

# INFORMATION FOR PROPERTY OWNERS IN A PROSPECTIVE HISTORIC DISTRICT



## **NATIONAL REGISTER OF HISTORIC PLACES IN COLORADO**



### **OFFICE of ARCHAEOLOGY and HISTORIC PRESERVATION**

The [National Register of Historic Places](#) is the nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered nationally by the National Park Service. In Colorado, the program is administered by the Office of Archaeology and Historic Preservation (OAHP) in the Colorado Historical Society.

Included among the over 80,000 listings that make up the National Register are:

- All historic areas in the National Park System;
- Over 2,400 National Historic Landmarks designated by the Secretary of the Interior because of their importance to all Americans; and
- Properties significant to the nation, to a state, or to a community nominated by governments, organizations, and individuals.

In Colorado, the National Register includes over 1,300 listings. Of these, more than 300 are historic districts containing approximately 7,000 contributing properties. All National Register districts are automatically listed in the [State Register of Historic Properties](#).

### **NOMINATION CRITERIA**

The National Register's standards for evaluating the significance of properties recognize the accomplishments of all peoples who have made a significant contribution to our country's history and heritage. The criteria can guide State and local governments, Federal agencies, and others in evaluating potential entries in the National Register.

Districts may be significant in American history, architecture, archeology, engineering, and culture that are:

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Have yielded or may be likely to yield, information important in prehistory or history.

Districts must also possess integrity of location, setting, design, materials, workmanship, feeling, and association in relation to their significance.

## **RIGHTS OF PROPERTY OWNERS**

Anyone may prepare a district nomination to the National Register. Owners of private properties are given an opportunity to concur in or object to the nomination. If the majority of private property owners in a district object to the nomination, the district cannot be listed in the National Register.

Listing in the National Register honors a historic place by recognizing its importance to its community, State or the Nation. Under Federal law, owners of private property listed in the National Register are free to maintain, manage, or dispose of their property as they choose provided that there is no Federal involvement. Owners have no obligation to open their properties to the public, to restore them or even to maintain them, if they choose not to do so.

There are no restrictions imposed by the Colorado Historical Society as to what private property owners may or may not do with their property. Private property owners may alter or demolish a National Register or State Register-listed property subject only to applicable local government regulations and permitting procedures. In some communities, properties listed in the National Register or State Register may be automatically designated as local landmarks. Such landmark status may include the local review of proposed changes to the property through the application of design guidelines. A list of Colorado communities with local landmarking programs is available from OAHF and is also posted on the office Website at [www.coloradohistory-oahp.org](http://www.coloradohistory-oahp.org).

## **TYPES OF HISTORIC DISTRICTS**

Many groupings of historically related properties may be eligible for designation as historic districts. The National Register is not limited to residential or commercial districts. Examples of historic districts in Colorado include:

### **Residential neighborhoods**

- [Park Hill, Denver](#) (PDF, 6.6 MB)
- North 7<sup>th</sup> St. Historic Residential District, Grand Junction
- San Juan Avenue Historic District, La Junta

### **Commercial districts**

- Littleton Main Street
- Durango Main Avenue Historic District
- Salida Downtown Historic District

### **College campuses**

- Norlin Quadrangle, University of Colorado, Boulder

### **Agricultural properties**

- Hayden Ranch, Lake County

- Medano Ranch Headquarters, Alamosa County

### **Industrial complexes**

- Rocky Flats Plant, Jefferson County
- Littleton Mine Complex, Chaffee County

### **Transportation networks**

- Durango & Silverton Narrow Gauge Railroad
- Corley Mountain Highway, El Paso County
- Trail Ridge Road, Rocky Mountain National Park

### **Major parks**

- Pueblo Mountain Park

### **Military bases**

- Fort Lyon, Bent County
- Camp George West, Golden

## ***Steps to nominating a historic district in Colorado to the National Register of Historic Places***

1. Contact the Office of Archaeology and Historic Preservation (OAHP) to find out what is already known about the area (303-866-3392 or [oahp@chs.state.co.us](mailto:oahp@chs.state.co.us)).
2. Build community support. Hold public meetings to discuss the process and benefits of historic designation. Answer concerns of property owners.
3. Gather historical information about the area to establish its significance. Examine the individual properties within the area to determine how much and in what ways they have changed over time.
4. Work with OAHP to determine if the area is eligible for listing as a historic district. Obtain the National Register nomination materials. These materials are available by mail or on our website.
5. Conduct additional historical research on district.
6. Photograph the properties.
7. Prepare the nomination forms.
8. Submit nomination materials to OAHP.
9. Revise nomination materials as necessary with assistance of OAHP.
10. Attend State Review Board meeting. Properties recommended for listing are forwarded to the Keeper of the National Register in Washington, DC, for final review.
11. Receive notification of listing, if approved. (Not every district nomination is approved.)

### **BENEFITS OF LISTING**

Listing a historic district in the National Register of Historic Places provides:

- ✓ Formal recognition of the district's importance to the history of the community, the state of Colorado, and the nation.
- ✓ A body of information for local community planning, heritage tourism, and neighborhood revitalization.
- ✓ A sense of community history and pride.
- ✓ Eligibility to compete for grants from the Colorado Historical Society's State Historical Fund. These grants may be used for acquisition and development, education, and survey and planning projects.
- ✓ Eligibility for contributing buildings in the district to apply for federal investment tax credits for the certified rehabilitation of income-producing properties such as commercial, industrial, or rental residential buildings.
- ✓ Eligibility for contributing buildings in the district to apply for state tax credits for restoration, rehabilitation, or preservation.

Limited protection from federal and state agency actions that would affect the property. Agencies must solicit the comments of the Colorado Historical Society to assure that National Register properties are given consideration in state and federal planning processes.

For a complete list of all National Register and State Register properties in Colorado, visit our Website at [www.coloradohistory-oahp.org](http://www.coloradohistory-oahp.org). A hard copy directory is available from OAHP.

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### **Contact Information**

National and State Register Programs  
225 E. 16<sup>th</sup> Ave., Suite 950 Denver, CO 80203-1606  
303-866-3392 [www.coloradohistory-oahp.org](http://www.coloradohistory-oahp.org)



**COLORADO HISTORICAL SOCIETY**