



Legislation Text

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**File #:** HPB Resolution 08-2021, **Version:** 2

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Agenda Date: 09/20/2021

**Subject:**

A resolution of the historical preservation board of the City of Littleton, Colorado, recommending council approval of Chapter 8 - Historic Preservation and sections of Chapter 9 - Administration pertaining to historic preservation as written in the Unified Land Use Code

Prepared By: Kathleen Osher, Community Services Director
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**PURPOSE:**

To consider a resolution for the recommendation of approval of Chapter 8 - Historic Preservation and those regulations of Chapter 9 - Administration, pertaining to historic preservation included in the Unified Land Use Code (ULUC).

**PRESENTATIONS:**

**Staff Presenter(s):** Andrea Mimnaugh, Senior Planner  
Jennifer Henninger, Community Development Director

**SUMMARY:**

After four years of community input through the Envision Littleton process, the ULUC is under consideration for adoption. The historical preservation board (HPB) will consider a recommendation of approval of the historic preservation code that is included in the ULUC.

The city started historic preservation in earnest with a rudimentary historic preservation code in 1973. A major overhaul of that code was adopted in 2001 with minor changes in 2012 and 2016. Over the last five years, support for streamlining and modernizing the historic preservation code has been growing and is now a priority for the city.

The historic preservation regulations contained in the ULUC will introduce a new structure and adopt a methodology for historic preservation that is clear, simple, consistent with state guidelines, and focuses on preserving Littleton's heritage.

**PRIOR ACTIONS OR DISCUSSIONS:**

Envision Littleton was developed to be a multi-year and multi-milestone commitment to planning for the next 20 years of the city. The top priority identified in the comprehensive plan is to update the city's regulatory framework and transition to a ULUC. The ULUC kicked off during the February 10, 2020 community event hosted at Town Hall Arts Center and the February 11 joint leadership session of council and planning commission (PC).

- On April 7, 2020 council amended Kendig Keast Collaborative's (KKC) contract to prioritize the downtown building block and amend the city's zoning regulations prior to those changes being incorporated in the

finalized ULUC.

- On May 5, 2020 council adopted Phase I amendments to the code and approved an extension of the temporary moratorium on any new development containing more than one residential unit within the downtown area which expired in October 2020.
- On March 23, 2020, the first Envision Studio focused on downtown was held with 70 participants.
- On May 18, 2020, the second Envision Studio focused on downtown was held with 72 community attendees.
- On May 19, June 2, June 23, and June 30, 2020 council held study sessions on proposed changes to Phase II amendments of the code.
- From July 1-31, 2020 the public review and comment period was opened for proposed Phase II amendments.
- On August 24, 2020 HPB unanimously recommended approval of the Phase II amendments with 3 conditions.
- On August 31, 2020 PC recommended 6-1 the Phase II amendments with 4 conditions.
- On October 6, 2020 council adopted the Phase II amendments to Title 10 of the code relative to downtown development.
- The draft ULUC was released on June 7, 2021 for public comment and review. The draft was available until July 30, 2021 and over 700 comments were received.

Prior actions and discussions by the HPB on the historic preservation code include the following:

- At the November 16, 2020 HPB study session, HPB established a group of historic preservation codes, including the state model code, to inform the historic preservation code update.
- At the December 21, 2020 HPB study session, HPB provided direction to staff regarding the regulations for designating historic landmarks and districts.
- At the February 17, 2021 HPB study session, HPB provided direction to staff regarding the regulations for alterations to designated historic properties to be considered for inclusion in the draft historic preservation code.
- At the March 18, 2021 HPB study session, HPB provided direction to staff regarding provisions for the Littleton Legacy program
- At the June 21, 2020 HPB study session, HPB discussed the June 7, 2021 ULUC Draft.

**ANALYSIS:**

Staff Analysis

The historic preservation code sets forth criteria for designation of historic resources to preserve under the city's historic preservation program and for modification of designated historic landmarks and properties in designated historic districts. Currently, there are 67 designated properties in the city. In the ULUC, historic preservation regulations are included in Chapter 8 and sections 10-9-1.4 and 10-9-8 of Chapter 9.

The objectives of the revised historic preservation code as set forth in Chapter 8 and sections of Chapter 9 of the ULUC are to:

- Establish a legacy list program to identify historic resources that are not designated under the program for purposes for recognition by the community and future city planning efforts.
- Incorporate criteria from the National Register of Historic Places into Littleton's landmark designation criteria
- Incorporate the Secretary of Interior's Standards for the Treatment of Historic Properties into the

- regulations for preserving, rehabilitating, restoring, and reconstructing historic buildings
- Streamline approval processes and clarify all preservation processes

The proposed changes are consistent with the goals and policies of the comprehensive plan.

Council Goal, Objective, and/or Guiding Principle

**Goal 1: Unified Land Use Code**

**Comprehensive Plan Goal HART 2:** Continued protection and promotion of Littleton’s heritage, especially where it is tangibly visible in historic architecture, designated districts and landmarks, and distinctive neighborhoods and buildings.

Fiscal Impacts

N/A

Alternatives

1. HPB may recommend changes to the draft historic preservation regulations for consideration by city council.
2. HPB may recommend denial of the proposed historic preservation regulations as outlined in Chapter 8 and sections of Chapter 9 of the ULUC. This alternative is a recommendation to retain the existing historic preservation code.

**STAFF RECOMMENDATION:**

Based on staff’s analysis, the proposed historic preservation regulations as outlined in Chapter 8 and sections of Chapter 9 of the ULUC implements the goals and policies of the city’s comprehensive plan and promotes the general welfare of the community. Therefore, staff recommends HPB approve Resolution 08-2021 which provides HPB’s professional input and support for the historic preservation regulations as written in the ULUC.

**PROPOSED MOTION:**

I move to approve HPB Resolution 08-2021, recommending council approval of Chapter 8 - Historic Preservation, and sections of Chapter 9 - Administration (*with the following condition(s)*):

- 1.
- 2.

**REFERENCES:**

Comprehensive plan:

<https://online.encodeplus.com/regs/littleton-co/doclibrary.aspx?id=b3f5119b-ec52-4a25-9329-2c9e57b4a6de>