



HISTORY *Colorado*

March 15, 2017

CITY OF FLORENCE
600 W 3RD ST
FLORENCE, CO 81226-1117

Re: National Register of Historic Places nomination of the Downtown Florence Historic District, Roughly bounded by Main Street, Santa Fe and Petroleum avenues between W. 2nd and Railroad streets, Florence, Fremont County (5FN.523) – (Parcel: 98604572)

Dear Property Owner:

We are pleased to inform you that the Colorado Historic Preservation Review Board will consider the Downtown Florence Historic District for nomination to the National Register of Historic Places and Colorado State Register of Historic Properties. The National Register of Historic Places is the Federal government's official list of historic properties worthy of preservation. The State Register is Colorado's official list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering and culture deserving preservation. These contribute to an understanding of the historical and cultural foundations of the nation. Properties listed in the National Register are automatically listed in the Colorado State Register of Historic Properties.

Since the property is within a Certified Local Government the Florence Historic Preservation Commission (HPC), through its contact Wade Broadhead, has an opportunity to make comments on the nomination. A copy of the nomination has been forwarded to the HPC. The chief elected official, Mayor Keith Ore, has also been notified. The HPC may contact you regarding the date of its review. The comments of the HPC and the support of, or objection to, the nomination will be forwarded to this office prior to the meeting of the State Review Board.

Listing of a property or district provides recognition of the community's historic importance and assures protective review of Federal and State projects that might adversely affect the character of the historic property/district. It is hoped that these properties will be given special consideration in any future planning activities. If the properties/districts are listed in the National and State Registers, certain Federal and State investment tax credits for rehabilitation and other provisions may apply. Listing also provides eligibility for State Historical Fund grants.

Listing in the National and State Registers does not mean that the State or Federal Government will place limitations on the property. Public visitation rights are not required of owners. The State or Federal government will not attach restrictive covenants to the properties or seek to acquire them.

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Enclosed are notices that explain in greater detail the results of listing in the National and State Registers and that describe the rights and procedures by which an owner may comment on or object to listing in either of the Registers.

We invite you to attend the State Review Board meeting on May 19, 2017, which will be held at the History Colorado Center, Colorado Room/Auditorium, at 1200 Broadway in Denver. The National Register meeting will begin at 10:00 a.m. during which public comments are welcome concerning the eligibility of nominated properties. We hope that you can come. A final agenda for the Review Board meeting will be available the Monday before the meeting date. Should you have any questions about this nomination before the Review Board meeting, please contact Erika Warzel, National and State Register Historian, at 303-866-4683 or erika.warzel@state.co.us.

Sincerely,



Holly Norton
Deputy State Historic Preservation Officer

Enclosures
Tentative Agenda
Criteria
National Register and Property Owners
Rights of Owners to Comment
Results of Listing
State Register Entry
CLG in Nomination Process



OFFICE of
ARCHAEOLOGY
and HISTORIC
PRESERVATION

NOTICE OF PUBLIC MEETINGS

**COLORADO HISTORIC PRESERVATION
REVIEW BOARD**

And

COLORADO STATE REGISTER REVIEW BOARD

Friday, May 19, 2017



Location:

History Colorado Center – Colorado Room/Auditorium, First Floor
1200 Broadway, Denver, Colorado

TENTATIVE AGENDA

10:00 **COLORADO HISTORIC PRESERVATION REVIEW BOARD CALL TO ORDER**
Steve Turner, State Historic Preservation Officer

APPROVAL OF MINUTES for January 20, 2017 meeting

10:10 **NATIONAL REGISTER NOMINATION REVIEW**
Explanation of program and procedures
Public review and discussion

NATIONAL REGISTER NOMINATIONS

First Unitarian Church (CLG)

1400 Lafayette St., Denver (5DV.16713)

Boulder University Hill Commercial District (CLG)

1087 to 1213 13th St., 1111 to 1135 Broadway, 1220 to 1301 Pennsylvania Ave., and
1307 to 1321 College Avenue, Boulder (5BL.13302)

Downtown Longmont Historic District (CLG)

Roughly bounded by Main, Coffman, and Kimbark streets between 3rd and 5th avenues,
Longmont (5BL.536)

Truscott Elementary School (CLG)

211 W. 6th St., Loveland (5LR.14110)

Longhurst Cabin - McCarty Cabin (CLG)

Off Highway 7, Allenspark vicinity (5BL.12884)

Florence Historic District (CLG)

Roughly includes 100 blocks of E. Main Street and W. Main Street, 200-218 W. Main Street,
100 block of W. Front Street, and adjacent properties on N. Santa Fe Avenue, N. Pikes Peak
Avenue, and 100 Railroad St. (5FN.523)

Ute-Ulay Mine and Mill Complex

Hinsdale County Road 20, three miles east of Lake City (5HN.77)

ADJOURNMENT OF COLORADO STATE HISTORIC PRESERVATION REVIEW BOARD

LUNCH FOR REVIEW BOARD MEMBERS (APPROXIMATELY 20 MINUTES)

6. Appeals of the SHPO's decisions may be made directly to the Keeper of the National Register in accordance with federal regulations (36CFR60).
7. For proposed nominations of historic districts to the National Register of Historic Places, the CLG shall assist the SHPO in:
 - a. Assisting the preparer of the form in verifying the names and addresses of the owners of properties within the proposed districts, if necessary.
 - b. Providing for public information meetings at times and places agreeable to the SHPO and CLG.
8. The SHPO will notify the CLG, the owner, and the applicant when a property within the CLG's jurisdiction is listed in the National Register.
9. The Historic Preservation Commission shall be responsible for providing oversight and monitoring of historic properties and historic districts listed in the National Register of Historic Places. The commission is responsible to recommend in writing to the SHPO removal from the National Register of any property or district which has lost its integrity because of the demolition or alteration of structures.

NOTE: This section addresses only properly completed National Register nomination forms which have been prepared in accordance with the Secretary of the Interior's Standards for Registration and Guidelines for Registration (Federal Register, v.48, no. 190, September 29, 1983, pp. 44726-44728) and the National Park Service's National Register Bulletin *How to Complete National Register Registration Forms*.



COLORADO STATE REGISTER *of* HISTORIC PROPERTIES

IMPORTANT NOTICE

ENTRY IN THE COLORADO STATE REGISTER OF HISTORIC PROPERTIES

The National Register is a federal program, administered nationally by the National Park Service and carried out in Colorado by the Office of Archaeology and Historic Preservation of History Colorado. Under Colorado State law (CRS 24-80.1), any property listed in the National Register is automatically entered in the State Register of Historic Properties (the State Register). Your rights as a private property owner are not impaired by National Register listing nor by State Register entry. Listing in the State Register gives our office the opportunity to comment on any state agency undertaking that may affect a resource listed in the Register.

BENEFITS OF LISTING

Listing in the Colorado State Register of Historic Properties provides:

- ✓ Formal recognition of a property's importance to the history of the community and the state of Colorado.
- ✓ A body of information for local community planning, tourist promotion, neighborhood revitalization.
- ✓ A sense of community history and local pride.
- ✓ Eligibility to compete for grants from History Colorado's State Historical Fund. These grants may be used for acquisition and development, education, and survey and planning projects.
- ✓ Eligibility to apply for state tax credits for restoration, rehabilitation, or preservation of State Register properties.
- ✓ Limited protection from state agency actions that would affect the property. Agencies must solicit the comments of History Colorado to assure that State Register properties are given consideration in the state planning process.

THE STATE REGISTER AND PROPERTY OWNERS

No property may be listed in the State Register without the consent of the property owner. There are no restrictions imposed by History Colorado as to what private property owners or owners of non-state public land may or may not do with their property. Private property owners and the owners of non-state public land may alter or demolish a listed property subject only to applicable local government regulations and permitting procedures. In some communities, properties listed in the 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 coloradohistory-oahp.org.

You may review documentation assembled for properties listed in the National and the State Register at our office, located in the History Colorado Center at 1200 Broadway, Denver. We are open to the public from 8:00 a.m. to 4:30 p.m. Monday through Friday.

We welcome your participation in the preservation of Colorado's important cultural resources.

**RIGHTS OF OWNERS TO COMMENT AND/OR OBJECT
TO LISTING IN THE
NATIONAL REGISTER OF HISTORIC PLACES**

Owners of private properties nominated to the National Register have an opportunity to concur with or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of an individually nominated property who chooses to object to National Register listing may submit to the State Historic Preservation Officer (SHPO) a **notarized** statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner has one vote. In an historic district, each owner or partial owner of the buildings in the district may also object to the district listing by submitting a **notarized** statement to the SHPO that the party is the sole or partial owner of the private property within the boundaries of the historic district. Each owner or partial owner within an historic district has one vote regardless of the number of properties owned in the district. If the majority of owners in an historic district object, the district will not be listed. However, the SHPO shall submit the nomination to the Keeper of the National Register for a determination of eligibility of the property for listing in the National Register. If the property is determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation the opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If you choose to object to the listing of your property, the notarized objection must be submitted by May 16, 2017 to:

Steve A. Turner
State Historic Preservation Officer
History Colorado Center
1200 Broadway
Denver, Colorado 80203

If you wish to comment on the nomination of the property to the National Register, please send your comments to the State Historic Preservation Office before the Colorado Historic Preservation Review Board considers this nomination on May 19, 2017. A copy of the nomination and information on the National Register and the Federal Income Tax Credit provisions on costs of rehabilitation, and the State Income Tax Credit available on costs of rehabilitation can be requested from the above address.

The National Register and Property Owners

Established under the National Historic Preservation Act of 1966, the national historic preservation program is a partnership between the Federal, State, Tribal and local governments; private organizations; and the public. The Act and its provisions establish the framework within which citizens plan, identify, evaluate, register, and protect significant historic and archeological properties throughout the country. Central to this framework is the National Register of Historic Places--the Nation's official list of cultural resources worthy of preservation, administered by the National Park Service (NPS), Department of the Interior. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture.

Historic places are nominated to the National Register by nominating authorities: the State Historic Preservation Officer (SHPO) of the State in which the property is located, the Federal Preservation Officer (FPO) for properties under Federal ownership or control, or by the Tribal Historic Preservation Officer (THPO) if the property is on tribal lands. Anyone can prepare a nomination to the National Register; generally nomination forms are documented by property owners, local governments, citizens or SHPO, FPO or THPO staff. During the time that the SHPO, FPO or THPO reviews the proposed nomination, 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 owner of a private property, or the majority of private property owners for a property or district with multiple owners, objects to the nomination, the historic property cannot be listed in the National Register. In that case, the nominating authority may forward the nomination to the NPS 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.

Nominations submitted through the States must first be approved by a Review Board appointed by the SHPO before being reviewed by the NPS. Nominating authorities forward nominations to the NPS 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 published in the *Federal Register*.

There are no Federal historic property designations that place Federal restrictions on private property owners or public owners of non-Federal land. States and localities may have laws to encourage the preservation of their historic places. Some have enacted their own identification procedures; some use listing in the National Register as an indicator of historic significance. State and local historic preservation programs often provide some protection against the possible harmful effects of State funded, licensed, or assisted projects. Some provide limited financial assistance to owners in the form of grants, loans, or tax benefits. They may establish other protections for preservation purposes. Programs differ from State to State, and within States; your SHPO or local planning department can provide more information.

Key Points about the National Register Process for Property Owners

- Listing in the National Register honors the property by recognizing its importance to its community, State, or the Nation.
- Many property owners propose National Register nominations.
- Under Federal law, private property owners and the owners of non-federal public land can do anything they wish with their National Register-listed property, provided that no Federal license, permit, or funding is involved.
- 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.