Outline

I. Definition and Brief History
II. Common Historic Preservation Tools
III. Model Examples
Historic Preservation:

“Retaining the culturally valuable structures as useful objects: a home in which human beings live, a building in the service of some commercial or community purpose. Such preservation insures structural integrity, relates the preserved object to the life of the people around it, and, not least, it makes preservation a source of positive financial gain rather than another expense.”

Benefits of Historic Preservation

Economic

Environmental

Community

“Reuse of buildings with an average level of energy performance consistently offers immediate climate-change impact reductions compared to more energy-efficient new construction.”
Modern Preservation Practice – How it Started

Downtown Denver between 1922 and 1930

Downtown Denver in 1976
National Historic Preservation Act (1966)

Established a formal and professional framework for historic preservation in the United States

- Created the National Register of Historic Places
- Mandated selection of State Historic Preservation Officers
- Established role of Certified Local Governments within States

Book published by Special Committee on Historic Preservation sponsored by United States Conference of Mayors that led to passage of the National Historic Preservation Act in 1966
Denver Landmark Preservation Ordinance (1967)

Established local historic preservation policy and practice in the City and County of Denver

- Created the Denver Landmark Preservation Commission
- Established process for designating structures and districts for preservation
- Established design review process for designated properties
- Created demolition review process for all buildings 30-years or older

Emmanuel Shearith Israel Chapel (Emmanuel Art Gallery), Auraria Campus – Denver’s 1st designated Structure and oldest surviving church building (b. 1876)
Denver Landmark Structures & Historic Districts

Approximately 4% of structures within the City and County of Denver are designated Denver Landmarks.
Denver Landmark Structures & Historic Districts

343 Individual Structures + 54 Historic Districts = approx. 6,800 designated buildings
Our Regulatory Structure

**National Park Service**
Federal agency that implements national historic preservation policy and programs like the National Register of Historic Places, Federal Rehabilitation Tax Credit, and Certified Local Governments.

**History Colorado**
State agency that houses the State Historic Preservation Officer, implements state historic preservation policy and programs like the Colorado Register of Historic Properties, and supports federal historic preservation programs.

**Denver Landmark Preservation**
A Certified Local Government and Denver Community Planning & Development Department program that implements local historic preservation policy and supports state and federal historic preservation programs.
Our Advocacy Structure

National Trust for Historic Preservation
The National Trust for Historic Preservation protects significant places representing our diverse cultural experience by taking direct action and inspiring broad public support.

Colorado Preservation, Inc
Promotes historic preservation statewide by providing advocacy, education, outreach, and preservation services to communities and individuals. Our vision is to engage citizens to honor and protect their heritage, to lead them to build a sustainable future with historic places and to inspire them to prioritize the past as legacy.

Historic Denver, Inc
Historic Denver has been the leading voice for local preservation. We work with property owners, neighborhoods and communities to safeguard the places that make our city unique.
Common Historic Preservation Tools

- Historic Designations
- Preservation Easements
- Historic Covenants
## Common Historic Preservation Tools Matrix

This table indicates what each tool can achieve when applied on its own. Tools can also be combined to achieve multiple goals.

<table>
<thead>
<tr>
<th></th>
<th>National Register of Historic Places</th>
<th>Denver Landmark</th>
<th>Preservation Easement</th>
<th>Historic Covenant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prevents demolition</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Requires design review</td>
<td>No*</td>
<td>Yes (exterior only)</td>
<td>Yes (primarily exterior)</td>
<td>Yes (specific to agreement)</td>
</tr>
<tr>
<td>Eligible for Federal Rehabilitation Tax Credit</td>
<td>Yes</td>
<td>No</td>
<td>No (though eligible for one time deduction)</td>
<td>No</td>
</tr>
<tr>
<td>Eligible for State Rehabilitation Tax Credit</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Entity in charge</td>
<td>National Park Service</td>
<td>City and County of Denver</td>
<td>Easement holder</td>
<td>Covenant holder</td>
</tr>
</tbody>
</table>

* If a National Register-listed property receives federal and/or state rehabilitation tax credits, the project must follow the Secretary of the Interior’s Standards for Rehabilitation—a set of design standards and guidelines that provide the foundation for the Design Guidelines for Denver Landmark Structures & Districts.
Historic Designations

The formal recognition of buildings, structures, sites or objects—individually or in a group—significant for their history, culture and/or architecture and ability to convey such significance through physical features. An honorary distinction lasting in perpetuity and providing opportunity for financial incentives and protective measures, in certain instances.

San Rafael Historic District
Designation: National Register of Historic Places
Individually designated Denver Landmarks

National Western Stock Show Stadium Arena
Designation: Individual Denver Landmark

John Henderson House
Designation: Individual Denver Landmark
Historic Districts: Contributing vs. Non-Contributing

**Historic District** = A significant concentration of sites, buildings, structures or objects united historically or aesthetically by plan or physical development.

**Contributing to Historic District** = Adds to the significance of a district because it was present during the period of significance, relates to the documented significance of the district, possesses historic integrity, or independently meets designation criteria.

**Non-contributing to Historic District** = Does not add to the significance of a district because it was not present during the period of significance, does not relate to the documented significance of the district, has been altered to such an extent that it no longer possesses historic integrity, or it does not independently meet designation criteria.
Covenants & Easements

Historic preservation covenants and easements are voluntary legal agreements made between a property owner and a qualified organization to protect a significant historic property, landscape, or archeological site by restricting future development aspects of the property. Such an agreement may restrict changes or development to the entire property or to a more limited portion, such as a façade or the exterior of a building. The agreement specifies what portions of the property are protected, how long the protections remain in effect, and what controls or reviews are required for proposed changes.

Mary Ford House – West Highlands

Patterson Inn – Capitol Hill
Covenant or Deed Restriction

Covenants or Deed Restrictions are excellent ways to protect a property for a limited period of time (typically 5 – 50 years) during vulnerable times in their history, primarily when there is transfer of ownership or when major rehabilitation or alteration is planned. Longer term solutions (like easements or local designation) are often explored prior to the expiration of the covenant or deed restriction when the property is deemed valuable by both the owner and the community.

Steele Gymnasium, Berkeley – Historic photo

Present Day
Easement

While easements can also be restricted to specific time periods, typically they are held in perpetuity as an alternative or an additive measure to local designation for long term protection of important properties. Easements can allow for flexibility and/or customization because it is a direct agreement between a property owner and qualified easement holder. Easements, like deed restrictions and covenants, run with the land.
Easement – Midwest Steel & Iron Works

Under construction
Easement – Midwest Steel & Iron Works

After rehabilitation
Model Examples

Lowry Air Force Base, Denver
State Asylum for the Insane, Buffalo, New York
Feeders Supply Building, Fort Collins
Lowenstein Theatre, Denver
Model Examples

Lowry Air Force Base, Denver
Lowry Air Force Base

Campus layout
Lowry redevelopment includes two Denver Landmark historic districts, individual designations (National Register and Denver Landmark) and preservation easements.
Model Examples

Buffalo State Asylum for the Insane, New York

Now the Hotel Henry Urban Resort Conference Center
Listed in the National Register of Historic Places and locally landmarked
Buffalo State Asylum for the Insane

Entry lobby and stairway after rehabilitation

Interior hotel rooms
Buffalo State Asylum for the Insane

Interior hallways
Model Examples

Feeders Supply Building, Fort Collins

Before Rehabilitation and Re-use

After Rehabilitation and Re-Use
Ginger and Baker/The Cache
Listed in the National Register of Historic Places and contributing to local historic district
2018 Colorado Preservation, Inc. State Honor Award
Ginger and Baker/The Cache

Interior transformations
Model Examples

Lowenstein Theater, Denver

Listed in the National Register of Historic Places and designated Denver Landmark
Lowenstein Theater, Denver
Questions?