important events, under Criterion B for association with the productive lives of *other* important persons, or under Criterion C for architectural significance. A birthplace or grave can also be eligible in rare cases if, after the passage of time, it is significant for its commemorative value. A birthplace or grave can also be eligible under Criterion E if it contains important information on research, *e.g.*, demography, pathology, mortuary practices, socioeconomic status differentiation.

Cemeteries

A cemetery is eligible if it derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.

A cemetery is a collection of graves that is marked by stones or other artifacts or that is unmarked but recognizable by features such as fencing or depressions, or through maps, or by means of testing. Cemeteries serve as a primary means of an individual's recognition of family history and as expressions of collective religious and/or ethnic identity. Because cemeteries may embody values beyond personal or family-specific emotions, the State Register criteria allow for listing of cemeteries under certain conditions.

Examples of cemeteries requiring special consideration:

- A cemetery that is nominated individually for Criterion A, B, C, or D.

Examples of cemeteries not requiring special consideration:

- A cemetery that is nominated along with its associated church, but the church is the main resource nominated.
- A cemetery that is nominated under Criterion E for information potential.
- A cemetery that is nominated as part of a district but is not the focal point of the district.

Persons of Transcendent Importance

A cemetery containing the graves of persons of transcendent importance may be eligible. To be of transcendent importance the persons must have been of great eminence in their fields of endeavor or had a great impact upon the history of their community, of Colorado, or of the nation.

Eligibility on the Basis of Age

Cemeteries can be eligible if they have achieved historic significance for their relative great age in a particular geographic or cultural context.

Eligibility for Design

Cemeteries can qualify on the basis of distinctive design values. These values refer to the same design values addressed in Criterion C and can include aesthetic or technological achievement in the fields of city planning, architecture, landscape architecture, engineering, mortuary art, and sculpture. As for all other nominated properties, a cemetery must clearly express its design values and be able to convey its historic appearance.

Eligibility for Association with Events

Cemeteries may be associated with historic events including specific important events or general events that illustrate broad patterns.

Eligibility for Information Potential

Cemeteries, both historic and prehistoric, can be eligible if they have the potential to yield important information. The information must be important within a specific context and the potential to yield information must be demonstrated.

A cemetery can qualify if it has potential to yield important information provided that the information it contains is not available in extant documentary evidence.

Integrity

Assessing the integrity of a historic cemetery entails evaluating principal design features such as plan, grave markers, and any related elements (such as fencing). Only that portion of a historic cemetery that retains its historic integrity can be eligible. If the overall integrity has been lost because of the number and size of recent grave markers, some features such as buildings, structures, or objects that retain integrity may be considered as individual properties if they are of such historic or artistic importance that they individually meet one or more of the requirements listed above.

Reconstructed Properties

A reconstructed property is eligible when it is accurately executed in a suitable environment *and* presented in a dignified manner as part of a restoration master plan *and* when no other building or structure with the same associations has survived. All three of these requirements must be met.

"Reconstruction" is defined as the reproduction of the exact form and detail of a vanished building, structure, object, or a part thereof, as it appeared at a specific period of time. Reconstructed buildings fall into two categories: buildings wholly constructed of new materials and buildings reassembled from some historic and some new materials. Both categories of properties present problems in meeting the integrity requirements of the State Register criteria.

Examples of reconstructed properties requiring special consideration:

- A property in which most or all of the fabric is not original.
- A district in which an important resource or a significant number of resources are reconstructions.

Examples of reconstructed properties not requiring special consideration:

- A property that is remodeled or renovated and still has the majority of its original fabric.

Accuracy of the Reconstruction

The phrase "accurately executed" means that the reconstruction must be based upon sound archaeological, architectural, and historic data concerning the historic construction and appearance of the resource. That documentation should include both analysis of any above or below ground material and research in written and other records.

Suitable Environment

The phrase "suitable environment" refers to: 1) the physical context provided by the historic district and 2) any interpretive scheme, if the historic district is used for interpretive purposes. This means that the reconstructed property must be located at the same site as the original. It must also

be situated in its original grouping of buildings, structures, and objects (as many as are extant), and that grouping must retain integrity. In addition, the reconstruction must not be misrepresented as an authentic historic property.

Restoration Master Plans

Being presented "as part of a restoration master plan" means that: 1) a reconstructed property is an essential component in a historic district and 2) the reconstruction is part of an overall restoration plan for an entire district. "Restoration" is defined as accurately recovering the form and details of a property and its setting as it appeared at a particular period by removing later work or by replacing missing earlier work (as opposed to completely rebuilding the property). The master plan for the entire property must emphasize restoration, not reconstruction. In other words, the master plan for the entire resource would not be acceptable under this consideration if it called for reconstruction of a majority of the resource.

Last Surviving Property of a Type

This consideration also stipulates that a reconstruction can qualify if, in addition to the other requirements, no other building, object, or structure with the same association has survived. A reconstruction that is part of a restoration master plan is appropriate only if: 1) the property is the only one in the district with which a particular important activity or event has been historically associated or 2) no other property with the same associative values has survived.

Reconstructions From the Past

After the passage of sufficient time, a reconstruction may on its own attain significance for what it reveals about the period in which it was built, rather than the historic period it was intended to depict. On that basis, a reconstruction can possibly qualify under any of the nomination criteria.

Commemorative Properties

A property primarily commemorative in intent can be eligible if design, age, tradition, or symbolic value has invested it with its own historical significance.

Commemorative properties are designed or constructed after the occurrence of an important historic event or after the life of an important person. They are not directly associated with the event or with the person's productive life, but serve as evidence of a later generation's assessment of the past. Their significance comes from their value as cultural expressions at the date of their creation. Therefore, a commemorative property generally must be over fifty years old and must possess significance based on its own value, not on the value of the event or person being memorialized.

Examples of commemorative properties that require special consideration:

- A property whose sole or primary function is commemorative or in which the commemorative function is of primary significance.

Examples of commemorative properties that do not require special consideration:

- A resource that has a non-commemorative primary function or significance.
- A single commemorative marker that is a component of a district

Eligibility for Design

A commemorative property derives its design from the aesthetic values of the period of its creation. A commemorative property, therefore, may be significant for the architectural, artistic, or other design qualities of its own period in prehistory or history.

Eligibility for Age, Tradition, or Symbolic Value

A commemorative property cannot qualify for association with the event or person it memorializes. A commemorative property may, however, acquire significance after the time of its creation through *age, tradition, or symbolic value*. This significance must be documented by accepted methods of historical research, including written or oral history, and must meet one or more of the nomination criteria.

Ineligibility as the Last Representative of an Event or Person

The loss of properties directly associated with a significant event or person does not strengthen the case for consideration of a commemorative property. Unlike birthplaces and graves, a commemorative property usually has no direct historic association. The commemorative property can qualify for historic association only if it is clearly significant in its own right, as stipulated above.



*Fort St. Vrain Monument
Platteville vicinity*

Mrs. B.D. Sanborn and Mary Sopris prepare to unveil the newly installed Fort St. Vrain Monument on June 10, 1911. The Daughters of the American Revolution carried out an active program of marking historic sites in Colorado. The St. Vrain site outside Platteville was their first installation. The site was listed on the State Register in 2001.

Properties that Have Achieved Significance Within the Recent Past

A property achieving significance within the recent past is eligible if a sufficient historic context exists to permit the evaluation of the resource.

The State Register recognizes *historic* properties. Properties associated with events and persons from the recent past are difficult to evaluate objectively. History repeatedly demonstrates that an event which seemed to be of paramount importance at its occurrence proved to be of little consequence in the larger course of subsequent events. Other events, hardly noticed at their occurrence, proved to be of great influence on the course of future activities. Finally, there are those events that were generally recognized as important at their occurrence, but which turned out to have long term consequences varying greatly from that expected .

A sufficient amount of time must have elapsed since the event to allow the development of a historical perspective to facilitate the evaluation of significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the State Register is a list of truly *historic* properties. For some events the passage of 20 or 30 years may provide sufficient chronological distance to permit thoughtful evaluation. For other events, 50 or 60 years may be necessary. Generally, the closer an event dates to the present, the more difficult will be the evaluation of such an event and thus more care will be taken in listing associated properties in the State Register.

Examples of properties that have achieved significance within the recent past requiring special consideration:

- A property of recent construction.
- A property that continues to achieve significance into the recent past.
- An older property that is significant for associations that occurred in the recent past.

Examples of properties that have achieved significance within the recent past not requiring special consideration:

- A historic district in which a few properties are of recent construction, but the majority of properties and the time at which the significance occurred are of greater age.

Rare Surviving Resources

Certain categories of resources are so fragile that survivors of any age are unusual. If significant examples are to be preserved, they must be identified and evaluated early in their life. However, just because a group of properties tend not to survive in an unaltered state, does not automatically make that group or individual members of that group historically significant. Appropriate evaluation is still necessary.

Historical Perspective

A property that has achieved significance within the recent past can be evaluated only when sufficient historical perspective exists to determine that the property is exceptionally important. The necessary perspective can be provided by scholarly research and evaluation, and must consider both the historic context and the specific property's role in that context.

In many communities, properties such as apartment buildings built in the 1950s and 1960s cannot be evaluated because there is no scholarly research available to provide an overview of the nature, role, and impact of that building type within the context of historical and architectural developments of the 1950s and 1960s.

Eligibility for Information Potential

A property that has achieved significance in the recent past can qualify under Criterion E only if it can be demonstrated that the information is of importance within the appropriate context and that the property contains data superior to or different from those obtainable from other sources, including other culturally related sites. An

archaeological site of the recent past may be eligible if the former inhabitants are so poorly documented that information about their lifeways is best obtained from examination of the material remains.

Historic Districts

Properties which have achieved significance within the recent past can be eligible for the State Register if they are an integral part of a district which qualifies for State Register listing. This is demonstrated by documenting that the property dates from within the time period when the district achieved its significance and that it is associated with one or more of the district's defined Areas of Significance.



*Union Pacific Railroad Caboose No. 25400
Kit Carson*

The 1959 Caboose No. 25400 typifies mid-century all-steel caboose design. The Class CA-7 caboose represents caboose design, materials and construction just before the time that railroads began the process of eliminating the caboose from freight train operations. No. 25400 was the first of one hundred Class CA-7 cabooses constructed by the Union Pacific. The car is one of only three surviving Class CA-7 cabooses in Colorado. The caboose retains nearly all of its original design and materials, both exterior and interior. Though not yet fifty years of age, the caboose was listed on the State Register in 2002 for its engineering significance.

IX. How to Evaluate the Integrity of a Property

In addition to meeting the nomination criteria, a property must have retained its historic physical integrity. Integrity can best be defined as the ability of a property to convey its history and significance. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (i.e., convey their significance) or they do not. Within the concept of integrity, the State Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining *which* of these aspects are most important to a particular property requires knowing why, where, and when the property is significant.

Seven Aspects of Integrity

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.
2. **Setting** is the physical environment of a historic property.
3. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
4. **Materials** are the physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a historic property.
5. **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

6. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
7. **Association** is the direct link between an important historic event or person and a historic property.

Assessing Integrity in Properties

Integrity is based on significance: why, where, and when a property is important. Only after significance is fully established can you proceed to the issue of integrity.

The steps in assessing integrity are:

- Define the essential physical features that must be present for a property to represent its significance;
- Determine whether the essential physical features are visible enough to convey their significance;
- Determine whether the property needs to be compared with similar properties; and,
- Determine, based on the significance and essential physical features, which aspects of integrity are particularly vital to the property being nominated and if they are present.

Ultimately, the question of integrity is answered by whether or not the property retains the identity for which it is significant.

Defining the Essential Physical Features

All properties change over time. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant (Applicable Criteria and Areas of Significance) and *when* it was significant (Periods of Significance). They are the features without which a property can no longer be identified as, for

instance, a late 19th century dairy barn or an early 20th century commercial district.

Back-filled Archaeological Sites

Archaeological sites may be listed under Criteria A, B, or C even in cases where the sites have been back-filled as a preservation treatment. Most archaeological sites are fragile by nature and leaving such sites exposed to natural degradation or human vandalism would not be in the best interests of the resource. Sites listed only under Criterion E are often considered to be important only for their information content. Excavation and the recovery of information may be considered sufficient treatment of such sites. Listing under additional criteria encourages the long term preservation of the sites for future scientific, educational and interpretive use.

Excavated sites considered eligible under Criteria A, B or C will remain eligible when the sites are back-filled as a preservation treatment.

Historic Buildings with Major Additions

Historic buildings are evaluated as a whole for their association with important events and persons. Most buildings change over time and such changes may have occurred during or outside of the Period of Significance. Where changes have occurred outside the Period of Significance, it is necessary to demonstrate that the changes do not prevent the building from conveying its significance. There are situations when additions to a building occurred outside the Period of Significance and the additions are composed of a clearly definable mass which may be visually separated from the historic portion of the overall building. In these cases, only the historic portion of the building may be listed in the State Register. The geographic boundaries of the listing will include only the historic portion of the building and its associated land.

The historic building must be primarily intact. A historic facade is not eligible for listing if the remainder of the historic building has been removed and replaced by new construction. In order to list only the historic portion of a building, the historic portion must be primarily intact AND the addition must have been constructed outside the Period of Significance and visually separate from the historic.



*Eaton High School
114 Park Ave.*

The 1929 Eaton High School is important for its association with the history of education in Eaton. It is also architecturally significant as a good example of the Collegiate Gothic style and the work of an important Colorado architect, Robert Kenneth Fuller. A major addition to the school was constructed in 1962. The minimal connection between the original building and the addition permitted the original building to be listed without including the new construction. The 1929 portion of the building was listed on the State Register in 1996.

X. Glossary

Associative Qualities - An aspect of a property's history that links it with historic events, activities, or persons.

Culture - A group of people linked together by shared values, beliefs, and historical associations, together with the group's social institutions and physical objects necessary to the operation of the institution.

Cultural Resource - See Historic Resource.

Evaluation - Process by which the significance and integrity of a historic property are judged and eligibility for State Register listing is determined.

Historic Context - An organizing structure for interpreting history that groups information about historic properties that share a common theme, common geographical area, and a common time period. The development of historic contexts is a foundation for decisions about the planning, identification, evaluation, registration, and treatment of historic properties, based upon comparative historic significance.

Historic Integrity - The unimpaired ability of a property to convey its historical significance.

Historic Property - See Historic Resource.

Historic Resource - Building, site, district, object, structure, or area evaluated as historically or archaeologically significant.

Identification - Process through which information is gathered about historic properties.

Listing - The formal entry of a property in the Colorado State Register of Historic Properties.

Nomination - Official recommendation for listing a property in the Colorado State Register of Historic Properties.

Property Type - A grouping of properties defined by common physical and associative attributes.

Research Design - A statement of proposed identification, documentation, investigation, or other treatment of a historic property that identifies the project's goals, methods and techniques, expected results, and the relationship of the expected results to other proposed activities or treatments.

