

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

1965: National Historic Preservation Act-
Creates National Register of Historic
Places & related programs

1967: Denver's Landmark Preservation Ordinance
Enacted- Chapter 30 of the Revised
Municipal Code. Establishes Landmark
Preservation Commission (LPC).



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



Contributing vs. Individual



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

Design Review: Additions



Design Review: Alterations



Design Review: Windows



Common Misconceptions

Paint Police

- Design review does not include paint color



Frozen in Time

- Preservation is not about creating museum-quality buildings- but reusing the old in practical, vibrant ways.



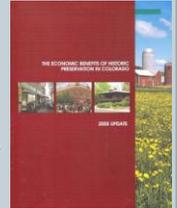
Property Values

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



Stabilizes and Enhances Property Values

- **Economic Benefits Report – 2011**
 - 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:

<http://www.denvergov.org/cpd/CommunityPlanningandDevelopment/LandmarkPreservation/HistoricLandmarksMap/tabid/442537/Default.aspx>