

An aerial photograph of a city street, likely in a mountainous region. The street is lined with trees and buildings, and a road sign is visible. In the background, a range of mountains is visible under a cloudy sky. A large teal banner is overlaid across the middle of the image.

HISTORIC PRESERVATION CODE

PUBLIC HEARING

Andrea Mimnaugh
Jennifer Henninger

Agenda

- History of historic preservation regulations in the City
- Challenges with existing regulations
- Proposed historic preservation regulations
- Staff recommendation

History of HP Regulations

- 1973 - First HP Code established
- 2001 - HP Code expanded and overhauled
- 2018 - Vision for City includes historic preservation
- 2020 - Decision made to include HP Code in ULUC
- 2021 - HPB work on new historic preservation regulations

Challenges with existing HP Code

- Outdated regulations
- Lack of clarification of criteria and process
- No landmark designation criteria from the National Register
- No mention of the Secretary of Interior's Standards for the Treatment of Properties

Chapter 8-Historic Preservation

Historic Preservation Regulations and Procedures in the Unified Land Use Code

- **Chapter 8: Historic Preservation**
 - Article 10-8-1 General
 - Article 10-8-2 Legacy Program
 - Article 10-8-3 Historic Register
 - Article 10-8-4 Alterations
 - Article 10-8-5 Maintenance
 - Article 10-8-6 Incentives

Chapter 9-Administration

Historic Preservation Regulations and Procedures in the Unified Land Use Code

- **Chapter 9: Administration**
 - Article 10-9-1.4 Historical Preservation Board (“HPB”)
 - Article 10-9-8 Historic Preservation Applications
 - Section 10-9-8.1 Certificate of Appropriateness
 - Section 10-9-8.2 Certificate of Demolition
 - Section 10-9-8.3 Certificate of Economic Hardship
 - Section 10-9-8.4 Designation of Historic Landmarks and Districts

Article 10-8-1 General

Historic Preservation Regulations – Article 10-8-1 General Purpose, Applicability and Owner Responsibility

- **Purpose:** protection, preservation, stabilization of historic neighborhoods, civic pride, maintenance, etc.
- **Applicability:** structures designated as a Landmark, as a property in a Historic District, and properties on the Legacy List
- **Owner Responsibility:** Property maintenance, compliance with city code

Article 10-8-2 Legacy Program

Historic Preservation Regulations – Article 10-8-2 Legacy Program Establishment and Criteria

- **Identification and promotion of non-designated historic structures**

The Legacy Program establishes a framework for identifying and promoting Littleton's non-designated historic structures

Article 10-8-3: Historic Register

Historic Preservation Regulations – Article 10-8-3 Historic Register Establishment and Criteria

- **New criteria:** use of the National Register criteria for individual landmarks and historic districts
- **Historic significance and integrity:** criteria for both significance and integrity must be met for historic landmark designation
- **Minimum structure age:** 40 years

Article 10-8-4 Alterations

Historic Preservation Regulations – Article 10-8-4 Alterations Purpose, Major/Minor Alterations Chart, Exemptions

- **Certificates of Appropriateness:** clarification of work that qualifies as minor (administrative) or major (HPB) application
- **Overhaul of section on exemptions:**
 - Economic hardship
 - Undue hardship
 - Inability to use

Article 10-8-5 Maintenance and Article 10-8-2 Incentives

Historic Preservation Regulations - Article 10-8-5 Maintenance

Purpose, compliance, notification and penalty

- Maintenance: Defining historic property maintenance and differentiating from demolition by neglect unsafe and dangerous conditions distinguished
- Notification – City required to notify of the need to repair, maintain, or restore; 90 day period for work

Historic Preservation Regulations - Article 10-8-6 Incentives

No change

Chapter 9: Administration

Historical Preservation Board (“HPB”) - Article 10-9-1.4

- **Establishment:** establishes HPB as an advisory body to protect and enhance historic buildings, sites, and neighborhoods in the City

No change from existing historic preservation code

Article 10-9-8.1 Certificate of Appropriateness

Certificate of Appropriateness - Article 10-9-8.1

- **Major changes require HPB review, and include:**
 - Demolition
 - Relocation
 - New Construction
 - Modification of the front or side façade
 - Demolition of existing or construction of accessory structures
- **Criteria:**
 - federal criteria – Secretary of the Interior’s Standards
 - local criteria
 - Locally-adopted design guidelines
- **Relocation of designated properties:** expanded criteria

Chapter 9: Administration

Certificate of Demolition - Article 10-9-8.2

- **Applicability:**
 - Demolition of Landmark or property in designated Historic District
 - If demolition is requested on any basis other than imminent hazard or economic hardship, a Certificate of Demolition is required
- **Decision criteria: total and partial demolition:**
 - Whether the property is structurally sound
 - Practicality of moving property to another lot in Littleton
 - Impacts to visual character of neighborhood, architectural integrity

**Appeal, if desired, of a denied Certificate of Demolition*

Chapter 9: Administration

Certificate of Economic Hardship - Article 10-9-8.3

- **Applicability**
 - Following denial of Certificate of Appropriateness or Certificate of Demolition, the owners may apply for Certificate of Economic Hardship
 - Does not include self-created hardships, willful, or negligent acts by the owner(s)
- **Decision criteria:**
 - No beneficial use
 - Decrease in value
 - Decrease in investment
 - Structural soundness
 - Economic feasibility
 - Health and/or safety issues

Chapter 9: Administration

Article 10-9-8.4 Designation of Historic Landmarks and Districts

- **Decision criteria for designation:**
 - Cultural or archeological heritage
 - Site of a significant event
 - Identifies with significant person or persons
 - Work of a master builder, designer, or architect
 - Recognized for its quality of architecture
 - Displays characteristics of an architectural style
 - Character as a geographically definable area
- **Decision criteria for non-consensual designation:**
 - List above (consensual), and
 - Unusual or uncommon significance, or
 - Superior or outstanding example of architectural, social, or geographic historic significance
- **Revocation of designation:**
 - If Landmark/District altered so it no longer retains integrity

An aerial photograph of a city street, likely in Boulder, Colorado, showing a multi-lane road with cars, trees, and buildings. In the background, a range of mountains is visible under a cloudy sky. A semi-transparent teal banner is overlaid across the middle of the image, containing the word "Questions" in white text.

Questions