

**Landmark Preservation Ordinance Update Task Force**  
**Meeting #2 – April 10, 2018**  
Summary

Taskforce Members:

Will Baker, Mark Bowman, Amy Cole, Chris Cowan, Stephanie Fernandez, Councilman Kevin Flynn, Adam Harding, Hayden Hirschfeld, Charles Jordy, Annie Levinsky, Jeff Pearson, Tania Salgado

Absent:

Scott Chomiak, Dennis Humphries, Robin Kneich, Nola Miguel, Marilyn Quinn

Staff: Kara Hahn, Jenn Cappeto, Jenny Buddenborg, Becca Dierschow, Caryn Champine (CPD); Adam Hernandez (CAO)

Facilitator: Mike Hughes

**Meeting Objectives:**

- Complete the Presentation of How Chapter 30 Works Now – Including Roles and Responsibilities
  - Return to the Topic of Underlying Values and Principles
  - Touch on Elements of Good Process
  - Problem Identification – Confirm and, if Necessary, Expand on the Initial Charge to the Group
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**I. Good Process**

- Goal
  - Clear goal and clear problem definition will keep the task force on track
  - If the group discovers additional problems along the way, the problem definition can expand
- Taking the Larger View and the Longer View – We, not Me
  - Begin now to look for solutions that everyone can agree to
  - Think broadly and not parochially
  - Find the solution that meets the needs of others and they'll agree to it
  - Working together in this setting requires trust
  - Trust is built on respect, honor, honesty
  - Listening is key
- In Meetings
  - Remember – trust, respect, honor and honesty
- Between Meetings – with constituent organizations, the press, etc.
  - Talk about what's happening in these meetings in ways that build trust
    - Don't attribute a position to others
    - Speak only for yourself

**II. Completing the Presentation – Background**

History and Context

- National Historic Preservation Act of 1966
- Denver Landmark Preservation Ordinance 1967, in response to NHPA and urban renewal
- Established Landmark Preservation Commission, ability to create design standards and guidelines
- Changes to Chapter 30 –
  - Lower Downtown Design Review Board;
  - Demolition Review, protection for individual landmarks

Ordinance vs. Rules and Regulations

- Ordinance includes formal public process, public hearing at Landmark Preservation Commission, public hearing at City Council
- Rules and regulations also include formal rule making process with public comment and LPC adoption, but no City Council review
- Design Standards and Guidelines are rules and regulations

### III. Problem Identification

The task force rounded out the preliminary parts of the task force process with a discussion aimed at problem identification. Among the comments and questions:

- Preserving Neighborhood Character
  - We should think about the breadth of our definition of “preserving neighborhood character”. Beyond the ordinance criteria of history, architecture, geography, we should think about diversity, and affordability.
  - We would have to discuss the implications for designations, demolition review, and other processes in the landmark ordinance
  - Cultural heritage districts can provide some insight
  - Denver does have one cultural heritage district: Five Points Cultural and Historic District was designated for cultural significance more than for architecture
  - San Francisco’s Filipino Cultural Heritage District is also a useful example
  - It is important to think carefully about whether (and if so how) the ordinance is the right place to target these issues
  - With respect to affordability, which is an important question city-wide, it is important to remember that the landmark ordinance covers only four percent of the city. Affordability across the other 96 percent is where the impact will be
  - How the ordinance handles neglected and derelict buildings is an important part of neighborhood preservation
  - We should try to find ways to assist homeowners who can’t afford to keep up their historic homes or cannot keep up their buildings – some neighborhoods are taking this on
- Q: How does the city handle owners who knowingly disregard the ordinance? Are there inspections and penalties?
- A: The city’s Zoning Neighborhood Inspections Services respond to complaints and concerns about violations. They coordinate with Landmark staff on projects or properties that are within historic districts.
- Q: How should we think about the difference between a standard and a guideline?
- A: Standards are more absolute, but guidelines still have to be honored
- Incentives
  - We should be looking for forms of assistance or incentives the city could offer homeowners to help repair and keep up their homes
- Alternatives to Designation
  - We do want to find other ways – have a set of tools
  - San Francisco’s Legacy Business Program is a good example
- Communication/Coordination
  - One of the problems we should look into is how different city agencies communicate when they have conflicting requirements and how quickly these are settled
  - Staff indicated that these are resolved face-to-face among staff
- Goals Advanced by Design Guidelines
  - We could explore how interests other than preservation are advanced by design standards and guidelines – environmental interests, neighborhood plans and visions
- Additions
  - NPS standards require that additions can be distinguished from the original – no faking out those who see the building by making new parts look like they’re old
- Q: Should we change that?
- A: Landmark staff are not looking to change this NPS standard; they agree that additions have to be distinguished from the original building – the task force shouldn’t expect to see this on the problem identification list

### IV. Next Steps – Producing Problem Statement, Criteria for Success and Key Topics

Next Meeting – Second Tuesday of Each Month – May 8<sup>th</sup> 3:00 – 5:30