Landmark Ordinance
Task Force
Meeting 7
October 9, 2018
# Tools for Character Preservation

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<tr>
<td>National Register</td>
<td>National recognition of significance (individual or district). Honorary historic designation</td>
<td>Federal</td>
<td>No</td>
<td>Eligible for Federal and State Tax Credits and Colorado State Historic Fund grants. Consideration in Federal environmental review process.</td>
<td>Does not protect from demolition or alteration</td>
</tr>
<tr>
<td>State Register</td>
<td>State recognition of significance (individual or district). Honorary historic designation</td>
<td>State</td>
<td>No</td>
<td>Eligible for State Tax Credits and Colorado State Historic Fund grants. Consideration in state environmental review process.</td>
<td>Does not protect from demolition or alteration</td>
</tr>
<tr>
<td>Arts Districts</td>
<td>Specialized state designation that encourages revitalization and helps retain character of neighborhood</td>
<td>State of Colorado</td>
<td>No</td>
<td>Promotes economic vitality, pride of place. Eligible for grants and state economic programs.</td>
<td>Does not protect from demolition or alteration</td>
</tr>
<tr>
<td>Easements (perpetuity) or Covenants (time limit)</td>
<td>Legal agreement that runs with deed (easement) or SHPO (covenant)</td>
<td>Non-profit (easement) or SHPO (covenant)</td>
<td>Yes</td>
<td>Demolition prohibition. Design review by easement or covenant holder. Allows for compatible change, with protection of key features.</td>
<td>Does not regulate use or new zoning measures. Does not require design review by local government</td>
</tr>
<tr>
<td>Conservation Overlay</td>
<td>Zoning tool that encourages conservation of existing features or character</td>
<td>Local</td>
<td>No</td>
<td>Modify building form and design standards through zoning review. May include new restrictions or additional allowances on building form, site design, materials, and architectural style (materials and arch. style not currently used in Denver). Modify limitation on permitted uses.</td>
<td>Does not change the permitted uses in the underlying zone district. Does not add design review commission. Does not protect from demolition or alteration</td>
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<td>Design Overlay</td>
<td>Zoning tool that reinforces desired character</td>
<td>Local</td>
<td>No</td>
<td>Modify building form and design standards through zoning review. May include new restrictions and standards.</td>
<td>Does not change the permitted uses in the underlying zone district, or modify limitation on permitted uses. Does not add design review commission. Does not protect from demolition or alteration</td>
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<td>Historic District</td>
<td>Multiple structures. Protects historic character of neighborhood.</td>
<td>Local</td>
<td>Yes</td>
<td>Highly discourages demolition of contributing buildings. Design review on exterior and infill. Eligible for State Tax Credits</td>
<td>Does not prohibit changes, alteration, or additions. Does not regulate use, interiors, exterior paint colors, vegetation, or general maintenance.</td>
</tr>
<tr>
<td>Cultural Heritage</td>
<td>Individual or multiple structures. Protects historic character and highlights culture of property or area</td>
<td>Local</td>
<td>Yes</td>
<td>Often structure or district specific design guidelines used for design review. Protects historic character and culture of structure or neighborhood. Design review on exterior and infill</td>
<td>Typically, does not require design review for work on interiors or general maintenance</td>
</tr>
<tr>
<td>Individual or District</td>
<td></td>
<td>Local</td>
<td>Yes</td>
<td>Design review only on front 50% of property and anything visible in rear 50%. Demolition review</td>
<td>Typically, does not require design review for work on interiors or general maintenance</td>
</tr>
<tr>
<td>Streetside Districts</td>
<td>Multiple structures. Design review of readily visible portions of structures</td>
<td>Local</td>
<td>Yes</td>
<td>Design review on infill construction. Demolition review</td>
<td>Typically, does not require design review for work on interiors or general maintenance</td>
</tr>
<tr>
<td>Districts with Flexible Guidelines</td>
<td>Flexibility in additions, infill, and alterations based on district character</td>
<td>Local</td>
<td>Yes</td>
<td>Preserves structures. Design review allows for creative additions or infill, while respecting character of district</td>
<td>Typically, does not require design review for work on interiors or general maintenance</td>
</tr>
<tr>
<td>Sign Designation</td>
<td>Designation of sign, or sign and the building</td>
<td>Local</td>
<td>Yes</td>
<td>Design review of signs, and building, if also designated</td>
<td>May not protect building from demolition or alteration</td>
</tr>
</tbody>
</table>
National Register of Historic Places

- Honorary historic designation
- Eligible for
  - Federal and State Tax Credits
  - Colorado State Historic Fund grants
- Consideration in Federal environmental review process
  - Section 106 Review
- Does not protect from demolition or alteration

State Register of Historic Properties

- Honorary historic designation
- Eligible for
  - State Tax Credits
  - Colorado State Historic Fund grants
- Consideration in State environmental review process
  - State Register Act
- Does not protect from demolition or alteration
• Arts Districts
  – Specialized state designation that encourages revitalization and helps retain character of neighborhood
    • Promotes economic vitality, pride of place.
    • Eligible for grants and state economic programs
  – Does not protect from demolition or alteration
Easements

- Perpetuity
  - Runs with deed
- Legal agreement managed by non-profit
- Demolition prohibition
- Design review by easement holder
  - More comprehensive review

Covenants

- Time limit
  - Runs with deed
- Legal agreement managed by SHPO
  - Colorado State Historic Fund grant
- Demolition prohibition
- Design review by covenant holder
  - Targeted review
• Streetside Districts
  – Review readily visible portions
    • 50% of front façade
    • 50% of side on corner lot
    • 100% infill construction

• Districts with Flexible Guidelines
  – Preserve structures
  – Design review allows for creative additions or infill
    • Must respect character of district
Sign Designation – Two Examples

• Survey LA
  – Historic-Cultural Monument
    • Evaluate individually significant signs
    • Sign types that may be significant character-defining features of buildings

• Miami
  – Historic signs may possess intrinsic importance
  – Acquire that importance as a result of their association with the historic building

LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT
Context: Commercial Development, 1850-1980
Theme: Commercial Signs, 1906-1980
CONSERVATION OVERLAYS
CRITERIA DISCUSSION
• Cultural resources can include structures, objects, or districts.

• Cultural heritage is rooted in a community’s history. It helps define the beliefs, customs, and practices of a particular community. Culture can encompass businesses, institutions, organizations, events, traditions, arts, crafts, and practices.
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
Rename Category and Insert Culture

3. Geography or Culture:
   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 or is a source of pride or cultural significance
Rename Category and Insert Culture

3. Geography or Culture:
   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 or is a source of pride or cultural significance
   d. Represents an era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations
Add Culture Category

1. History
2. Architecture
3. Geography
4. Heritage and Culture
   A. Represents an era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations
   
   B. Be a feature of a neighborhood, community, or the city that is a source of pride or cultural significance

   C. Associated with social movements, groups, institutions, achievements, or patterns of growth or change that contributed significantly to the heritage, culture, or development of Denver
Option 3a
Remove Categories and Insert Culture

1. Have direct association with the historical development of the city, state or nation;

2. Be the site of a significant historic event; or

3. Have direct & substantial association with a person or group of persons who had influence on society.

4. Embody distinguishing characteristics of an architectural style or type;

5. Be the significant work of a recognized architect or master builder;

6. Contain elements of architectural design...which represent a significant innovation

7. 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.

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

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

10. Make a special contribution to Denver’s distinctive character or is a source of pride or cultural significance
Remove Categories and Add Culture

1-10 Remain the same

11. Represents an era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations

12. Be a feature of a neighborhood, community, or the city that is a source of pride or cultural significance

13. Associated with social movements, groups, institutions, achievements, or patterns of growth or change that contributed significantly to the heritage, culture or development of Denver
R and R Bar

- 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
• 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
LDDRB Members - Current

- 7 members, appointed by Mayor
  - A real estate developer
  - A practicing architect
  - A historic preservationist
  - A preservation architect
  - A resident of the district
  - A property owner of the district
  - An owner or operator of a business in the district

- 2 of the first 4 listed above “shall not live in, own property in, own or operate a business in, maintain an office in or otherwise represent interests in the district.”
LDDRB Members - Proposal

- **9 members, appointed by Mayor**
  - A real estate developer
  - A practicing architect
  - A historic preservationist
  - A preservation architect
  - A resident of the district
  - A property owner of the district
  - An owner or operator of a business in the district

- **2 At-Large members**

  2 of the first 4 listed above “shall not live in, own property in, own or operate a business in, maintain an office in or otherwise represent interests in the district.”
Powers of Commission vs Board

• Commission is typically regulatory
  – Ex: Landmark Preservation Commission may approve or deny design review or demolition project, but for designations it is primarily advisory (to City Council)

• Board is typically advisory
  – Ex: Planning Board is advisory to City Council for rezoning applications

• Lower Downtown Design Review Board has regulatory powers like a Commission
• Commission is typically regulatory
  – Ex: Landmark Preservation Commission may approve or deny design review or demolition project, but for designations it is primarily advisory (to City Council)

• Board is typically advisory
  – Ex: Planning Board is advisory to City Council for rezoning applications

• Lower Downtown Design Review Board has regulatory powers like a Commission

• **Proposal to change LDDRB to a Commission based on its current regulatory powers**
LDDRB Purview - Proposed

Downtown Historic Preservation Commission
• 9 members, appointed by Mayor
  – A real estate developer
  – A practicing architect
  – A historic preservationist
  – A preservation architect
  – A resident of the districts
  – A property owner of the districts
  – An owner or operator of a business in the districts
+ 2 At-Large members