



National Register of Historic Places
Guide for Property Owners



HISTORY *Colorado*

OFFICE of ARCHAEOLOGY
and HISTORIC PRESERVATION

CAN MY PROPERTY BE LISTED WITHOUT MY CONSENT?

Anyone may prepare a nomination to the National Register; however, a property will not be listed if, for individual properties, the owner objects, or for districts, a majority of property owners object.

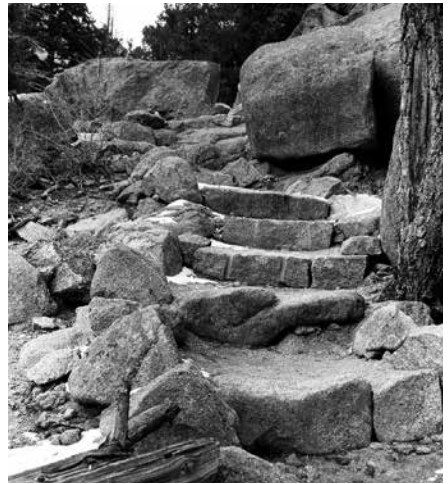
ARE RESTRICTIONS IMPOSED ON MY PROPERTY IF IT IS LISTED IN THE NATIONAL REGISTER?

Under federal law, owners of private properties listed in the National Register are free to maintain, manage, or dispose of their property as they choose, provided there is no federal involvement in those decisions. Owners have no obligation to open their properties to the public, to restore them, or even to maintain them. There are no restrictions imposed by History Colorado as to what private property owners may or may not do with their property. Private property owners may alter or demolish a National Register-listed property subject only to local government regulations and permitting procedures.

In some communities, properties listed in the National Register may be automatically designated as local landmarks. Sometimes local landmark programs require approval by a local review board before changes to the property can be made. A list of Colorado communities with local landmarking programs is available at historycolorado.org.



Jacobs Building, Buena Vista



Gem Lake Trail, Rocky Mountain National Park

WHAT IS THE NATIONAL REGISTER OF HISTORIC PLACES?

The National Register of Historic Places is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a nationwide program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archaeological resources. The National Register is administered on the national level by the National Park Service. In Colorado, the program is administered by the Office of Archaeology and Historic Preservation, part of History Colorado. More than 80,000 listings from across the county make up the National Register.



Arapahoe Acres, Englewood

NOMINATION CRITERIA

To be eligible for listing, nominators must demonstrate that a property is:

- 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.

Properties must possess integrity of location, setting, design, materials, workmanship, feeling, and association in relation to their significance. Generally, properties eligible for listing on the National Register are at least 50 years old. Properties fewer than 50 years of age must be exceptionally important to be considered eligible for listing.

BENEFITS OF LISTING

- ▶ Formal recognition of the significance and history of your community by the state and the nation.
- ▶ Creation of a body of information that can be used for community planning, heritage tourism, and neighborhood revitalization.
- ▶ Eligibility to apply for state tax credits for restoration, rehabilitation, or preservation.
- ▶ Eligibility to obtain federal rehabilitation tax credits for income-producing properties that meet specific standards for work.
- ▶ Eligibility to compete for grants from the History Colorado State Historical Fund. These grants may be used for acquisition, development, education, survey, and planning projects.
- ▶ Ability to purchase and display a plaque that commemorates designation.
- ▶ Increased property value. Nationwide studies show that designated historic districts outpace undesignated neighborhoods in market value.
- ▶ Limited protection from federal agency actions that would affect the property. See Section 106 of the National Historic Preservation Act of 1966 for more information.
- ▶ Access to federal tax deductions for charitable contributions of partial interests (easements) for conservation purposes.



Egyptian Theatre, Delta



Iglesia de San Pedro y San Pablo, San Pedro

ADDITIONAL RESOURCES

National Register Federal Program Regulations (36 CFR Part 60):

www.nps.gov/nr/regulations.htm

National Register of Historic Places Program FAQ:

www.nps.gov/nr/faq.htm

Tax Incentives:

www.nps.gov/tps/tax-incentives.htm

Plaque sources:

www.historycolorado.org/archaeologists/national-state-registers-historic-places-plaque-sources

History Colorado:

www.historycolorado.org/archaeologists/national-state-register-historic-places-how-do-i



Trinity United Methodist Church, Denver



Bromley Farm/Koizuma-Hishinuma Farm, Brighton

OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

History Colorado Center, 1200 Broadway, Denver, CO 80203

303-866-3392

Fax: 303-866-2041

HistoryColorado.org

This publication is made possible in part by a grant from the National Park Service, U.S. Department of the Interior, administered by History Colorado's Office of Archaeology and Historic Preservation. This program receives Federal financial assistance for identification and protection of historic properties under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended. The U.S. Department of the Interior prohibits discrimination in departmental Federally assisted programs on the basis of race, color, national origin, age, or disability. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Office of Equal Opportunity, National Park Service, 1849 C Street, NW, Washington, DC 20240.

The contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior, nor does the mention of trade names or commercial products constitute an endorsement or recommendation by the Department of the Interior or History Colorado.

Cover: Steamboat Apartments, Steamboat Springs

All images from the collections of History Colorado
unless otherwise noted.

CREATE *the* FUTURE.
HONOR *the* PAST.

