



COLORADO STATE REGISTER
of **HISTORIC PROPERTIES**

State Register Bulletin

HOW TO AMEND LISTINGS IN THE STATE REGISTER



OFFICE *of* ARCHAEOLOGY *and* HISTORIC PRESERVATION

HOW TO AMEND LISTINGS

IN THE



COLORADO STATE REGISTER *of* HISTORIC PROPERTIES

**Additional Documentation
Expanded or Reduced Boundaries
Property Relocation
Removal from Register**

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Colorado Historical Society
1300 Broadway
Denver CO 80203

PREFACE

This publication explains how the Colorado Historical Society may amend the listing of properties in Colorado State Register of Historic Properties to accommodate additional documentation related to property condition, to revise or expand the statement of significance, to expand or reduce the geographic size of the listing, or to remove a property from the Register. The final evaluation, listing, amending or removing of properties in the State Register is the responsibility of the Board of Directors of the Colorado Historical Society. The staff of the Office of Archaeology and Historic Preservation, Colorado Historical Society, prepared this bulletin.

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Cover:
Field Officer's Quarters
Fort Logan, Denver

A Preservation Program of the

 COLORADO HISTORICAL SOCIETY

Table of Contents

I.	Introduction	1
II.	Correction of Errors	2
III.	Change a Property's Historic Name.....	2
IV.	Update the Condition of a Property.....	2
V.	Expand a Property's Significance	4
VI.	Document the Individual Significance of a Resource within a Listed Property.....	6
VII.	Clarify, Increase or Decrease Property Boundaries	7
VIII.	Establish Continued Eligibility and New Boundaries for a Relocated Property.....	9
IX.	Remove a Property from the State Register	11

I. AMENDING STATE REGISTER LISTINGS

Documentation of a property in the State Register of Historic Properties may be revised, expanded or updated at any time after State Register listing. Amendments may be made for many reasons:

- correct errors
- change a property's historic name
- update the condition of the property
- expand significance for:
 1. additional criteria
 2. new areas of significance
 3. additional periods of significance
- document the individual significance of a resource within the property
- clarify boundaries
- increase boundaries
- decrease boundaries
- establish new boundaries for a relocated property
- remove a property from the State Register

State Register listings may be amended in any of the following ways:

1. Submit State Register nomination continuation sheets with the new information and an explanation of the amendment.
2. Complete a new nomination form that incorporates former documentation, new information, and proposed changes.
3. For boundary changes, provide a nomination form that documents just the area being added or deleted.

All official changes to State Register listings must be recommended for approval by the State Register Review Board and subsequently be approved the Board of Directors of the Colorado Historical Society. Owner consent is not required except in those cases involving the geographic expansion of the boundaries or the addition of new resources.

GUIDELINES FOR AMENDING FORMS

When amending a State Register listing, revise all items affected by the proposed change. The items requiring revision are outlined below.

II. CORRECT ERRORS

Minor errors in any part of the original nomination documentation may be corrected by the submission of a State Register nomination continuation sheet. Note the erroneous information and supply the corrected material. If the error calls into question the significance, integrity or ownership of the property, it may be necessary for a full reevaluation of the property and its continued listing.

III. CHANGE A PROPERTY'S HISTORIC NAME

- Enter, in section I, the new name, and explain, in section IV, the reasons for the name change.

Example: Cumbres & Toltec Scenic Railroad

When the railroad segment was originally listed in 1973, the name "Cumbres and Toltec Scenic Railroad" was recorded as the official resource name. As this name was not used until after the railroad's period of significance, this amendment uses the historic name of the property during the period of significance: "Denver & Rio Grande Railroad San Juan Extension." Denver & Rio Grande is used as the phrase common to all the various companies during the period of significance when referring to historical instances and will be used throughout this document. This is also abbreviated as "D&RG."

IV. UPDATE THE CONDITION OF A PROPERTY

The condition of a property could change as a result of a rehabilitation or restoration project or as a result of deterioration from deferred maintenance. A property could also suffer damage as a result of fire, flood or other natural causes. In the case of a historic district, the change might be limited to a single resource. These changes could include the demolition of the resource, the construction of a new resource, or the relocation of a resource into or out of the district.

State Register listings should be updated for significant condition changes that affect the historic integrity of the property, positively or negatively.

- In section III, provide a description of the changed resource(s).

Example: CF&I Mine Rescue Car No. 1

The last wooden Bureau of Mines Rescue Car in existence underwent extensive restoration between October 2002 and February 2007. Utilizing historic photographs, the car was restored to its 1923 appearance as this was the year the Colorado Fuel and Iron Company (CF&I) took ownership. The following is a brief summary of the work that was done. This work was partially funded by grants from the State Historical Fund. Further documentation of the project is on file at the Colorado Historical Society's State Historical Fund office and the Office of Archaeology and Historic Preservation.

The underframe was stabilized to correct warping and sagging. The flooring was removed from approximately 75% of the car in order to expose the rotted sill timbers. Only the portions of the sill timbers beyond repair were replaced; they were spliced and glued. Approximately 75% of the vertical timbers had a few inches of rot at the bottom; the bad spots were cut out and new timber was inlaid and glued. Necessary repairs were made to the side structural components. Degraded siding above and below the belt-rail was removed. Other sections of the car siding were repaired or replaced as needed. The metal roofing and all attachments were removed, tagging all parts, to examine the roof for dry-rot, decay and water damage. The roof sheathing was reproduced (a yellow poplar especially milled to match the original) and installed. A new metal roof was installed after 19 rafters were replaced and a new sub-roof installed.

The 30 clerestory windows were too rotted to be repaired. Patterns were made and all new frames manufactured. Of the single hung windows--32 needed to be manufactured; 28 were salvaged.

The glass was removed from the windows and the frames were repaired (if warped or out-of-square). The windows were re-glazed, sanded and primed. New wooden arches were manufactured to install above the single-hung windows. The brass window hardware was cleaned.

The existing platform and timbers on one car end were repaired. The other platform was missing. Metal work was fabricated and steps were created from oak (as were the original). The crash bars were so rusted that new ones with ornamental caps (like the original as one extant remained from which a pattern was created for casting) had to be fabricated and attached with rivet construction. All paint from the siding and platform ceiling was removed and exterior paint was applied in an appropriate historic color scheme.

On the interior, inappropriate paint and varnish were removed from all surfaces. All damaged interior surfaces, including ceiling panels and built-in components were repaired; any missing interior surfaces were replicated. Salvageable original wood veneer paneling was cleaned and stripped down; other areas that required replacement veneer wood paneling, in particular the ceiling, were prepared for the car. All the missing berths were replicated and reinstalled (only two are operable). Hardware and fixture components were cleaned and repaired. Hardware from two old Denver & Rio Grande Western passenger cars was obtained to replace any missing hardware. The original floor was removed, refinished and re-installed over new sub-flooring. A vintage coal-fired stove and toilet were found and installed and a Baker boiler reproduction was installed with appropriate pipe fittings. When the car was positioned on site, the stained glass transoms were installed.

V. EXPAND A PROPERTY'S SIGNIFICANCE

- Revise areas of significance, period of significance, and other items in section IV.
- Discuss, in section IV, additional significance and related historic contexts.
- Provide additional photographs if necessary to represent new significance.

Example: Fort Vasquez

Fort Vasquez was originally listed as an archaeological site. The purpose of this new nomination is to recognize not only the archaeological significance of the site but also the importance of the property for its later use as an interpretive area, including the "reconstruction" of the fort by the Works Progress Administration (WPA)....

FORT VASQUEZ AS AN INTERPRETIVE SITE

By the turn of the nineteenth century, the fort was in ruins but it continued to beckon curious travelers on their way to or from Denver. The roadway crowded dangerously close to the east wall ruins, but it was a convenient distance for the adventurous to make quick stops and imagine earlier times. Historian Elliott Coue described the site and its history after he and Colorado Gov. Alva Adams paid a visit in 1898. F.W. Cragin recorded the site in 1910 with notes and photographs. In 1924, LeRoy R. Hafen explored Fort Vasquez shortly after he began his career as historian for the State Historical Society of Colorado. By this time, William and Pearl Hoffman Perdieu and Ethel Hoffman, who owned the site and named their property, Fort Vasquez Ranch, expressed interest in preserving the history of Fort Vasquez.

Official recognition of the site's significance first came in 1932 when the State Historical Society cast a bronze plaque to mark the ruins. Additional recognition for the site came in 1933 with Hafen's article "Mountain Men: Louis Vasquez" published in *Colorado Magazine*.

Beginning in 1934, the Platteville Community Club, an organization of local businessmen, spearheaded an effort to reconstruct Fort Vasquez and create a museum to interpret early days along the South Platte River. They hoped the project would preserve the memory of the fur-trade era, provide employment for local workers during the Great Depression, and encourage travelers to spend more time in the Platteville area. As a first step on September 21, 1934, Pearl Perdieu and Ethel Hoffman deeded the site of Fort Vasquez to the Weld County Board of Commissioners. At the urging of the Platteville Community Club, the commissioners then applied for project assistance through the Federal Emergency Relief Administration (FERA). Reconstruction planning began under the National Recovery Administration (NRA) program until 1935, when the U.S. Supreme Court declared NRA unconstitutional. The WPA filled the void left by NRA and FERA.

Congressional legislation enabled the WPA to respond to the needs of the nation's unemployed and to boost local economies by underwriting projects, such as rebuilding Fort Vasquez. Weld County submitted a project application to the WPA on July 24, 1935, and reported that under FERA, project planning had been completed and some materials had been purchased. To justify the reason for the work, the commissioners wrote: "Old Fort Vasquez is a point of great interest. This project proposes to rebuild fort as nearly as possible to its original construction. All necessary material including the forms for blocks and straw has been purchased by Sponsor under F.E.R.A." The application requested \$2,839 in federal funds with the sponsor contributing \$500 to provide work for 59 workers. Financially, the project

seems insignificant when compared with a federal expenditure of \$100 million for 5,000 projects completed in Colorado between 1935 and 1943, as reported by Stephen Leonard in *Trials and Triumphs: A Colorado Portrait of the Great Depression*.

In the eyes of the Platteville community, however, project completion was an important milestone. They moved a cabin, once used as the "courthouse" at the Town of St. Vrain, St. Vrain County, Territory of Nebraska, onto new foundations directly south of the reconstructed fort. The Platteville Community Club intended to establish a museum in the cabin, but in 1937, the building provided additional housing for the caretaker's family. The museum project did not materialize. (After Weld County transferred ownership of the property to the State Historical Society of Colorado, the log structure was moved to the parking area north of the fort to make way for museum construction. In the early 1970s, the cabin was moved to Centennial Village in Greeley, Colorado.)

Dedication of the reconstructed fort on August 2, 1937, drew a crowd of 2,000 people to celebrate its completion and the paving of a new alignment for U.S. Highway 85 west of the property. Local historian Judge George H. Bradfield was the keynote speaker at the event, and he recounted the early history of the fort and Weld County. George East, chairman of the Platteville Community Club, gave credit to George Burbridge, who had visited the fort as a boy in 1850 and 1859, and was able to describe its appearance to the WPA builders. Many people from South Platte valley pioneer families received recognition during the festivities.

The designers of the WPA fort utilized a trapezoidal plan rather than the rectangular plan of the original fort. Limited visible remains at the site likely guided the layout of the reconstruction. No evidence indicated the existence of corner towers on the original fort. It may be assumed that these were included in the WPA design as being typical of Western fort construction. The same is true of the rifle ports and firing ledge which line the inner side of the fort's walls. The concrete caps on the tops of the walls and firing ledges represent WPA attempts to provide protection to the underlying adobe construction. The inclusion of a caretaker's quarters within the new fort further illustrates the concessions made to the practical over the historic. The result was a popular historical and interpretive structure that effectively combined traditional adobe construction with a design and finish compatible with contemporary conceptions of the Western frontier fort. While more recent archaeological investigation has demonstrated many errors in the WPA design, the reconstructed fort conveys much about prevailing architectural history of the 1930s.

The caretaker family took up residence in the adobe rooms and cabin in September 1937. By April 1939, these accommodations proved less than adequate, and efforts were made to provide better housing. Apparently the caretaker moved on, because various local groups cared for the property during the late 1940s and early 1950s. In 1951, Platteville and Gilcrest service and youth organizations mounted a clean-up effort at the fort.

When the community learned of plans to convert U.S. 85 into a four-lane highway in the 1950s, key local individuals, including Fern Miller, superintendent of the U.S. Mint in Denver, took steps to preserve and protect the historic site by repairing the adobe walls. The Weld County Board of Commissioners transferred title to the Colorado Department of Highways on December 31, 1957, in anticipation of the road-building project; on February 10, 1958, the State Historical Society of Colorado received the property and initiated development plans. After the four-lane highway opened, a *Denver Post* article reported that within ten years "23 million Americans are expected to pass the old fort to be reminded of the mark Vasquez left on the Western frontier." Always near a busy thoroughfare, Fort Vasquez continues to draw travelers.

VI. DOCUMENT THE INDIVIDUAL SIGNIFICANCE OF A RESOURCE WITHIN A LISTED PROPERTY

Each resource within a multiple resource listing need not be individually eligible for the State Register. However, in cases where a resource may be individually eligible in an area or under a criterion different from that of the whole property, the listing may be amended to reflect the additional significance.

- Discuss, in section IV, additional significance and related historic contexts.

Example: Add architectural significance for later building

The 1915 Gearhart House is an excellent example of ornamental concrete block construction. The two-story American Foursquare style residence meets the registration requirements for *Ornamental Concrete Block Residences and Associated Secondary Structures* in the multiple property documentation form *Ornamental Concrete Block Buildings in Colorado, 1900 to 1940*. The building exterior consists of rock-faced block ornamented with panel-faced quoins and a first-story belt course of swag-faced block. Though the building dates after the 1880-1900 period of significance for the Buell Street historic district in which it stands, the building is architecturally significant in its own right and is individually eligible for the State Register.

VII. CLARIFY, INCREASE OR DECREASE PROPERTY BOUNDARIES

The boundary description in the original nomination may not have adequately described the land to be listed. It could be that landmarks used to mark points on the boundary were subsequently moved or demolished. The boundary may be clarified without changing the actual land listed.

BOUNDARY CHANGES (INCREASES AND DECREASES)

The boundaries of a listing may be increased to add additional resources related to the significance of the listed property. The boundaries of a listing may be reduced if the historic integrity of a portion of a listed property, particularly a district, has been lost. It may be possible to reduce the boundaries of the listing to eliminate some or all of the resources now lacking integrity.

- In section I, enter the name of the property previously registered, and in parentheses indicate whether the documentation is for a boundary increase or decrease, for example, Abington Historic District (Boundary Increase). A name change may also be requested.
- In section I, enter only the address of the area being added or deleted. In the case of increases, provide new signed owner consent forms for each new property owner.
- In section III, indicate how many resources are affected by the boundary change. For increases, indicate the number and type of resources being added. For decreases, indicate the number and type of resources being deleted. Identify and describe the areas and resources being added or deleted.
- Explain the reasons for the increase (such as the removal of false facades, expanded area survey, or discovery of new information) or decrease (such as loss of historic integrity) in section IV.
- Document any additional significance in section IV.
- Provide new geographical data in section V, including location, boundary description and justification, acreage, and UTM references, **for only the area being added or deleted.**
- Provide a new USGS map section and, if required, sketch maps, reflecting the changes in geographical data.
- Provide photographs of the area and resources being added or removed.

Example: Addition of hotel to late 19th century commercial district

Section IV

The Harp Hotel relates directly to the original Lorimer Street historic district both architecturally and historically. The Italianate style commercial building with its circa 1887 construction date complements that of the other buildings in the district during the period of significance, 1875-1899. The building retains sufficient historic integrity to support the expanded district. The commercial nature of the building as a hotel and retail establishment matches the historical significance of the expanded district during its period of significance.

The district includes an intact grouping of architecturally significant Victorian era commercial buildings displaying a variety of styles and architectural ornamentation popular during this period. The hotel is an excellent example of Victorian era commercial architecture and is a key visual component to the assembly of buildings in the district. This building is one of the oldest remaining building in the expanded district as well as one of the more interesting architecturally by virtue of its asymmetrical design and richly detailed cast iron columns on both the street and alley sides.

Historically, the district was part of the major downtown commercial center. The 1400 block of Lorimer Street contained a number of small businesses including saloons, hotels, and lodging houses, cigar stores, pharmacies, restaurants and other establishments typical of early urban commercial development. The Harp Hotel served continuously as a hotel from its construction in 1887 through 1900. The hotel was listed in the city directories under the heading "Lodging House" rather than as a "Hotel," indicating that the facilities were lower priced and less stylish than the city's fancier hotels. The Harp provided lodging for the class of individuals who operated and patronized the type of establishments found along Lorimer Street.

VIII. ESTABLISH CONTINUED ELIGIBILITY AND NEW BOUNDARIES FOR A RELOCATED PROPERTY

Approval is not required in advance of the relocation of a listed property. However, such relocation may lessen a property's historic integrity. Property owners would be well advised to discuss proposed relocations with the Office of Archaeology and Historic Preservation staff before making a decision to move a listed property. Properties that lose sufficient integrity as to render them ineligible for listing are subject to removal from the State Register. The property owner, a local government, or the Colorado Historical Society may initiate the removal of a property from the State Register.

As soon as relocation is complete:

- Provide new information for location and geographical data in sections I, II, III and V.
- Describe the procedures used in the move and the new location, its setting, and the orientation of the moved resource on the new site, in section III.
- Explain the reasons for the move, the appropriateness of the new setting and orientation, and the effect the move and the new location have on the significance and integrity of the property.
- Indicate, in section IV, how the property, after the move, meets the State Register nomination criteria.
- Provide photographs of the moved resource on the new site.
- Explain the effects of the move on any archeological or other historic resources at the new location.

Approvals of continued listing are evaluated on the basis of the impact of the move on the property's significance and integrity and the appropriateness of the new location.

Example: CF&I Mine Rescue Car No. 1

Description of Relocation Procedure

When CF&I Mine Rescue Car No. 1 was listed in the Colorado State Register in December 1998, it was located behind Pueblo's Union Depot at Victoria and "B" Streets. It was moved to the Uhrich Locomotive Works in Strasburg where it stayed for several years undergoing stabilization and restoration. After the preservation work was completed, the car was transported back to Pueblo on February 16, 2007, to the grounds of the Bessemer Historical Society's Steelworks Museum of Industry and Culture. Serving as a static display, the car was positioned on a short stretch of track that was specifically built north of the historic Dispensary/Employment Office.

Description of New Location

The railroad car is located on the grounds of the Bessemer Historical Society's Steelworks Museum of Industry and Culture and serves as a static display. It sits on about 70 feet of track, specifically built for display purposes, a little north of the historic Dispensary/Employment Office. An expanse of asphalt surrounds the segment of track.

Integrity Assessment

The car itself retains sufficient integrity for continued listing in the State Register. The recently completed restoration project improved the historic integrity of the car making it fully capable of conveying its significance. The new setting, though not historically a site ever occupied by the car, is compatible with the car's use and historic association.

New Verbal Boundary Description

The State Register listing includes only the structure of the Mine Rescue Car as it sits on the land behind the historic Dispensary/Employment Office. No land is included in this listing. The approximate location of the car is shown on the site plan.

IX. REMOVE A PROPERTY FROM THE STATE REGISTER

Under very special circumstances, such as loss of historic integrity, a property may be removed from the State Register. To request removal, provide the Colorado Historical Society with an explanation of the reasons for removal and any supportive items such as photographs and news clippings.

Example: Columbian School

The Columbian School was automatically listed in the State Register on its listing in the National Register on July 9, 2004. The building was nominated under Criteria A and C for its historical and architectural significance. The school was associated with the educational development of several generations of Las Animas area children. Beginning in 1917 and continuing through 2003, the building served as one of the community's two elementary schools. A 1936 compatibly-designed addition expanded the school's capacity and its educational mission with the inclusion of junior high classes. The building was a good local example of the Mission Revival Style as adapted to a school. In addition to its use of such character-defining elements as the arcaded walkway and curvilinear gables and parapets, the school is particularly noteworthy for its interior courtyard. This classic Hispano building plan is rarely seen in school buildings, particularly those built well into the twentieth century. The 1936 addition presented an alternative interpretation of the style.

After several years of protests and arguments over the fate of the historic building, the former elementary school and a nearby band cottage were demolished on February 21, 2006.

This amendment requests the removal of the Columbian School from the Colorado State Register of Historic Properties. The property no longer retains those qualities which led to its listing in the State Register.