

Guide to Nominating Historic Districts to the National Register of Historic Places in Colorado



Architectural and Historic Districts

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Office of Archaeology and Historic Preservation
Colorado Historical Society
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coloradohistory-oahp.org

Cover Illustration
Newly constructed houses in Durango's
Crestview neighborhood in February 1953
Collection of the Hart Library, Colorado Historical Society

Title Page Illustration
Littleton Main Street
National Register of Historic Places
Photographer: Thomas Simmons, 1997
Collection of the Office of Archaeology and Historic Preservation
Colorado Historical Society

INTRODUCTION

This guidebook is designed for those considering the nomination of an architectural and/or historic district in Colorado to the National Register of Historic Places. While the guide is not aimed at the preparation of what might traditionally be classified as an archaeological district, much of the guidance provided here will be useful in preparing such a nomination. There is a good deal of overlap in resources that could be described as architectural, historic or archaeological. The distinction is as much one of professional technique as of resource characteristics. This is particularly true in rural historic and cultural landscapes.

The guide begins with an explanation of the National Register, the benefits of listing, and the effects of listing on property owners. A multi-step process outlines the path to a successful district nomination. A separate publication, the National Register bulletin, *How to Prepare a National Register Registration Form*, provides step-by-step instructions for the actual completion of the nomination documentation. Other publications and information sources of use in preparing a district nomination may be found in the *References* section at the end of the guide.

The activity that is the subject of this material has been financed in part with Federal funds from the National Historic Preservation Act, administered by the National Park Service, U.S Department of the Interior and for the Colorado Historical Society. However, the contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior or the Society, nor does the mention of trade names or commercial products constitute an endorsement or recommendations by the Department of the Interior or the Society.

This program receives Federal funds from the National Park Service; Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally-assisted programs on the basis of race, color, national origin, age or handicap. 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: Director, Equal Opportunity Program. U.S. Department of the Interior, National Park Service, 1849 C Street, Washington, D.C. 20240.

This activity also is partially funded by the State Historical Fund, a program of the Colorado Historical Society.

Contents

What is the National Register of Historic Places?	1
What is a Historic District?	2
Why Would We Want to Establish a Historic District?.....	4
Are There Any Restrictions on Property Owners?	5
What is the District Nomination Process?	6
What are the Evaluation Criteria for Historic Districts?	7
How Do We Establish a Historic District?.....	9
Special District Types.....	27
Reference Materials	29



What is the National Register of Historic Places?



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 at the federal level by the National Park Service, which is part of the U.S. Department of the Interior. In Colorado, the program is administered by the Office of Archaeology and Historic Preservation (OAHP) in the Colorado Historical Society.

Included among the approximately 78,000 listings that make up the National Register are:

- All historic areas in the National Park System;
- Over 2,300 National Historic Landmarks, which have been designated by the Secretary of the Interior because of their importance to all Americans; and
- Properties across the country significant to the nation, to a state, or to a community that have been nominated by governments, organizations, and individuals.

In Colorado, the National Register includes over 1,200 listings. Of these, nearly 300 are historic districts containing approximately 7,000 contributing properties. All National Register districts are automatically listed in the State Register of Historic Properties.

National Register properties are distinguished by having been documented and evaluated according to uniform standards. These criteria recognize the accomplishments of all peoples who have contributed to the history and heritage of the United States and are designed to help state and local governments, Federal agencies, and others identify important historic and archeological properties worthy of preservation and of consideration in planning and development decisions.

Listing in the National Register contributes to preserving historic properties in a number of ways:

- Recognition that a property is of significance to the Nation, the State, or the community.
- Consideration in the planning for Federal or federally assisted projects.
- Eligibility for Federal tax benefits.
- Qualification for Federal assistance for historic preservation, when funds are available.

Other Historic Designation Programs

The National Register of Historic Places is only one form of historic designation. The Colorado State Register of Historic Properties may be used anywhere in the state. Because the State Register requires every property owner within a proposed district to consent to the district nomination, the program is seldom used to establish multiple-owner districts.

Many Colorado municipalities and counties have established local landmarking programs. A complete list of such programs is available on the Office of Archaeology and Historic Preservation website at coloradohistory-oahp.org. Contact the local representative to learn more about local designation options.

What is a Historic District?

A historic district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Concentration, Linkage, & Continuity of Features

A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which convey a visual sense of the overall historic environment or form an arrangement of historically or functionally related properties. For example, a district can reflect one principal activity, such as a mill or a ranch, or it can encompass several interrelated activities, such as an area that includes industrial, residential, or commercial buildings, sites, structures, or objects.

Significance

A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values. Districts are often significant for more than one reason. For example, a business district may be significant for its commercial history as well as its architecture.

Types of Features

A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.

A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district's integrity.



The most numerous types of National Register historic districts are those for residential and commercial properties. A good way to learn about what constitutes a National Register historic district is to read one or more district nominations. Recently listed districts provide the best examples of current standards for a complete and well-documented nomination. Copies of all National Register district nominations may be obtained from the Office of Archaeology and Historic Preservation.

See the section on *Special District Types* for information on other National Register district types.

Examples of National Register residential and commercial districts

Residential neighborhoods	Year Listed
➤ Park Hill, Denver.....	2004
➤ Sherman Street Historic District, Denver	2004
➤ Louviers, Louviers.....	1999
➤ Reno Park Addition, Arvada	1999
➤ Stocke-Walter Addition, Arvada	1999
➤ Arapahoe Acres, Englewood.....	1998
➤ Boulder Crescent Place Historic District, Colorado Springs	1987
➤ Sherman Street Historic Residential District, Fort Morgan.....	1987
➤ West Side Historic District, Longmont.....	1987
➤ East Side Historic District, Longmont.....	1986
➤ North Weber Street-Wahsatch Avenue Residential District, Colorado Springs	1985
➤ North 7 th St. Historic Residential District, Grand Junction.....	1984
➤ East Third Avenue Historic Residential District, Durango.....	1984
➤ Twelfth Street Historic Residential District, Golden	1983
➤ North End Historic District, Colorado Springs.....	1982
➤ San Juan Avenue Historic District, La Junta.....	1980
➤ Laurel School Historic District, Fort Collins.....	1980
➤ Pitkin Place Historic District, Pueblo.....	1978
➤ Auraria 9 th Street Historic District, Denver	1973
Commercial districts	
➤ Littleton Main Street, Littleton	1998
➤ Arvada Downtown, Arvada	1998
➤ Monte Vista Downtown Historic District, Monte Vista	1991
➤ Idaho Springs Downtown Commercial District, Idaho Springs	1984
➤ Salida Downtown Historic District, Salida	1984
➤ Cañon City Downtown Historic District, Cañon City	1983
➤ Ouray Historic District, Ouray	1983
➤ Old Colorado City Historic Commercial District	1982
➤ Union Avenue Historic Commercial District, Pueblo.....	1982
➤ Boulder Downtown Historic District, Boulder	1980
➤ Durango Main Avenue Historic District, Durango	1980
➤ Old Town Historic District, Fort Collins	1978
➤ Corazon de Trinidad District, Trinidad	1973

Combination districts

- Eldora Historic District, Eldora 1989
- Gold Hill Historic District, Gold Hill 1989
- Redstone Historic District, Redstone 1989
- Cokedale Historic District, Cokedale 1985
- Victor Downtown Historic District, Victor 1985
- Breckenridge Historic District, Breckenridge 1980
- Lake City Historic District, Lake City 1978
(amended and revised in 2005)
- Plaza de San Luis de la Culebra Historic District, San Luis 1978
- Morrison Historic District, Morrison 1976
- Crested Butte Historic District, Crested Butte 1974
- North Fork Historic District, Jefferson County 1974



Sherman Street Historic District, Denver

Why Would We Want to Establish a Historic District?



Listing in the National Register honors a historic place by recognizing its importance to its community, State or the Nation. In addition to honorific recognition, listing in the National Register results in the following for historic districts:

- Consideration in planning for Federal, federally licensed, and federally assisted projects—

Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties either listed in or determined eligible for listing in the National Register. The Advisory Council oversees and ensures the consideration of historic properties in the Federal planning process.
- Eligibility for certain Federal tax provisions—

Owners of properties listed in the National Register may be eligible for a 20% investment tax credit for the certified rehabilitation of income-producing certified historic structures such as commercial, industrial, or rental residential buildings. This credit can be combined with a straight-line depreciation period of 27.5 years for residential property and 31.5 years for nonresidential property for the depreciable basis of the rehabilitated building reduced by the amount of the tax credit claimed. Federal tax deductions are also available for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. For information, contact the Office of Archaeology and Historic Preservation at 303-866-3395.
- Eligibility for certain State tax provisions—

Commercial and residential properties listed in the National Register may be eligible to use the State income tax credit for historic preservation. For information, contact the Office of Archaeology and Historic Preservation at 303-866-3395.
- Eligibility to apply for State Historical Fund grants—

For information, contact the Fund at 303-866-2825.
- Qualification for Federal grants for historic preservation, when funds are available.

Are There Any Restrictions on Property Owners?

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.

Some local communities have enacted preservation laws or ordinances that apply to National Register listed properties. To find out about local historic preservation laws that may apply to your historic property, contact your municipal or county government. For Colorado preservation laws, contact:

National and State Register Coordinator
Colorado Historical Society
225 E. 16th Ave., Suite 950
Denver, CO 80203
303-866-4681
oaHP@chs.state.co.us



Key Points about the National Register Process for Property Owners

- To ensure public participation in the nomination process, property owners and local officials are notified of proposed nominations to the National Register and provided the opportunity to comment. In addition, once a nomination is submitted to the National Park Service another public comment period is published in the *Federal Register*.
- Private property owners may object to the proposed nomination of their property to the National Register. If a majority of private property owners objects to a nomination, then the property cannot be listed in the National Register.
- Federal agencies whose projects affect a listed property must give the Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on the property.

For further detailed information about the meaning of National Register listing see the publication entitled *My Property's Important to America's Heritage, What Does That Mean: Answers to Questions for Owners of Historic Properties*. The publication is available from OAHF.

What is the District Nomination Process?

Anyone may prepare a nomination to the National Register; generally, nomination forms are documented by property owners, local governments or citizens. Nominations are submitted to a State review board, composed of professionals in the fields of American history, architectural history, architecture, prehistoric and historic archeology, and other related disciplines. The review board makes a recommendation to the SHPO either to approve the nomination if, in the board's opinion, it meets the National Register criteria, or to disapprove the nomination if it does not.

During the time the proposed nomination is reviewed by the SHPO, property owners and local officials are notified of the intent to nominate and public comment is solicited. Owners of private property are given an opportunity to concur in or object to the nomination. If the majority of private property owners for a district with multiple owners, objects to the nomination, the historic property cannot be listed in the National Register. In that case, the SHPO may forward the nomination to the National Park Service only for a determination of eligibility. If the historic property is listed or determined eligible for listing, then the Advisory Council on Historic Preservation must be afforded the opportunity to comment on any Federal project that may affect it.

The SHPO forwards nominations to the National Park Service to be considered for registration if a majority of private property owners has not objected to listing. During the National Register's evaluation of nomination documentation, another opportunity for public comment is provided by the publication of pending nominations in the Federal Register.

For more details, see the guide section *How Do We Nominate a Historic District*.



What are the Criteria for District Evaluation?



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

Districts may be eligible for the National Register if:

- A. They are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. They are associated with the lives of persons significant in our past; or
- C. They 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. They have yielded or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, 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 past 50 years are not eligible for the National Register. There are exceptions to these restrictions. Contact OAHF for more information.

To be listed in the National Register of Historic Places, a district must not only be shown to be significant under the National Register criteria, it also must have **integrity**. Integrity is the ability of a property or district to convey its 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 districts either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National 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. The following sections define the seven aspects and explain how they combine to produce integrity.

Location

Location is the place where the historic property was constructed or the place where the historic event occurred.

Setting

Setting is the physical environment of a historic property.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association

Association is the direct link between an important historic event or person and a historic property.

The OAHF staff will assist in assessing both significance and integrity for the proposed district. They will also provide recommendations on ways to best present a district's significance and integrity in a nomination.

Additional information may be found in the National Register bulletin, *How to Apply the National Register Criteria for Evaluation*.

How do We Nominate a Historic District?



Steps to a Successful District Nomination

1. Talk to the Office of Archaeology and Historic Preservation

The National Register staff in the Office of Archaeology and Historic Preservation (OAHP) can provide you with information and advice related to preparing a district nomination. They can direct you to sources of information about the geographic area of interest, provide guidance on doing historical research and architectural field survey, and they can supply the nomination forms and sample nominations for guidance.

Not every area will be eligible for National Register listing. The staff can provide assistance in evaluating the eligibility of the potential district.

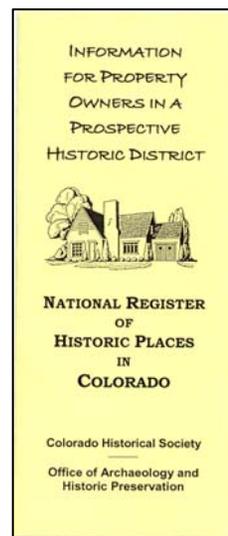
Most importantly, the staff can help you consider the value of nominating a historic district in relation to the community's long-term desires and goals. In some cases, establishing a National Register district may assist in reaching those goals. In other cases, nominating a National Register district may divert community efforts away from activities more likely to meet some pressing preservation need or block an immediate threat.

2. Build Community Support

One of the most important steps to a successful district nomination is to involve the community in the effort. Community members must be informed and involved at the earliest possible time when any efforts are being considered toward nominating a historic district. Nothing is more likely to build community opposition than individuals hearing about the efforts as rumor and gossip.

A public meeting is often a good way to initiate discussion of the community's interest in considering the establishment of a historic district. Be prepared to discuss the benefits and restrictions of a National Register historic district. Consider how National Register designation might further community goals. If a local landmarking program exists, evaluate local historic designation as an alternative.

OAHP can supply a handout to be used at public meetings that provides basic information about the National Register, benefits of listing, rights of property owners, the nomination criteria, and the nomination process. OAHP staff may also be available to attend public meetings to answer questions and provide additional information.



In addition to building support, a public meeting is a good place to solicit help. Developing a district nomination will be easier for a team of interested volunteers than for a single individual. Even if others are not willing or able to volunteer assistance, they may have information or historic photographs that could be useful in developing the history of the community.

3. Establish Historical/Geographic Area of Interest

A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. It is seldom defined, however, by the limits of current parcels of ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.

A district is usually a single geographic area of contiguous historic properties; however, a district can also be composed of two or more definable significant areas separated by nonsignificant areas. A discontinuous district is most appropriate where:

- Elements are spatially discrete;
- Space between the elements is not related to the significance of the district; and
- Visual continuity is not a factor in the significance.

It is not appropriate to use the discontinuous district format to include an isolated resource or small group of resources that were once connected to the district, but have since been separated either through demolition or new construction. For example, do not use the discontinuous district format to nominate individual buildings of a downtown commercial district that have become isolated through demolition.

4. Talk to the Office of Archaeology and Historic Preservation

Once community support is established and a preliminary geographic area for possible nomination is identified, it is time to visit again with the National Register staff at OAHP. They can help you refine the plan for doing the historical research and architectural survey that will come next.

This is also the time to consider bringing in professional assistance. Numerous professional contractors specialize in developing National Register district nominations. They can undertake the historical research, perform the architectural survey, and prepare the actual nomination materials. The cost of hiring a consultant may actually be small when compared to the value of the time volunteers will need to devote to the project. There is still a role for volunteers even when a consultant is brought onboard. Volunteers may perform a variety of functions that will assist the project and reduce the cost. A directory of consultants is available on the OAHP website or by calling 303-866-3392.

The preparation of a National Register nomination is a project eligible for funding from the Colorado Historical Society's State Historical Fund. For more information about the Fund, visit the OAHP website or call the Fund office at 303-866-2825.

5. Research the District's History and Survey Properties

Researching a historic property or district for National Register nomination differs from researching a property for other purposes. Information collected must be directed at determining the property's historical significance. When evaluating a property against National Register criteria, significance is defined as the importance of a property to the history, architecture, archeology, engineering, or culture of a community, a State, or the nation.

Every National Register nomination must place a property or district in its historic context to support the district's significance. Historic context means information about the period, the place, and the events that created, influenced, or formed the backdrop to the historic resources. The discussion of historic context should describe the history of the community where the district is located as it relates to the history of the district.

You may have little or no experience in historical research. Luckily, there are many people and numerous guides to help you through the process. Become friends with the local librarian, members of the historical society, and staff in the city or town clerks office. Tell them what you are working on. They will be an important source of information and they will point to other individuals and sources of information to further your efforts.

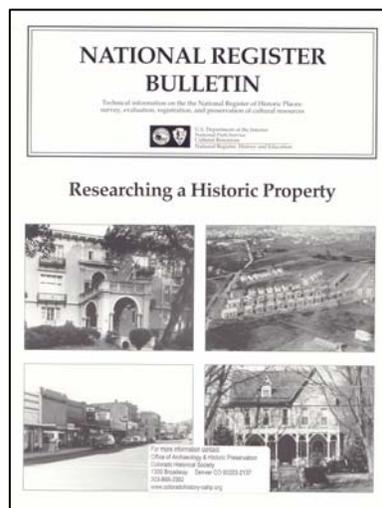
Two publications of particular value to those conducting historical research are the National Register bulletin, *Researching a Historic Property*, and the OAHF publication, *Researching the History of Your House*. Both publications are available free of charge from OAHF or they may be downloaded from the OAHF website.

A number of other useful guides to historical research are listed in the Reference Materials section at the end of this guide.

Historical research is actually part of a larger undertaking called Historical & Architectural Survey. Historical research is just one step in a process that includes the examination of properties in the field. Historical & Architectural Survey may be conducted using a variety of methodologies based on the extent of information to be obtained and the comprehensiveness of the properties to be examined in a given geographic area.

Historical & Architectural Survey is presented in detail in the OAHF publication, *Colorado Cultural Resource Survey Manual*. The manual is available from OAHF or it may be downloaded from the OAHF website.

One of the most challenging tasks of research is knowing when you have gathered enough material. You are ready to complete the National Register nomination form when the following questions can be answered:



- How many buildings, structures, and other resources make up the district?
- When were the individual properties constructed and when did they attain their current forms?
- What are the district's historic characteristics?
- What changes have been made over time and when? How have these affected the district's historic integrity?
- What is the current condition of the properties, including the exterior, landscaping, and general setting?
- How were the properties in the district used during the period of significance and how are the properties used today?
- Who occupied or used the properties historically? Did they individually make any important contributions to history? Who are the current owners?
- Was the district or any of its properties associated with important events, activities, or persons?
- Which National Register criteria apply to the district? In what areas of history is the district significant?
- How does the district relate to the history of the community where it is located?
- How does the district illustrate any themes or trends important to the history of its community, State, or nation?
- How large is the district and what are its boundaries?

6. Establish District Significance and Boundaries

With the historical research finished and the field survey complete, it is now time to establish the district's significance and delineate the district's boundaries. The historical research may have revealed some previously unknown areas of significance. The field survey may have demonstrated that most of the properties have retained their physical integrity related to their significance, or the survey may have identified areas within the potential district where the individual properties have lost their historical integrity. This may necessitate an adjustment to the preliminary boundaries.

At this point, it is best to prepare a short summary of the district's significance in relation to the National Register criteria. A preliminary boundary description and justification should also be drafted. Discuss these with the National Register staff at OAHP (step 7) before beginning to prepare the full nomination (step 8)

The guidelines below will be helpful both in preparing the summary and the full nomination.

GUIDELINES FOR EVALUATING AND STATING SIGNIFICANCE

ALL PROPERTIES

- What events took place on the significant dates indicated on the form, and in what ways are they important to the property?
- In what ways does the property physically reflect its period of significance, and in what ways does it reflect changes after the period of significance?
- What is the period of significance based on? Be specific and refer to existing resources or features within the property or important events in the property's history.

ARCHITECTURAL AND HISTORIC DISTRICTS

- What are the physical features and characteristics that distinguish the district, including architectural styles, building materials, building types, street patterns, topography, functions and land uses, and spatial organization?
- What are the origins and key events in the historical development of the district? Are any architects, builders, designers, or planners important to the district's development?
- Does the district convey a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship, or association?
- How do the architectural styles or elements within the district contribute to the feeling of time and place? What period or periods of significance are reflected by the district?
- How have significant individuals or events contributed to the development of the district?
- How has the district affected the historical development of the community, region, or State? How does the district reflect the history of the community, region, or State?
- How have intrusions and noncontributing structures and buildings affected the district's ability to convey a sense of significance?
- What are the qualities that distinguish the district from its surroundings?
- How does the district compare to other similar areas in the locality, region, or State?
- If there are any preservation or restoration activities in the district, how do they affect the significance of the district?
- Does the district contain any resources outside the period of significance that are contributing? If so, identify them and explain their importance (see Determining Contributing and Noncontributing Resources).
- If the district has industrial significance, how do the industrial functions or processes represented relate to the broader industrial or technological development of the locality, region, State or nation? How important were the entrepreneurs, engineers, designers, and planners who contributed to the development of the district? How do the remaining buildings, structures, sites, and objects within the district reflect industrial production or process?

- If the district is rural, how are the natural and manmade elements of the district linked historically or architecturally, functionally, or by common ethnic or social background? How does the open space constitute or unite significant features of the district?

Example of a district significance summary statement:

The Arvada Downtown Historic District, the heart of the original Arvada Townsite, is significant under Criterion A, for its association with Arvada's historic commercial, architectural, social, and transportation history. The district reflects the historic growth and change experienced by Arvada as it evolved from a supply center for the local farming community into a major residential suburb of Denver. The district is notable for its association with the historic commercial development of Arvada, and contains the highest concentration of historic business buildings in the city. The district is significant in the field of commerce for its historic businesses which provided the economic focus of the community, and which range from drug store to automobile dealership and from meat market to bank. The district reflects the intermingling of building types and functions in the early city, including early residences, public buildings, community meeting halls, and religious institutions within its boundary.

The district is also significant in the field of social history, as it includes buildings utilized by the local community as meeting places for civic activities and social events. Within the district are several buildings that were utilized for fraternal meetings, political gatherings, and social occasions. The district was the site of important community celebrations such as the Strawberry and Harvest festivals during the early twentieth century and of political demonstrations such as a 1925 Ku Klux Klan rally. In addition, the district is significant for its transportation history, as it includes portions of Wadsworth Boulevard and Grandview Avenue. Both streets were segments of state highways and today represent the manner in which the commercial district developed around the thoroughfares.

The Arvada Downtown Historic District is also significant under Criterion C for its architecture, which includes some of the finest local examples of late nineteenth and early twentieth century commercial, residential, social, industrial, and religious buildings in the city, dating from the territorial period to the era of renewed development after World War II. The district reflects the eclectic mix of architectural styles which typified Arvada's downtown during the historic period, ranging from buildings with Queen Anne features to Art Moderne style buildings. Most of the buildings within the district reflect the work of local builders and craftsmen utilizing locally produced materials. The district includes the Arvada Flour Mills which was individually listed on the National Register of Historic Places in 1975.

The Period of Significance for the district, 1874-1948, reflects the period from the date of construction of the earliest building within the district (the Clear Creek Valley Grange) to the end of historic development fifty years ago. Within the district are a total of sixty-two resources, of which forty-two (68 percent) are evaluated as contributing to the district, while twenty (32 percent) are evaluated as noncontributing.

Arvada Downtown National Register Historic District Nomination, Front Range Research Associates, Inc.

GUIDELINES FOR ESTABLISHING HISTORIC DISTRICT BOUNDARIES

Historic districts possess a significant concentration or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Districts may include several contributing resources that are nearly equal in importance, as in a neighborhood, or a variety of contributing resources, as in a large farm, estate, or parkway. Noncontributing resources located among contributing resources are included within the boundaries of a district. When visual continuity is not a factor of historic significance, when resources are geographically separate, and when the intervening space lacks significance, a historic district may contain discontinuous elements. National Register properties classified as districts include college campuses, business districts, commercial areas, residential areas, villages, estates, plantations, transportation networks, and landscaped parks. Historic districts often include contributing archeological resources that should be considered when evaluating significance and selecting boundaries. Examples of such properties are included in the discussions of districts in rural settings. Examples of archeological districts are presented in the discussion of archeological sites. Boundaries of historic districts are often difficult to describe verbally. Consider using a scale map instead of a narrative verbal boundary description to define the boundaries.

Select boundaries that encompass the single area of land containing the significant concentration of buildings, sites, structures, or objects making up the district. The district's significance and historic integrity should help determine the boundaries. Consider the following factors:

- **Visual barriers** that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character.
- **Visual changes** in the character of the area due to different architectural styles, types or periods, or to a decline in the concentration of contributing resources.
- **Boundaries at a specific time** in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch.
- **Clearly differentiated patterns** of historic development, such as commercial versus residential or industrial.

A historic district may contain discontinuous elements only under the following circumstances:

- When **visual continuity is not a factor of historic significance**, when **resources are geographically separate**, and when the **intervening space lacks significance**: for example, a cemetery located outside a rural village may be part of a discontinuous district.
- When **cultural resources are interconnected by natural features** that are excluded from the National Register listing: for example, the sections of a canal system separated by natural, navigable waterways.
- When **a portion of a district has been separated by intervening development** or highway construction and when the separated portion has sufficient significance and integrity to meet the National Register Criteria.

Case Studies

(From National Register bulletin *Establishing Boundaries for National Register Nominations*)

Contiguous Districts in Urban Settings

Taylorsville Historic District, Taylorsville, Spencer County, Kentucky, encompasses 34 contributing buildings and 2 contributing sites in the center of the town. The district includes the contiguous, intact, historic resources at the center of the community, which comprise the residential, commercial, governmental, and religious resources that document the development of Taylorsville from its early days through the 1930s. These buildings, along with the streets, alleys, and lots on which they are located, provide an excellent picture of the development of Taylorsville



Taylorsville Historic District, Taylorsville, Kentucky. Detail of Spencer County Property Identification Map T-2 showing contributing and non-contributing resources, photo views, and National Register boundaries.

from 1818, the date of the earliest extant house, to 1938, the construction date of the most recent historic building in the district. The district is eligible under Criterion A because it reflects the effects of a number of key events in the town's history, including designation in 1824 as the seat of newly formed Spencer County and the destruction and rebuilding of its commercial area and courthouse after fires in 1898, 1899, and 1913. The district also reflects gradual trends, such as changing patterns in siting and housing types and styles and the development of the community into a commercial and supply center for the surrounding agricultural county. The district is also significant for its representation of community planning and development: the streets, lots, and buildings in the district document Taylorsville's growth from a tiny, early 19th century settlement to an antebellum government center and into a small early 20th century county seat. Legal lot descriptions and a reasonable limit were used to define the boundaries of the National Register district.

Verbal boundary description: The district is clearly delineated on the accompanying sketch map. With one exception, it follows the rear property lines of the properties included in the district. At the Enoch Holsclaw House on Garrard Street (#1), the western 50 feet of the property where a 1980s house is located have been excluded.

Boundary justification: Excluded from the district are other areas of historic Taylorsville where small pockets of historic buildings and individual buildings have been isolated from the district by nonhistoric construction. The historic development along Main Cross Street north of Main Street was considered for inclusion in the district but determined ineligible. Although the area contains a number of historic and contributing buildings including the Taylorsville Public Library, All Saints Church, and some historic houses, the large percentage of nonhistoric and other noncontributing buildings along the street makes it a poor representation of the historic character of the town. Two other collections of historic buildings have also been considered for National Register listing but considered ineligible. Along Reasor Street and Maple Avenue, in an area developed beginning in 1899 as "Reasor's Addition," is a collection of small, modest houses dating from about 1900 through the 1940s. A large number of these houses have been seriously altered by the addition of

new siding, major changes to front porches, and lateral additions that alter the form of the house. They no longer constitute an intact historic district. At the east end of Main Street, east of Railroad Street, is another collection of 12 historic houses. Although many of these houses retain a significant number of their identifying features, it was determined that they were too disparate a group, with no theme to unite them, to justify a district. Ten historic buildings in Taylorsville have been determined to be individually eligible for the National Register and will be nominated as part of the current project. The district encompasses the contiguous intact historic properties along Main Street and Garrard Street that help to document the district's area of significance-community planning and development. The district boundaries are determined by concentrations of nonhistoric properties that surround the district on all sides. To the east are nonhistoric and noncontributing commercial buildings. To the south is the 1948 flood wall. To the west, a few remaining historic houses are interspersed with several nonhistoric governmental buildings, including a post office and Spencer County School office and a number of late 1940s infill houses. To the north along Washington Street and Main Cross Street, a number of historic houses at the north ends of the streets are separated from the district by a 1950s church and single-family houses and apartments, all dating from the late 1940s through the 1980s.

Bay Shore Historic District, Miami, Dade County, Florida, includes 201 single-family residences and 70 outbuildings. The district, which is located about 3 1/2 miles north of downtown Miami, represents a wide variety of early 20th century architectural styles, including Mediterranean Revival, Art Deco, Colonial Revival, Mission, and Masonry Vernacular. The 90-acre district is roughly bounded by N.E. 55th Street on the south, Biscayne Boulevard on the west, N.E. 60th

Street on the north, and Biscayne Bay on the east. The Bay Shore Historic District is significant at the local level under Criterion A as one of Miami's most intact historic neighborhoods and the city's best extant example of a planned, Boom-era suburb that continued to develop in the years prior to World War II. The district is also significant under Criterion C for its wealth of Mediterranean Revival, Art Deco, and Masonry Vernacular style houses that reflect the diversity and evolution of architectural design in South Florida during the 1920s and 1930s. The National Register boundaries, defined on a map, are based on assessments of historic boundaries and modern setting.



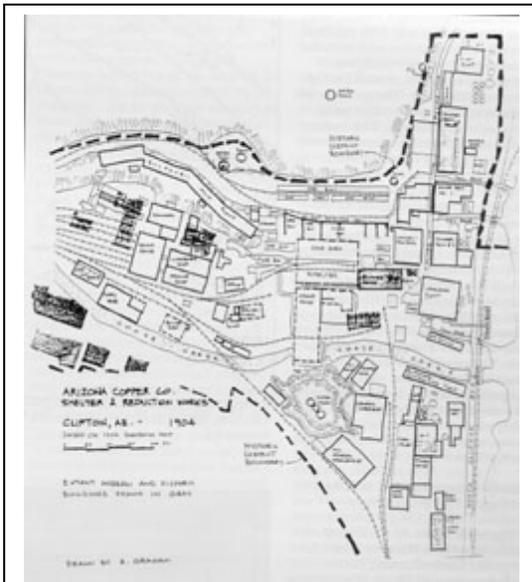
Bay Shore Historic District, Miami, Florida. Detail of map showing a portion of the district's National Register boundary.

Verbal boundary description: The boundary of the Bay Shore Historic District is shown as the heavy line on the accompanying map entitled "Bay Shore Historic District."

Boundary justification: The boundaries of the Bay Shore Historic District have been drawn to generally follow those of the original Bay Shore subdivisions, platted between 1922 and 1924, and the Bay Shore Plaza subdivision, platted in 1936. Excluded from the district are those portions of the Bay Shore subdivisions located west of Biscayne Boulevard, which is now a major commercial area. The proposed boundaries encompass those portions of the present Bay Shore neighborhood that contain a predominance of buildings constructed between 1922 and 1942. The plan and period of significance clearly set the Bay Shore Historic District apart from its surroundings. The boundaries of the district are based on boundaries at a specific time in history, visual changes, and

visual barriers. N.E. 60th Street was selected as the northern boundary because it is the northern limit of the earliest Bay Shore subdivision. Furthermore, the area north of this street contains few historic buildings and is of a different character, containing a number of multi-family buildings. On the east, Biscayne Bay and Morningside Park form natural physical boundaries, as well as significant historic boundaries. The bayfront lots help to define the character of the district, and their presence was a major factor in the district's development. Morningside Park is not included because it was not opened until 1951, although the northern portion was acquired by the city in 1935. The rear property lines between N.E. 55th Street and N.E. 53rd Street were chosen as the southern boundary because they delineate the southern limit of the Bay Shore Plaza subdivision. In addition, the majority of houses south of this line were constructed after 1942. Finally, Biscayne Boulevard was selected as the rough western boundary because a majority of the development on Biscayne Boulevard is of a different character. Since the mid-1960s, Biscayne Boulevard has developed into a major thoroughfare with office zoning, and many of the newer buildings are large-scale office or residential structures. Several historic structures do remain, however, and these have been converted into office use. That portion of the original Bay Shore subdivision west of Biscayne Boulevard was excluded because it no longer contains a concentration of historic buildings.

Clifton Townsite Historic District, Clifton, Greenlee County, Arizona, clearly defines an intact grouping of buildings of various types dating from the early years of Clifton's development, 1871-1920. These resources lie within the bottom of the canyon formed by the San Francisco River at its intersection with Chase Creek. This low-lying location, while giving the town a visual boundary, has subjected it to periodic flooding. This has had the greatest impact along Park Avenue where many



Clifton Townsite Historic District, Clifton, Greenlee County, Arizona. Map showing the National Register boundaries.

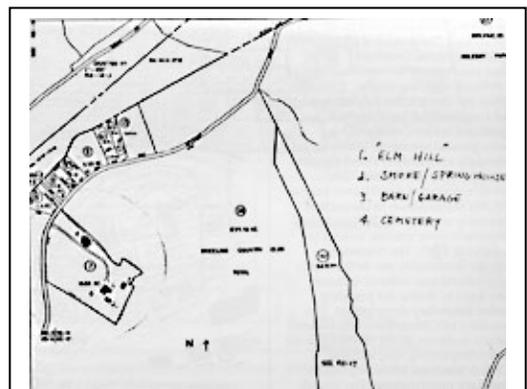
buildings have been washed away in the past. Many aspects of Clifton are represented by the various buildings and structures: residential, commercial, industrial, transportation, religious, and governmental buildings are included as well as character-defining engineering works such as bridges and flood-control features. Remaining buildings represent a variety of late 19th and early 20th century styles. The physical setting in the canyon along the San Francisco River as well as the relative proximity and visual continuity of the structures unifies the district. The general architectural integrity of the district is good, although many properties are abandoned and have fallen into disrepair: 32 of the 86 resources are noncontributing. The district is significant under Criterion A for its association with the early copper mining and smelting operations in that region and with the town that grew to support those operations. The district is additionally significant under Criterion C for its intact examples of architecture typical of Arizona's mining towns. Two sites within the district, the smelter ruins and a commercial building ruin, are significant under Criterion D as above-ground remnants which reveal important information about significant aspects of the district. The district's

period of significance begins with the construction of the earliest remaining structure in 1874 and ends when the copper smelter moved to Morenci in 1937. The National Register boundaries are defined on a map; natural and cultural features were used to define the property.

Verbal boundary description: The boundary of Clifton Townsite Historic District is shown as the dashed line on the accompanying map entitled "Clifton Townsite Historic District."

Boundary justification: The boundary includes the properties within an area in central Clifton that retain integrity and are associated with the functioning of Clifton as a major copper smelting center. The boundary excludes, where possible, properties that have lost integrity and/or have no significance. Beginning at the northwest boundary of the district, the cliffs form a natural and well-defined limit encompassing the visible remnants of the smelter and associated structures. Proceeding clockwise, the northern limit of the district is marked by the transition from industrial uses to a residential area that contains modern and historic houses of poor integrity. At the point at which the floodwalls appear at the east bank of the San Francisco River, the boundary includes the riverbed and floodwall. The northeast boundary may be divided into two parts: at the north end, geographic limits of the cliffside define the boundary, no further structures being visible uphill; to the south, the slope becomes less steep and additional structures, either modern or of poor integrity, appear uphill from Park Avenue. Properties one-lot-width uphill from Park Avenue are included within the district, because all properties, even noncontributors, are an important part of the Park Avenue Streetscape. At the southernmost end of Park Avenue, no structures exist at the northeast side of the street and the boundary is drawn to exclude this open land. The boundary continues south, excluding open land, but including the east floodwall south to its end. The southern boundary is defined by a line connecting the southernmost ends of the formally constructed floodwalls at both sides of the San Francisco River (slag-rubble walls continue to the south through much of the town). This location coincides with a construction in the width of the canyon, a bend in the river, and a break in continuity of development from the remainder of the town to the south. The boundary continues northwest along the western floodwall, excluding the site of the former freight depot (now demolished). The boundary then is drawn to include the passenger depot, following the geographic boundary of the cliffside, which firmly delineates the boundary at this location. At the point where the canyon of Chase Creek and the San Francisco River meet, the boundary is drawn at the edge of U.S. Route 666 to exclude an area of intruded properties that step up the cliffside, which is not as steep at this point. At the south side of the Chase Creek commercial area, the property line or street curblin and the cliffside largely coincide to define the edge of development in Clifton. The westernmost termination of the district at Chase Creek is drawn at the end of the area of dense commercial character of Chase Creek and at the westernmost extant of the stone retaining wall at the cliffs north of Chase Creek. This location coincides with a restriction in the width of the canyon and a corresponding pause in the continuity of development sites from development further west.

Elm Hill, Wheeling, Ohio County, West Virginia, is a mid-19th century Greek Revival mansion on a secluded esplanade. The area, which was historically farmland, is now part of suburban Wheeling. The grounds are landscaped lawn with shade trees, evergreens, and shrubs. The associated brick springhouse/smokehouse, barn/garage, and cemetery are contributing resources. The legal property description was used to define the National Register boundaries of the property.



*Elm Hill, Wheeling, West Virginia.
Tax map showing the National Register boundaries.*

Verbal boundary description: The nominated property is inclusive of the 19.33-acre tract identified as parcel #7, surrounded by acreage of the Wheeling Country Club, on Ohio County assessor's Map RD-14, Richland District, February 1960, Wheeling, West Virginia.

Boundary justification: The property is inclusive of broad lawns and open areas that form a significant setting between Bethany Pike and the rear property lines. Within this green space stand the house, smokehouse/springhouse, barn, and cemetery.

Discontiguous Districts in Urban Settings

Plemons-Mrs. M. D. Oliver-Eakle Additions Historic District, Amarillo, Potter County, Texas, includes about 40 blocks of residential development originally platted as the Plemons Addition (1890) and the Mrs. M. D. Oliver-Eakle Addition (1903). The district is characterized by an eclectic mix of modestly scaled dwellings representing architectural styles of the early 20th century. The historic landscaping reinforces the neighborhood's cohesiveness. Despite the intrusion of a major arterial highway (which separates the district into two discontiguous parts), the historic district retains a high level of its historic integrity, with 357 of 535 resources classified as contributing elements. The district is one of Amarillo's most intact early 20th century residential neighborhoods. The design, scale, and materials of the building stock reflect the cyclical development of Amarillo's economy from the turn of the century to the beginning of World War II. The predominant Prairie School and Craftsman-influenced bungalow styles reflect Amarillo's growth from the 1910s through the 1930s as regional discoveries of oil and natural gas augmented agriculturally based wealth. The district is nominated to the National Register under Criteria A and C. The National Register boundaries of this discontiguous district follow existing roadways that encompass the eligible resources.



Plemons-Mrs. M. D. Oliver-Eakle Additions Historic District, Amarillo, Texas. Detail of USGS map showing the National Register district boundaries and UTM references.

Verbal boundary description: As indicated by the solid black lines on the accompanying USGS map, the historic district is comprised of two discontiguous elements divided by Interstate Highway 40. The northern portion of the historic district encompasses 86 acres bounded by the following parameters: Beginning at the center point of the intersection of E. 16th Avenue and S. Taylor Street, proceed south along the center line of South Taylor Street continuing to its intersection with the center line of the North Access Road of Interstate Highway 40; thence southwest and west along the center line of the North Access Road of Interstate Highway 40 to its intersection with the center line of the alley west of S. Madison Street; thence north through the alley along its center line to its intersection with the center line of W. 16th Avenue; thence east along the center line of 16th Avenue until reaching the point of beginning. The southern portion of the historic district encompasses 94 acres bounded by the following parameters: Beginning at the center point of the intersection of S. Taylor Street and E. 26th Avenue, proceed west along the center line of 26th Avenue continuing to the point of its intersection with the alley west of S. Van Buren Street; thence

north through the alley along the center line to its point intersection with W. 24th Avenue; thence east along the center line of W. 24th Avenue to its point of intersection with S. Van Buren Street; thence north along the center line of S. Van Buren Street to its intersection with the center line of the South Access Road of Interstate Highway 40; thence east and southeast along the center line of the South Access Road of Interstate Highway 40 to the point of its intersection with S. Taylor Street; thence south along the center line of S. Taylor Street until reaching the point of beginning.

Boundary justification: Consisting of two discontinuous elements currently divided by the incursion of Interstate Highway 40, the Plemons-Mrs. M. D. Oliver-Eakle Additions Historic District encompasses a cohesive collection of residential properties dating to the early 20th century. District boundaries coincide with concentrations of historic properties within the original limits of the Plemons Addition and the Mrs. M. D. Oliver-Eakle Addition to the City of Amarillo. The boundaries encompass those portions of the neighborhood that retain a significant degree of integrity of historic setting and feeling strengthened by the continuity provided by historic streetscapes. Areas beyond these boundaries generally consist of properties whose character differs from those within the historic district, including residences that exhibit loss of historic integrity or were built following the historic development period of the neighborhood. Properties outside the historic district also include functionally different resources, such as nonhistoric commercial properties and large-scale institutional properties. Changes in the historic residential character of the neighborhood establish the boundaries on all sides. The northern boundary along 16th Avenue demarcates the transition between the commercial and institutional character of Amarillo's central business district and the residential neighborhoods in the southern reaches of the city. The eastern boundary along Taylor Street coincides with the dissolution of historic residential character prompted by the incursion of Interstate Highway 27. Numerous noncontributing commercial and residential properties compromise the integrity of the area east of this boundary. The southern boundary along 26th Avenue occurs at the point of transition between residential properties developed during the early 20th century and those developed in the 1940s, 1950s, and 1960s. On the west, the district boundary coincides with the limits of residential development with the Mrs. M. D. Oliver-Eakle Addition, as the campus of Amarillo College hems in the neighborhood along this boundary. Interstate Highway 40, which obliterated portions of the historic neighborhood between 18th and 19th Avenues, is excluded from the historic district and divides it into discontinuous components. North of Interstate Highway 40, the western boundary falls along the alley west of Madison, which separated historic residential development from noncontributing commercial development along Washington Street.

8. Talk to Office of Archaeology and Historic Preservation

Contact the National Register staff after completing the significance summary and the preliminary district boundary description and justification. The staff members will review the materials with you to determine if an eligible district appears to exist. They may suggest additional information that will need to be obtained, a different approach to establishing the district's significance, an adjustment in the proposed boundaries, or other to strategies to produce a stronger nomination.

9. Prepare Nomination

You are finally ready to tackle the actual nomination forms. The general instructions and guidelines to preparing the registration form are in the National Register Bulletin, *How to Complete the National Register Form*. The bulletin and the associated forms are available from OAHP and they may be downloaded from the OAHP website.

The National Register staff at OAHP is available to provide advice and guidance throughout the preparation process. They will read draft nomination submissions and provide review comments. They will also assist with the final editing of the nomination prior to its submission to the State Review Board for its consideration.

The previous steps outlined the basics for establishing and stating the district's significance, and for establishing and describing the district's boundaries. The information below relates to the description of the properties within the district, photographing the district and its individual properties, and the preparation of the district site map.

GUIDELINES FOR DESCRIBING PROPERTIES IN ARCHITECTURAL AND HISTORIC DISTRICTS

1. **Natural and manmade elements** comprising the district, including prominent topographical features and structures, buildings, sites, objects, and other kinds of development.
2. **Architectural styles** or periods represented and predominant characteristics, such as scale, proportions, materials, color, decoration, workmanship, and quality of design.
3. **General physical relationship of buildings** to each other and to the environment, including facade lines, street plans, squares, open spaces, density of development, landscaping, principal vegetation, and important natural features. Any changes to these relationships over time. Some of this information may be provided on a sketch map.
4. **Appearance of the district during the time** when the district achieved significance (see Period of Significance) and any changes or modifications since.
5. **General character** of the district, such as residential, commercial, or industrial, and the **types of buildings and structures**, including outbuildings and bridges, found in the district.
6. **General condition of buildings**, including alterations, additions, and any restoration or rehabilitation activities.
7. **Identity of buildings**, groups of buildings, or other resources that do and do not contribute to the district's significance. If resources are classified by terms other than "contributing" and "noncontributing," clearly explain which terms denote contributing resources and which noncontributing. Provide a list of all resources that are contributing or noncontributing or identify them on the sketch map submitted with the form.
8. **Most important contributing buildings, sites, structures, and objects.** Common kinds of other contributing resources.
9. **Qualities** distinguishing the district from its surroundings.

10. **Presence of any archeological resources** that may yield important information with any related paleo-environmental data (see guidelines for describing archeological sites and districts).
11. **Open spaces** such as parks, agricultural areas, wetlands, and forests, including vacant lots or ruins that were the site of activities important in prehistory or history.

For industrial districts:

1. Industrial activities and processes, both historic and current, within the district; important natural and geographical features related to these processes or activities, such as waterfalls, quarries, or mines.
2. Original and other historic machinery still in place.
3. Transportation routes within the district, such as canals, railroads, and roads including their approximate length and width and the location of terminal points.

For rural districts:

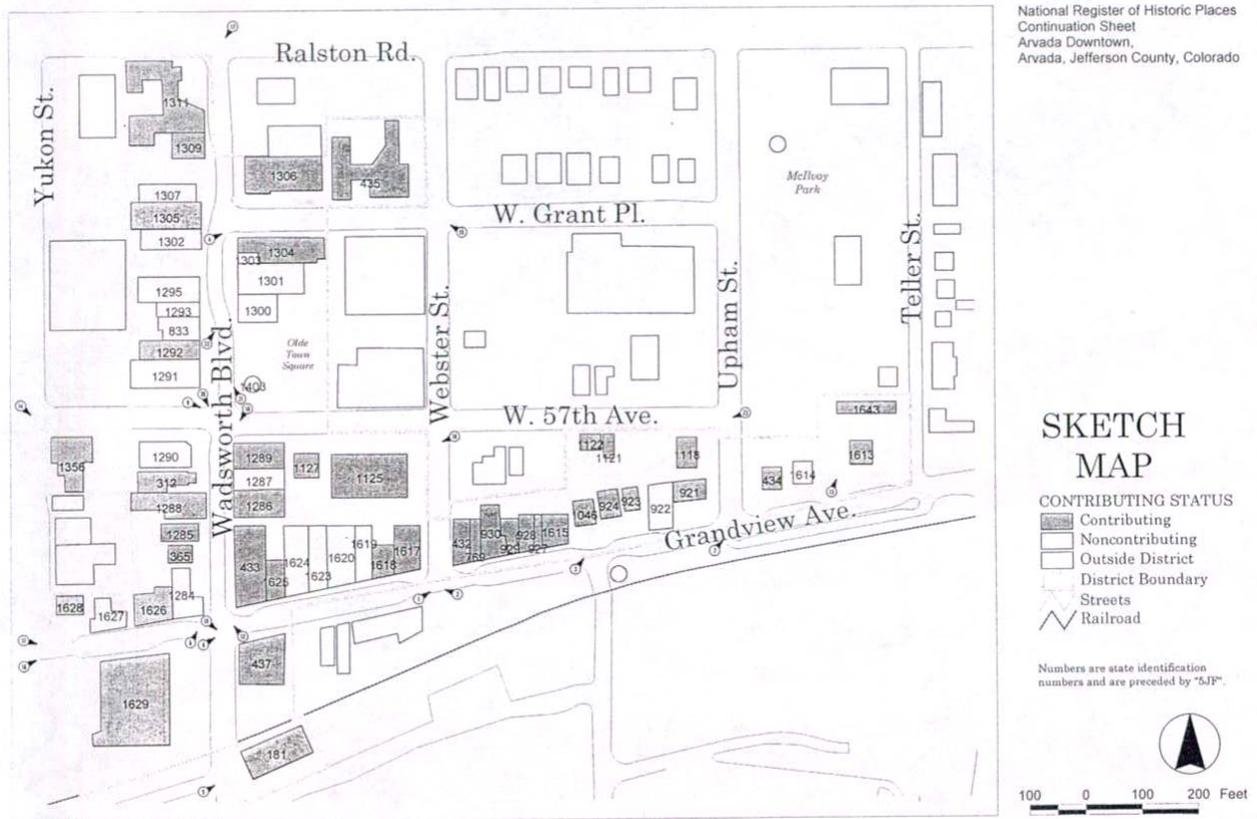
1. Geographical and topographical features such as valleys, vistas, mountains, and bodies of water that convey a sense of cohesiveness or give the district its rural or natural characteristics.
2. Examples and types of vernacular, folk, and other architecture, including outbuildings, within the district.
3. Manmade features and relationships making up the historic and contemporary landscape, including the arrangement and character of fields, roads, irrigation systems, fences, bridges, earthworks, and vegetation.
4. The historic appearance and current condition of natural features such as vegetation, principal plant materials, open space, cultivated fields, or forests.

GUIDELINES FOR PHOTOGRAPHIC COVERAGE IN ARCHITECTURAL AND HISTORIC DISTRICTS

- Submit photographs representing the major building types and styles, pivotal buildings and structures, representative noncontributing resources, and any important topographical or spatial elements defining the character of the district.
- Streetscapes, landscapes, or aerial views are recommended.
- Views of individual buildings are not necessary, if streetscapes and other views clearly illustrate the significant historical and architectural qualities of the district.
- Key all photographs to the sketch map for the district.

GUIDELINES FOR DISTRICT SKETCH MAPS

Submit at least one detailed map or sketch map. Plat books, insurance maps, bird's-eye views, district highway maps, and hand-drawn maps may be used. Sketch maps need not be drawn to a precise scale, unless they are also used in place of a boundary description.



Downtown Arvada Sketch Map

Downtown Arvada National Register Nomination, Front Range Research Associates

- Maps should be drawn or printed on archival paper and folded to fit an archival folder approximately 8 1/2 by 11 inches. When submitting a large map that is not on archival paper, fold the map and submit it in an archival folder no larger than 8 1/2 by 11 inches.
- Display on one or several identical maps the following information:
 1. Boundaries of the property, carefully delineated.
 2. Names of streets, including those bordering the district.
 3. Names of places, such as street addresses or parcel numbers, corresponding to the description of resources in section 7.

4. Highway numbers.
 5. A north arrow (magnetic or true).
 6. Approximate scale.
 7. Contributing buildings, sites, structures, and objects, keyed to the photographs and sections 7 and 8.
 8. Noncontributing buildings, sites, structures, and objects, keyed to the photographs and sections 7 and 8.
 9. Land uses and natural features covering substantial acreage or having historic significance, such as forests, fields, orchards, rivers, lakes, and harbors.
 10. Number and vantage point of each accompanying photograph.
- Use coding, crosshatching, numbering, transparent overlays, or other graphic techniques to indicate the information. Do not use color because it can not be reproduced by microfilming or photocopying.
 - For **properties of 10 or more acres**, a USGS map may be used in place of a sketch map as long as it contains the required information. Several maps drawn to a larger scale may be used to show the concentration of resources in a small area; these should be keyed as inserts to a map covering the entire property, such as a large area map or the USGS map.
 - Sketch maps may also supplement section 7 to illustrate the following:
 1. Evolution of a property.
 2. Alterations to a building or complex of buildings.
 3. Floor plans of a significant interior.
 4. Major architectural styles, periods, or building types in a historic district.
 5. Composition of representative sites within an archeological district.

10. Attend Review Board Meeting

State Review Board meetings are held quarterly. Property owners within the district are notified of the date, time and place of the meeting at which the nomination will be considered. The review board makes a recommendation to the State Historic Preservation Officer as to the eligibility of the district for listing in the National Register.

11. Prepare Final Nomination

Final revisions may need to be made to the nomination as a result of the review board's consideration of the nomination.

12. Final Submission to Keeper of the National Register

The final nomination is forwarded to the Keeper of the National Register in Washington, DC. Districts are listed or nominations are returned to the state with comments. OAHHP notifies the preparer of the nomination and the property owners as to the listing of the district or the return of the nomination.

Special District Types

This guide is designed to assist those considering the nomination of historic districts containing primarily residential or commercial properties. While these constitute the most common types of district nominations, many other groups of related properties may also be eligible for National Register listing. These include:

- Large ranch or farm complexes
- Designed parks and parkways
- Industrial complexes
- School and university campuses
- Railroad or highway corridors
- Mining complexes
- Irrigation systems
- Fairgrounds and amusement parks
- Military Bases
- Cemeteries

The National Register staff at OAHP will advise and assist you in recording, evaluating and nominating these and other special district types. The National Register publishes several bulletins devoted to the nomination of particular property types. See the *Reference* section at the end of this guide for a complete list of bulletins.

A good way to learn about National Register historic districts for special property types is to read one or more district nominations. Recently listed districts will provide the best examples of current standards for a complete and well-documented nomination. Copies of all National Register district nominations may be obtained from the Office of Archaeology and Historic Preservation.

Examples of National Register districts include:

School and university campuses	Year Listed
➤ Perry-Mansfield School and Camp, Routt County	1995
➤ Norlin Quadrangle, University of Colorado, Boulder.....	1980
Agricultural properties	
➤ Medano Ranch Headquarters, Alamosa County	2004
➤ Powell and Blair Stone Ranch, Logan County.....	2004
➤ Hayden Ranch Headquarters, Lake County	2003
➤ Bee Farm, Larimer County	2002
Industrial complexes	
➤ Martin Mining Complex, San Juan County	2004
➤ Littlejohn Mine Complex, Chaffee County	1978
➤ Rocky Flats Plant, Jefferson County.....	1997
Major parks	
➤ Squirrel Creek Recreational Unit, Pueblo County.....	2005
➤ Pueblo Mountain Park, Pueblo County.....	1994

Military bases

- Fort Lyon, Bent County 2004
- Camp George West, Jefferson County 1993

Transportation networks

- Creede Branch, Denver & Rio Grande Western Railroad, Rio Grande and Mineral Counties 2002
- Corley Mountain Highway, El Paso County, El Paso and Teller Counties 1999
- Trail Ridge Road, Rocky Mountain National Park 1984
- Durango & Silverton Narrow Gauge Railroad, La Plata and San Juan Counties 1961

Cemeteries

- Columbia Cemetery, Boulder County 1997
- Riverside Cemetery, Adams County 1994

Summary

The establishment of a historic district requires time and commitment, but it is within the means and abilities of most organizations and communities. This guide provides general information about the process. More specific information and advice can be obtained by contacting the National Register staff at the Office of Archaeology and Historic Preservation at the Colorado Historical Society. The references that follow also provide general guidance as well as information on a variety of special property types and conditions.

References

National Register Bulletins

(Available online at coloradohistory-oahp.org/publications/pubindex.htm)

The Basics

- How to Apply the National Register Criteria for Evaluation (#15)
- How to Complete the National Register Registration Form (#16A)
- How to Complete the National Register Multiple Property Documentation Form (#16B)
- How to Prepare National Historic Landmark Nominations
- Researching a Historic Property (#39)

Property Types

- Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places
- Guidelines for Evaluating and Registering Archeological Properties (#36)
- Guidelines for Evaluating and Documenting Historic Aviation Properties
- Guidelines for Evaluating and Nominating Aids to Navigation (#34)
- Guidelines for Identifying, Evaluating, and Registering America's Historic Battlefields (#40)
- Guidelines for Evaluating and Registering Cemeteries and Burial Places (#41)
- How to Evaluate and Nominate Designed Historic Landscapes (#18)
- Guidelines for Identifying, Evaluating and Registering Historic Mining Properties (#42)
- Guidelines for Evaluating and Nominating Properties That Have Achieved Significance Within the Past Fifty Years (#22)
- How to Apply National Register Criteria to Post Offices (#13)
- Guidelines for Evaluating and Documenting Rural Historic Landscapes (#30)
- Guidelines for Evaluating and Documenting Properties Associated with Significant Persons (#32)
- Guidelines for Evaluating and Documenting Traditional Cultural Properties (#38)
- Nominating Historic Vessels and Shipwrecks to the National Register of Historic Places (#20)

Technical Assistance for Preparing Nominations

- Defining Boundaries for National Register Properties (with Appendix, Definition of National Register Boundaries for Archeological Properties) (#12 and #21)
- How to Improve the Quality of Photographs for National Register Nominations (#23)
- Using the UTM Grid System to Record Historic Sites (#28)
- Reviewing National Register Nominations (#19)

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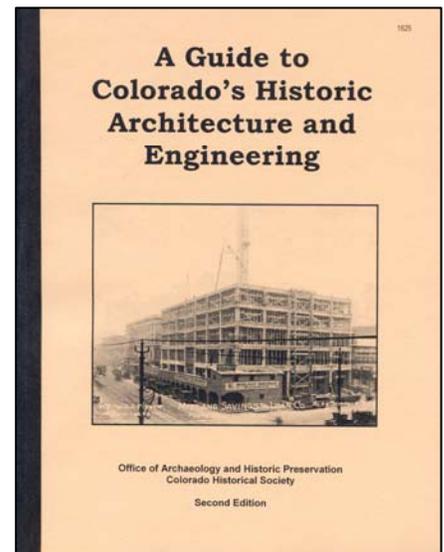
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