



Legislation Text

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Subject:

Presentation and Discussion on Draft ULUC Historic Preservation regulations

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PURPOSE:

Presentation and discussion on the draft ULUC historic preservation regulations.

PRESENTATIONS:

Staff Presenter(s): Andrea Mimnaugh, Senior Planner

Additional Presenter(s): N/A

SUMMARY:

The city's current historic preservation regulations were adopted by city council in 2002. As part of Envision Littleton, the regulations will be updated and incorporated into the Unified Land Use Code, Chapter 10 of the City Code. The June 7, 2021 draft ULUC reflects this work. Further review and comment is now underway.

Using the Colorado Model Code for historic preservation regulations as a base, city staff, the HPB and KKC are working to streamline processes, establish pertinent and effective review criteria, and include a new preservation program to be called the Littleton Legacy List. As part of the city's ULUC project, the historic preservation regulations will be relocated from Title 4 - Building Regulations in the Littleton City Code to Title 10 - Unified Land Use Code.

PRIOR ACTIONS OR DISCUSSIONS:

HPB provided input to staff on sections of the historic preservation sections of the draft ULUC during a series of HPB study sessions earlier this year. Recommendations were forwarded to KKC for inclusion in the draft.

ANALYSIS:

Staff Analysis

The historic preservation regulations in the June 7, 2021 draft ULUC are located in chapters 8 and 9. The overview below includes some of the major sections of code:

Littleton Legacy Program

The purpose is to formally establish a list of significant historic structures based on objective criteria to be used to aid in neighborhood planning and preservation and create awareness of the historic significance of historic structures that have not yet been considered for landmark designation.

Landmark Designation and Historic District Criteria

The criteria for evaluating properties and districts for eligibility as a Littleton historic landmark or historic

district will be largely consistent with the National Register criteria. The change reflects a trend in local ordinances to use the well-considered criteria that the National Parks Service developed over time. Under the criteria, a property can be designated if it is associated with historic events, persons significant in history, has distinctive physical characteristics, or geographic importance. Other aspects of the designation process include the following:

- Properties must be at least 40 years of age, or have demonstrated historic importance
- Properties and districts must have both demonstrated historic significance and integrity
- Properties can be designated with or without owner consent, however, the criteria for non-consensual designations requires that the structure or district has overwhelming historic importance to the entire community
- For historic districts, the threshold for requiring a non-consensual designation process is determined by the number of property owners that object to district designation: if more than 20 percent of property owners within the boundary object to district designation, a non-consensual designation process is required.

Alteration - Certificate of Appropriateness Applications

Alteration of designated historic properties require city approval for exterior modifications. Historic fabric of the property must be preserved, repairs over replacement of materials are required where possible, and new construction must be compatible with the original structure. Other aspects of the regulations are as follows:

- Design guidelines may be established to assist in the review of properties
- A Certificate of Appropriateness is not required in cases of buildings damaged by fire, vandalism, flood, or other act of God.
- Criteria for alterations is based on compatibility of the changes, consideration of historical architectural features, and colors and materials.

Demolition

Demolition of designated historic structures is generally not possible under the regulations, unless an imminent hazard or economic hardship exists. A Demolition Certificate must be applied for and approved by HPB.

Council Goal, Objective, and/or Guiding Principle

Completion of the ULUC is the number one goal for city council in 2020-2022.

STAFF RECOMMENDATION:

N/A

REFERENCES:

Historic Preservation regulations in the ULUC

[Document Viewer | Unified Land Use Code \(encodeplus.com\)](https://online.encodeplus.com/regs/littleton-co/doc-viewer.aspx) <<https://online.encodeplus.com/regs/littleton-co/doc-viewer.aspx>>

Proceed to:

- Chapter 8 Historic Preservation
- Chapter 9 Administration

Chapter 12 Word Usage (definitions of terms in the code found here)