



Presentation and Discussion on Draft ULUC Historic Preservation Regulations

Joint PC HPB Study Session

July 12, 2021

Andrea Mimnaugh, Senior Planner

Background

Littleton's Historic Preservation Program

- 2 Littleton Historic Districts
 - Main Street Historic District
 - Louthan Heights Historic District (5600 block)
- Over 60 structures designated under the program
- Historical Preservation Board
 - makes recommendations to city council on landmark designations and historic districts
 - make recommendations on National Register Properties
 - approves alterations to designated property
 - undertake historic building surveys, planning efforts, walking tours

Background

Historic Preservation Code of 2002

- Sets forth regulations for historic landmark designation, district designation
- Criteria for alterations
- Criteria for demolitions
- Incentives for preservation



Background



Historic Preservation Code Update

- In the Draft ULUC
- Integrated into zoning and subdivision regulations
- Streamline processes
- Clarify approval criteria
- Establish a Littleton Legacy Program

HPB Involvement in the Historic Preservation Code Update

Reviewed:

- Reviewed codes from other Colorado communities
- Reviewed the Colorado Model Code

Made Recommendations on:

- Criteria for historic landmarks
- Criteria for historic districts
- Criteria for alterations of designated historic properties
- Littleton Legacy Program



Draft Regulations

Designation of Historic Landmarks

- Properties must be at least 40 years of age, or the property has significant historic significance
- Use of the National Register Criteria
- Historic Districts must have at least 50 percent contributing properties
- Non-consensual designation is allowed, but overwhelming significance to the community must be established



- Property must have historic significance
Meaning association with an event, person, or is an example of an architectural style
- AND Property must have enough integrity to reflect the historic significance

Draft Regulations

Alterations – Certificates of Appropriateness

- City approval required for exterior alterations
- Staff level and board level applications
- Criteria based on
 - Compatibility
 - Preservation of historic fabric
 - Require repairs when possible, over replacement



DRAFT REGULATIONS



Littleton Legacy List

- Establishes that there may be a list of significant historic properties that are not yet designated
- Acts as the list to be used for planning purposes
- Promotes Littleton's Historic Resources and the city's program

Questions

