Landmark Ordinance Update
Task Force

Meeting 6
September 11, 2018
• Preserve Neighborhood Character and the Diverse History of the City
  – Ensure that Denver’s history and culture are honored and protected
  – Encourage the preservation of historic places that represent the entire city
  – Investigate how the ordinance could enhance neighborhood stability
CULTURE AND CULTURAL HERITAGE
• The Burra Charter (2013)

  – 1.1 Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

  – 1.2 Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

  – Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values or different individuals or groups.
Cultural Heritage:
National Park Service

- National Register of Historic Places
  - Culture is understood to mean the traditions, beliefs, practices, lifeways, arts, crafts, and social institutions of any community, be it an Indian tribe, a local ethnic group, or the people of the nation as a whole.
• Traditional Cultural Properties

– Culture (is) a system of behaviors, values, ideologies, and social arrangements.

– These features, in addition to tools and expressive elements such as graphic arts, help humans interpret their universe as well as deal with features of their environments, natural and social.

– Culture is learned, transmitted in a social context, and modifiable. Synonyms for culture include lifeways, customs, traditions; social practices; and folkways.

– The terms folk culture and folklife might be used to describe aspects of the system that are unwritten, learned without formal instruction, and deal with expressive elements such as dance, song, music and graphic arts as well as storytelling.
Cultural Heritage: San Antonio

- City protects the cultural resources that make San Antonio unique
- Recognize and promote that San Antonio’s historic environment is a shared resource
- Mutual heritage, composed of many layers of time and cultures, includes intangible and tangible
- Cultural significance is encouraged in heritage management practices
- Understanding a place and assessing its cultural significance is a valuable tool in the decision-making
• Cultural significance is evaluated by identifying and assessing heritage values

• Values, as identified in the Burra Charter, are organized in categories
  – Aesthetics, historic, scientific and social values

• Values are determined through research, engagement with community, and primary information

• Honorary Designation
Social and cultural heritage resources, both tangible and intangible, help define the beliefs, customs, and practices of a particular community.

Such social and cultural heritage resources include buildings and monuments as well as businesses, institutions, organizations, events and traditional arts, crafts, and practices.

They are rooted in the community’s history and/or are important in maintaining its identity.
Cultural Heritage Districts: San Francisco

2018

- Cultural heritage is the expression of a way of living.
- It's developed by a community through objects, beliefs, traditions, practices, artistic interpretation, and significant places.
- It helps develop a shared bond and sense of belonging, inspires community pride and awareness, and emboldens a sense of identity and responsibility to society at large.
- Cultural heritage plays an invaluable role in developing a deeper understanding and awareness of our shared history. Everyone, in some way, contributes to the culture in which they live.
Cultural Heritage Districts: San Francisco

- Districts are primarily identified by the activities that occur within them
  - Commerce, services, arts, events, and social practices
  - Boundaries of districts cannot overlap
  - Building preservation is not primary component

- No selection criteria, nominations by
  - Mayor
  - Board of Supervisors
  - Department heads

- Program managed by three agencies
  - Mayor’s Office of Housing and Community Development
  - Mayor’s Office of Economic and Workforce Development
  - Planning Department
  - Arts Commission will aide, when needed

- Develop strategies for sustaining the living culture of places
- Establish Citizen Advisory Group
  - Community input on funds distribution
• Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) History in San Francisco (2015)

• San Francisco Latino Historic Context Statement, (2015, pending)


• San Francisco Filipino Heritage Addendum to the South of Market Area Historic Context Statement (2013)

• San Francisco Japantown Historic Context Statement (2011)

• San Francisco Chinatown Historic Context Statement (TBD)
a) That are associated with events that have made a significant contribution to the broad patterns of our history; or

b) That are associated with the lives of persons significant in our past; or

c) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

d) That have yielded, or may be likely to yield, information important in prehistory or history.
• Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past; or

• Exemplifies the cultural, political, economic, social or historical heritage of the community.
Washington DC

a) Events: They are the site of events that contributed significantly to the heritage, culture or development of the District of Columbia or the nation;

b) History: They are associated with historical periods, social movements, groups, institutions, achievements, or patterns of growth and change that contributed significantly to the heritage, culture or development of the District of Columbia or the nation;
1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event;

6. Its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures;

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;

9. Its character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development;

10. Its character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;

11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;
• **History, heritage and culture:** Represents the historical development, *ethnic heritage or cultural characteristics* of the city, state, or county.

• **Significant persons:** Identification with a person or persons who significantly contributed to the *culture* and development of the city, state, or county.

• **Historic context:** Relationship to other distinctive buildings, sites, or areas which are eligible for preservation based on historic, *cultural*, or architectural characteristics.

• **Unique visual feature:** Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city that is a *source of pride or cultural significance*.

• **Historic education:** Represents as era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations.
DENVER LANDMARKS
1. History – 30 years old, and shall:
   
   a. Have direct association with the historical development of the city, state or nation;
   
   b. Be the site of a significant historic event; or
   
   c. Have direct & substantial association with a person or group of persons who had influence on society.
2. Architecture – design quality and integrity, and:
   a. Embody distinguishing characteristics of an architectural style or type;
   b. Be the significant work of a recognized architect or master builder;
   c. Contain elements of architectural design...which represent a significant innovation
   d. Portray the environment of a group of people or physical development of an area in an era of history characterized by a distinctive architectural style.
3. Geography:

a. Have a prominent location or be an established, familiar and orienting visual feature of the contemporary city;

b. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;

c. Make a special contribution to Denver’s distinctive character
Denver Landmarks

- **Historic Districts**
  - Five-Points Historic and Cultural District
    - Douglas Undertaking

- **LGBTQ**
  - First Unitarian Society of Denver

- **Women’s History**
  - Dr. Margaret Long House
  - Emily Griffith
  - Denver Women’s Press Club
  - Treat Hall, Colorado Women’s College (now Centennial Hall at Johnson & Wales)
  - Molly Brown House
  - Mattie Silks House
  - Wolcott School
  - Jane Silverstein Ries House
  - Margery Reed Mayo Nursery

- **African-American**
  - American Woodmen’s Life Building
  - Shorter AME Church
  - Fire Station #3
  - Zion Baptist Church of Denver
  - Barney Ford Building
  - Justina Ford House (Curtis Park)
  - Scott Methodist Church

- **Hispanic and Latino**
  - Our Lady of Guadalupe Church

- **Jewish**
  - Golda Meir House
  - Temple Emanuel

- **Italian-American**
  - Frank Damascio House
  - Cerrones Grocery Store
  - Hanigan-Canino Terrace (Irish and Italian)
  - Guerrieri-DeCunto House
WOULD THESE MEET THE CRITERIA?
• LGBTQ+ Bar since 1960s

• Meet Landmark Criteria?
  – History
    • Long running gay bar
  – Architecture
    • Commercial
  – Geography
    • Colfax, identifiable sign
    • Rare
  – Integrity
    • Permastone within Period of Significance
The Evolution of LGBTQ Spaces in Denver – 1939-2018
• Paul and Lawrence Martinez
  – Important figures in the Westside Chicano movement

• Meet Landmark Criteria?
  – History
    • Chicano movement
  – Architecture
    • Terrace
  – Geography
    • Corner property
  – Integrity
    • Stucco within Period of Significance
• Insert phrase regarding culture/cultural heritage to existing criteria
• Add culture/cultural heritage criteria
• Add culture/cultural heritage category
• Remove categories
• Combination of above
WAYS TO ENCOURAGE DESIGNATION
Provide a wider range of preservation tools that homeowners, landowners, staff, advocates, and neighborhood organizations can use

- Such as incentives and zoning
- Ways to encourage property owners to designate
## Ways to Encourage Designation

<table>
<thead>
<tr>
<th>Existing Options</th>
<th>Commercial</th>
<th>Residential</th>
<th>Remove Regulatory Barriers</th>
<th>Additional Flexibility</th>
<th>Financial Enhancements</th>
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<td>Building Code Amendments - International Existing Building Code</td>
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<td>Use Overlay - 3, allows commercial use in residential zone district</td>
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<td>Conservation Overlays, area-specific zoning</td>
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<td>Waive Additional Parking, new use of historic structure</td>
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<td>Custom Zoning, planned unit development (PUD)</td>
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<td>Colorado Historic Preservation Tax Credits, 20% tax credit for state taxes</td>
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<td>Federal Historic Preservation Tax Credits, 20% tax credit for federal taxes</td>
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<td>Eligible for Competitive State Historical Fund Grants</td>
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<td>Downtown Historic District Tax Rebate</td>
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<td>Waive Lot Coverage or Open Space Requirements</td>
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<td>Waive Parking and Loading Requirements</td>
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<td>Technical Assistance for Landmark, Zoning, and Building</td>
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<td>Restoration or Reconstruction of Historic Signage</td>
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<td>Allow Additional Density in Single-Unit Zone Districts</td>
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<td>Allow Accessory Dwelling Units in Landmarks</td>
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<td>Waiver of city sales tax on construction materials</td>
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<td>Waive City Permit Building and Zoning Fees</td>
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<td>Low Interest or 0% Interest Revolving Loan fund</td>
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<td>Legacy Business Historic Preservation Fund</td>
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- Add day counting to Landmark Ordinance
  - Currently rely on outside standards
• Determined only historic districts go to Planning Board
  – Clarify language to reflect interpretation

• Designation Reviewed by Planning Board, 30-4(6)

Review by planning board. The planning board may review the proposed designation with respect to:

– Review by planning board. The planning board may review the proposed historic district designation with respect to:
  • (a) Its relationship to the comprehensive plan;
  • (b) The effect of the designation upon the surrounding neighborhood; and
  • (c) Such other planning considerations as may be relevant to the proposed designation.
• Clarify internal notifications for designations
  – Manager of Community Planning and Development
  – Director of Building Inspection
  – Planning Board

• 30-4(1) An application for designation may be submitted:
  – a. By the owner or owners of the property or properties to be designated;
  – b. By the manager of community planning and development;
  – c. By a member or members of city council;
  – d. By non-owners of the property or properties to be designated, in which case the application must be submitted by at least three (3) persons.

• 30-4(5)(d) Written notice of the proposed designation...hearing shall be given to the
  – planning board, and to the
  – director of the building inspection not less than twenty-five (25) days prior to the hearing.
Streamline notifications for designations

30-4(5) Notice of hearing. Notice of the designation hearing shall be given as follows:
  – A legal notice indicating the nature of the hearing, the property involved, and the time, date and place of the scheduled public hearing, shall be published once in an official publication of the city not less than ten (10) nor more than fifteen (15) days prior to the hearing.

  – Official publication is Daily Journal
    • Remove Daily Journal notification
Streamline notifications for designations

30-4(9) Transmittal to city council.

- Within fifteen (15) days after reaching its decision, the preservation commission shall either (1) transmit to the city council and to the director of the building department the commission's recommendation on the designation of a structure or district for preservation, including the description of the property involved, and the findings upon which the recommendation was based; or (2) terminate the designation procedure.

- Current process
  - City Council scheduling
  - Ordinance Request through Mayor’s Office
• Recording of Designation with Clerk and Recorder, 30-4(11)
  – *Recording of designation*. Within fifteen (15) days of the effective date (date of final publication) of an ordinance designating property as a structure for preservation or a district for preservation, the preservation commission shall notify the director of building inspection of the official designation and shall record among the real property records of the clerk and recorder either
  – (1) a certified copy of the ordinance designating specified property as a structure for preservation or a district for preservation, or
  – (2) a notice stating that specified property has been designated as a structure for preservation or a district for preservation, and citing the ordinance and the effective date thereof which made the designation effective.
  – Failure to record such ordinance or notice within the required time shall suspend the effective date of the designation until the recording has been made.
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