What is Preservation?

A philosophy about our built environment that values historic structures and adaptive reuse and incorporates:

- Sustainability
- Economic Development
- Community Identity
Preservation Tools

- Education
- Recognition
- Designation
- Incentives
- Stewardship

Preservation Tools: Nuts & Bolts


National Register of Historic Places

Key points:
- Sites with regional or local significance in one of three categories
- Primarily honorific in nature
- Generally does not prohibit demolition
- Triggers eligibility for some incentives
- Owner-consent required
- Administered by the State Historic Preservation Office at History Colorado and the National Park Service

National Historic Landmarks

- Premier, nationally significant historic sites
- Primarily honorific in nature
- Triggers some special incentives
- Quite rare (Denver only has one)
- Requires owner consent
- Administered by the National Park Service
Colorado Register of Historic Places

Key points:
- Sites with local significance
- Primarily honorific in nature
- Generally does not prohibit demolition
- Triggers eligibility for some incentives
- Owner-consent required
- Administered by the State Historic Preservation Office at History Colorado
- All properties on the National Register are automatically included on the State Register

Denver's Landmark Preservation Program

Administered by the Landmark Commission:
- 9 member body appointed by the Mayor
- All volunteer
- Expertise in architecture, history, design or construction with two at-large members
- Meets twice monthly
- Responsible for reviewing designations, conducting design review for designated properties, and some demolition review

Tools: Local Designation

There are currently 52 historic districts and nearly 350 individual landmarks in Denver.

Individual Landmarks and historic districts must meet criteria in two out of three categories:
- History
- Architecture
- Geography

Contributing vs. Non-Contributing
Tools: Local Design Review

Any changes that require a zoning, building, demolition, revocable, and/or curb cut permit for work on the exterior of a building and/or its landscape require prior approval from Landmark Preservation.

Examples:
- New roofing or siding
- Exterior doors
- Additions
- Window replacement or installation
Common Misconceptions

- Design review does not include paint color
- Preservation is not about creating museum-quality buildings - but reusing the old in practical, vibrant ways.
Property Values

- Preservation does not depress property values and in Denver its done quite the contrary

Stabilizes and Enhances Property Values

  - Case studies – Denver, Durango & Ft. Collins
  - Designation DOES NOT decrease property values
  - In most districts, property values increased at a faster rate than non-designated areas.

- The National Association of Realtors
  - “has found that anytime there is a historic designation that property values rise” Dee Ciancio, Real Estate Broker, Fuller Town & Country Properties, Historic Preservation: A Conversation, 11/2008

- Old House Journal, Nov/Dec 2006
  - Properties in historic districts sell for a premium compared to similar houses
  - Buyers are attracted to historic districts because designation acts as a safe-guard against teardowns, poorly maintained houses, and overbuilding and provides some assurance of the neighborhood's quality in the future.

How do I know if something is designated?

National Register:
http://www.nps.gov/nr/research/

State Register:
http://www.historycolorado.org/archaeologists/listed-properties

Denver (local) Designations: