



# Downtown Historic District

City Council

Regular Meeting

October 26, 2021

Andrea Mimnaugh, Senior Planner

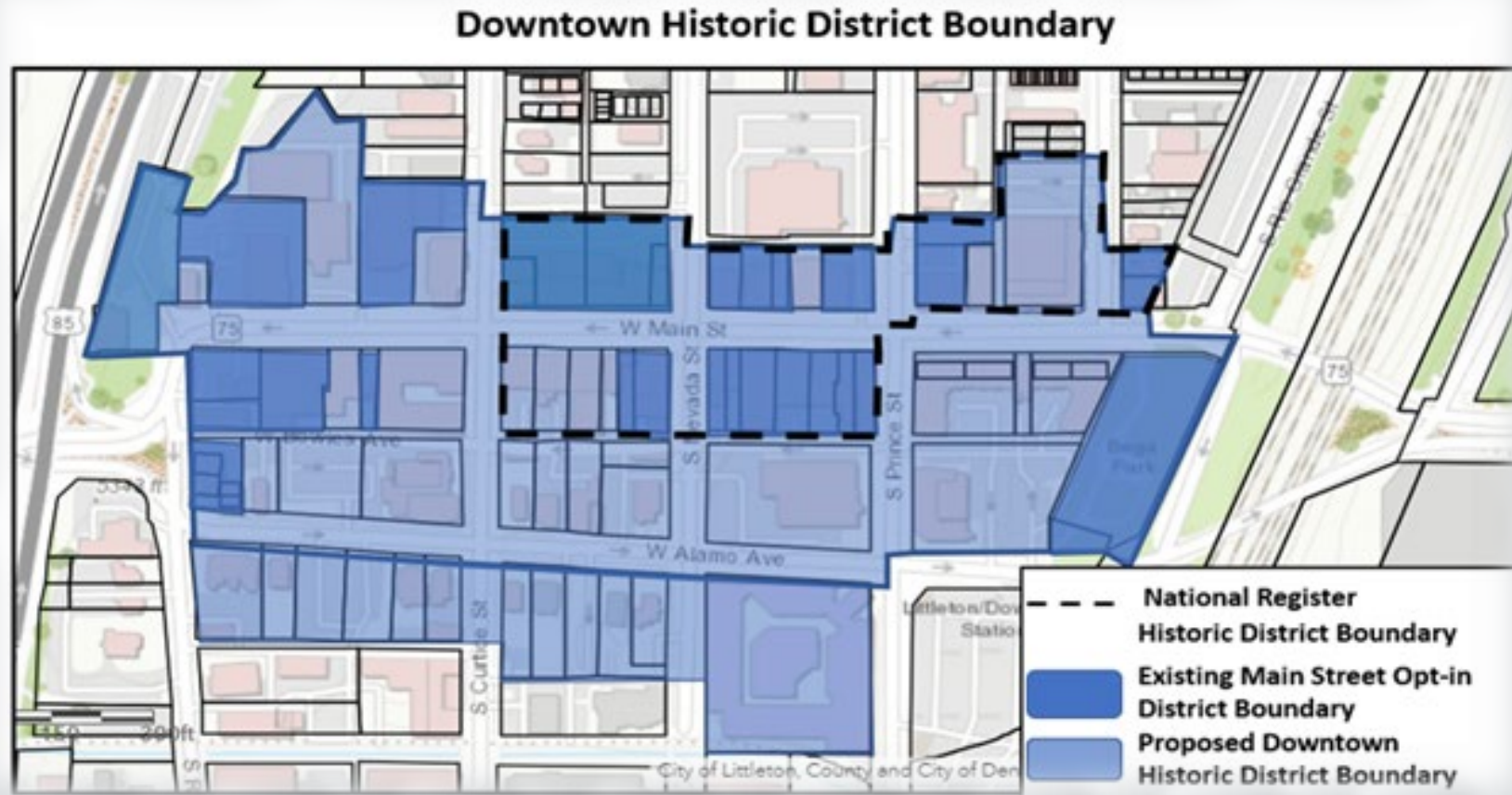
# Agenda

- Background
- Application Details
- Criteria Analysis
- Period of Historic Significance/Contributing Buildings
- HPB Recommendation
- Staff Recommendation



# Background

**August 4, 2020:** City Council directed staff and HPB to prepare an application for an all-inclusive Downtown Historic District





# Background

**August 2020-June 2021 – HPB takes the lead with staff support to:**

- Update the 1997 Historic Building Survey
- Determination of Contributing Buildings in the District
- Identification of Historic Themes and the buildings that convey them

**May 2021 – Present – Property Owner Engagement**

- Listening tour with property owner liaison
  - phone calls
  - in-person conversations
  - over 50 property owners and tenants contacted
- Informational materials mailed to property owners
- Evening event at Town Hall
- Preference Ballot

**PREFERENCE BALLOT**

<b>YES</b> <input type="checkbox"/>	I support the designation of a Downtown Historic District	<b>NO</b> <input type="checkbox"/>	I do not support the designation of a Downtown Historic District
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Historic Building Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Legal Description: \_\_\_\_\_  
Property Owner Name: \_\_\_\_\_

Property Owner Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Owner Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Email: \_\_\_\_\_

Please use enclosed envelope to mail your ballot. Ballots must be received by July 30, 2021. To hand deliver a ballot, please call Andrea Minnaugh, Senior Planner, City of Littleton at 303-795-3719.

**Littleton**

# Community Outreach

## Contacts

- 50 out of 53 property owners contacted
- 250 cumulative hours spent on phone calls, emails, in-person conversations

## Takeaways from Property Owners

- 30% supportive of the district
- 20% not supportive of the district
- 50% supportive of the district if combined with growth and development outside of district boundaries

## Results of Preference Ballot

- 53 ballots mailed (22 returned)
- 14 not supportive
- 8 supportive

# Comments Received on the Proposed District

## Concerns:

- Taxes and Fees
- Only friends of Council get grant funds for their projects
- Property Rights
- Designation of the Historic District amounts to a taking
- Inability to tear down buildings that owner feels are beyond repair
- Would be interested if grant funds were substantial



## Comments Supporting the Proposed District:

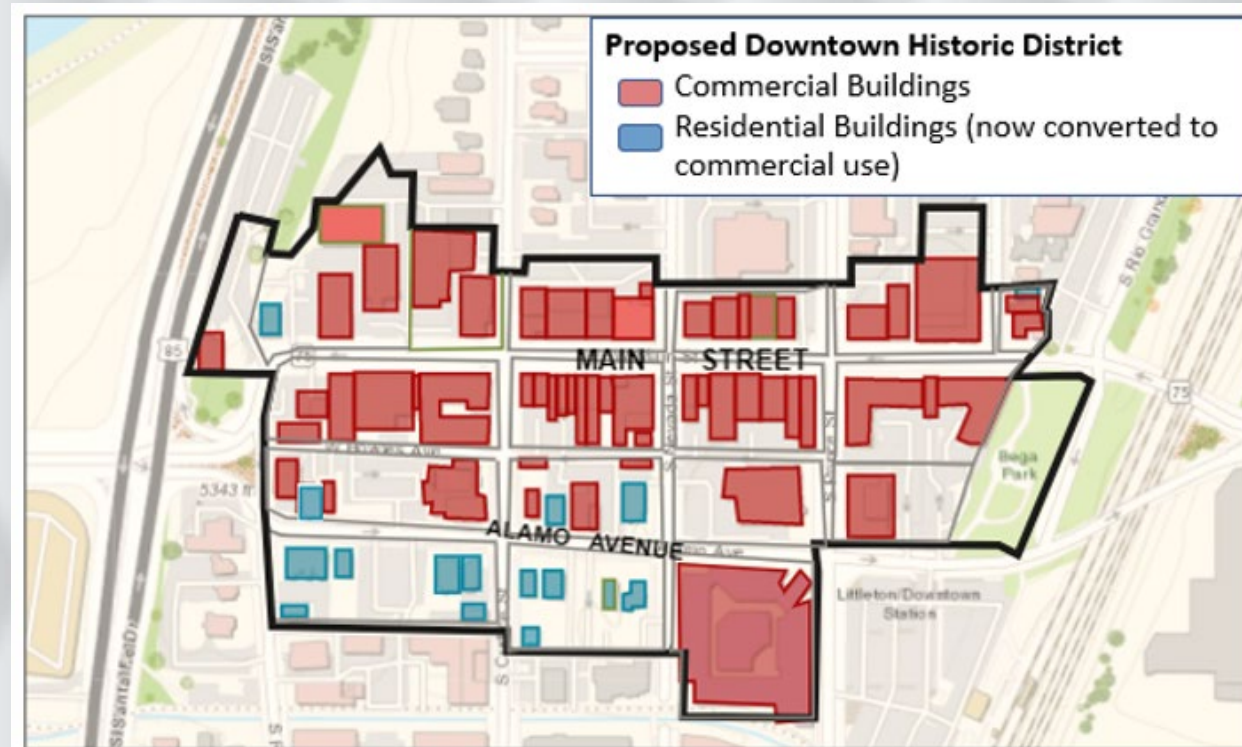
- The existing Main Street District has been a success
- Downtown will be safer from inappropriate construction, or demolition
- Pride in the community
- Grant funding from the city is a great benefit and enhances Downtown



# Application Details

## District Description

- Main Street – Commercial Core of Downtown
- Alamo Avenue – mix of residential and commercial
- Date of construction spans From 1870's to present
- High concentration of historic structures



# Application Details

- 82 structures on 71 properties
- Period of Historic Significance: 1870-1975
- Contributing Properties: 69
- Noncontributing: 13





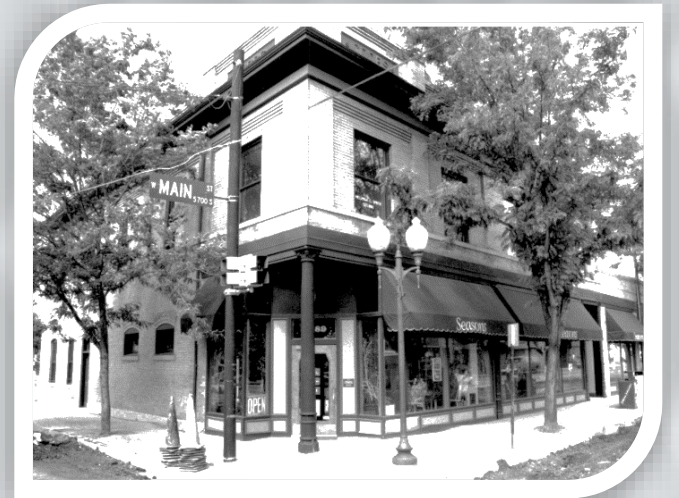
# CRITERIA ANALYSIS

## Applicable Criteria

Historic Preservation Code Sections	Criteria Met
<b>Section 4-6-8(A) and (B)</b> <ul style="list-style-type: none"><li>• District must have architectural, social geographical/environmental Importance</li><li>• Criteria must address patterns and unifying elements</li></ul>	Application must meet at least 3 of 15 Criteria <ul style="list-style-type: none"><li>• Application meets 4 criteria</li><li>• Criteria addresses patterns and unifying elements</li></ul>
<b>Section 4-6-11(B)1(a)</b> Designation without owner's consent <ul style="list-style-type: none"><li>• Application must demonstrate the district has "overwhelming significance"</li></ul>	<ul style="list-style-type: none"><li>• Application meets this criterion</li></ul>
<b>4-6-11(A)3</b> <ul style="list-style-type: none"><li>• Application's relationship to the comprehensive plan</li></ul>	<ul style="list-style-type: none"><li>• The application is consistent with goals of the comprehensive plan</li></ul>

# CRITERIA ANALYSIS

- The district exemplifies an architectural style or specific elements of an architectural style or period





# CRITERIA ANALYSIS

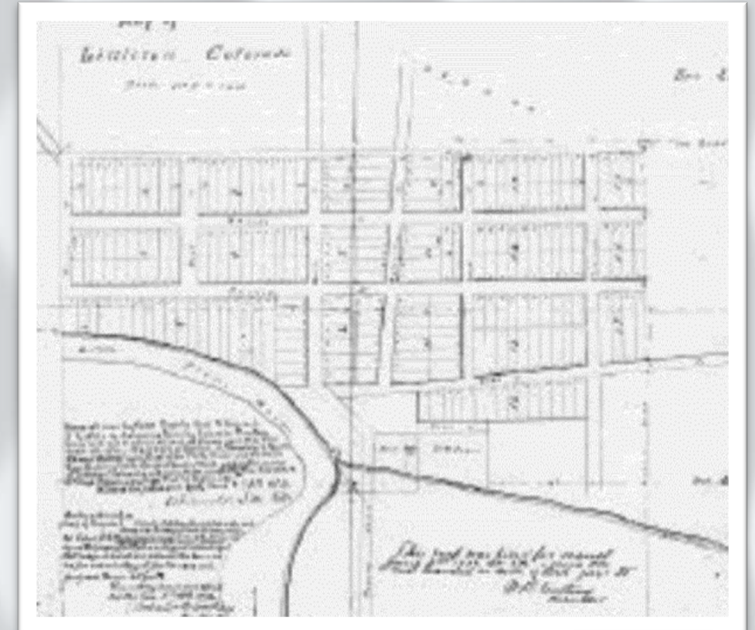
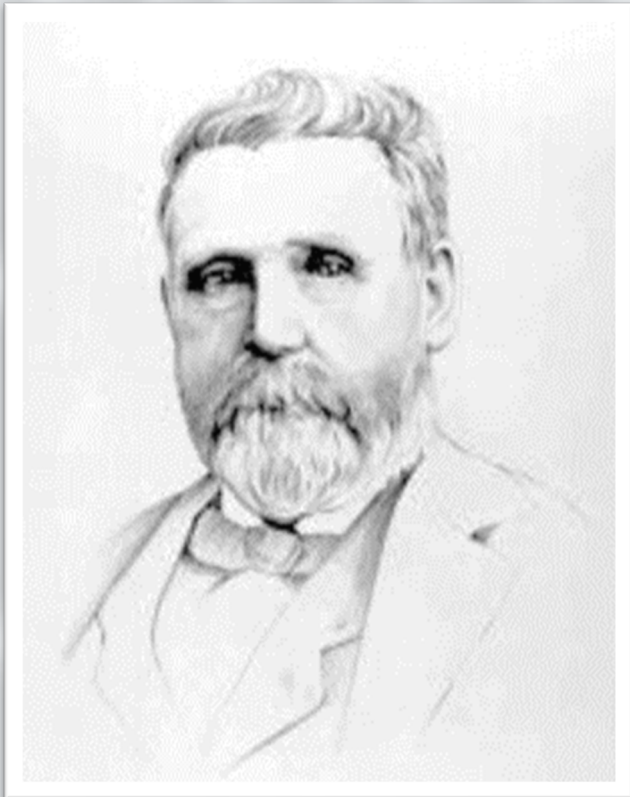
- The district exemplifies the political, economic and social heritage of the community





# CRITERIA ANALYSIS

- The district exemplifies an association with a notable person



# CRITERIA ANALYSIS

- Is an established and familiar natural setting or visual feature of the community





# CRITERIA ANALYSIS

- Enhances sense of identity of the community





# CRITERIA ANALYSIS

- The district has overwhelming historic importance to the entire community



# Period of Historic Significance

## Contributing Properties

- Period of Significance – 1870 – 1975
- 69 Contributing Properties – 84%
- 13 Noncontributing Properties – 16%





# HPB's Recommendation To City Council

- HPB held a public hearing: September 13, 2021
- HPB found the Downtown Historic District Meets the criteria for designation as a historic district
- HPB Resolution 07-2021 included in council packet

**HPB recommends city council approve the application for the Downtown Historic District**



## Staff Recommendation

- Staff finds, in compliance with the Municipal Code, the Downtown Historic District meets the criteria for approval
- Ordinance 23-2021 included in council packet

**Staff recommends city council approve  
Ordinance 23-2021 creating a Downtown  
Historic District**