



CLG Orientation Westminster

Lindsey Flewelling
Preservation Planner & Certified Local Government (CLG) Coordinator

What is historic preservation?

The study, documentation, designation, protection, and physical preservation of:

- Buildings
- Structures
- Sites
- Objects
- Districts

“Historic preservation is a conversation with our past about our future.”

- National Park Service

Why preserve?

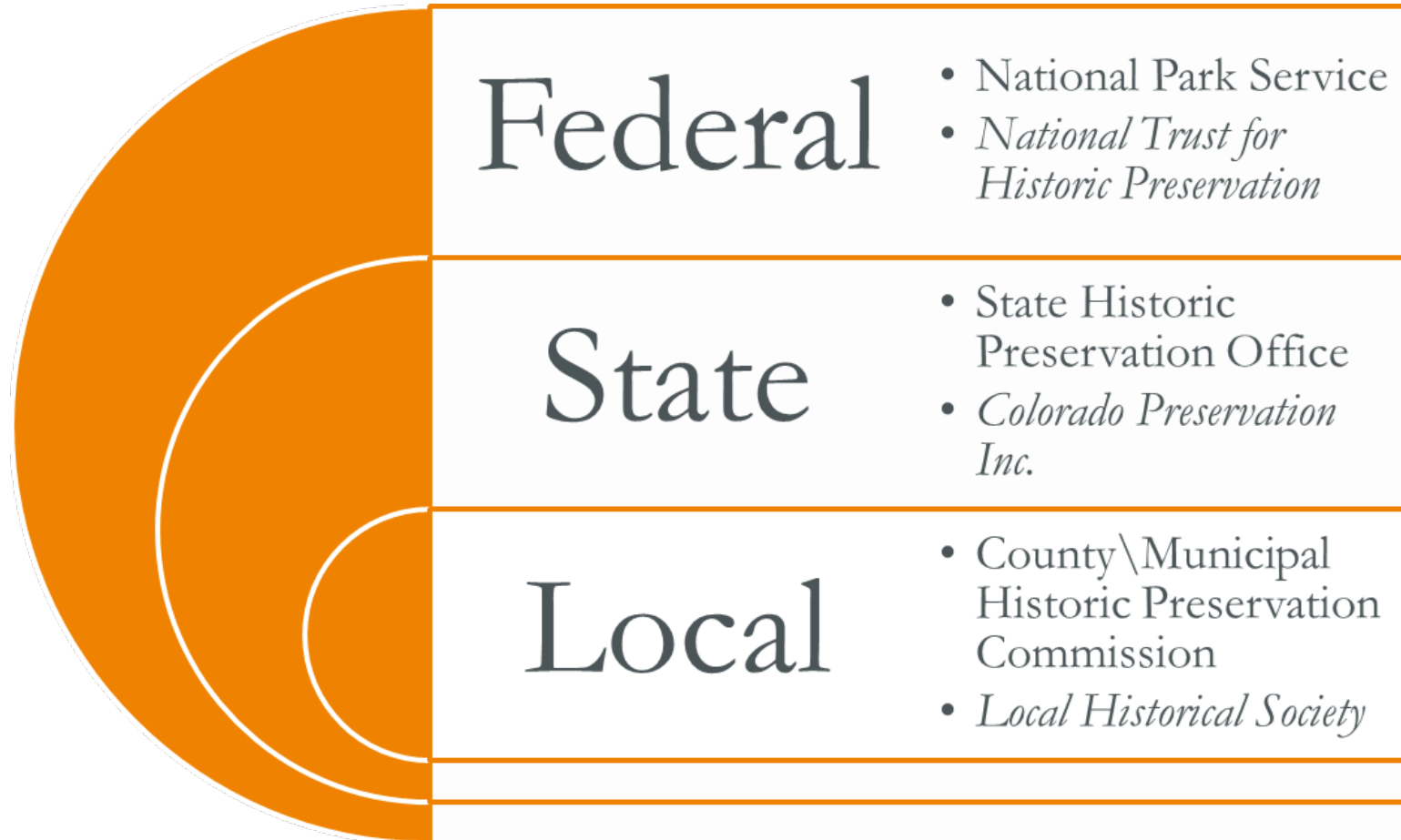
- Increase community identity and pride
- Reduce waste
- Revitalize downtowns
- Heritage tourism
- Generate jobs
- Increase property values
- Support small businesses
- Create affordable housing



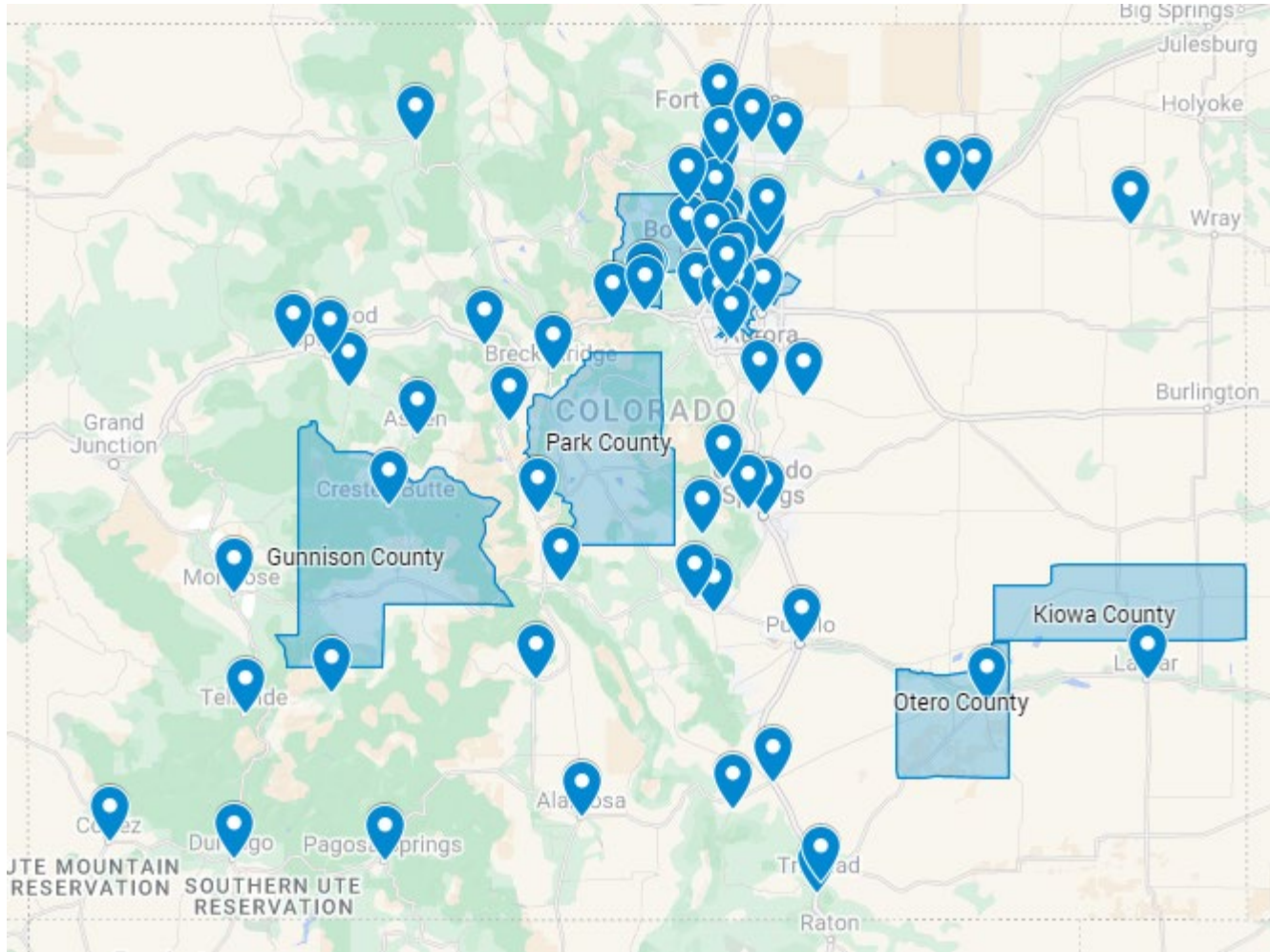
National Historic Preservation Act, 1966

- Set a national policy for preserving our heritage
- Created a partnership program between the Federal Government and the States and Tribes
- Established the National Register of Historic Places and the National Historic Landmarks programs
- Defined a process of review of Federal projects
- Amended in 1980 to add local partnership through the Certified Local Governments (CLG) program

National Historic Preservation Act, 1966



Certified Local Governments



- Local government partnership agreement with the State Historic Preservation Office (SHPO) and National Park Service (NPS)
- 68 CLGs in Colorado
- 2,100 CLGs nationwide

Certified Local Government Benefits

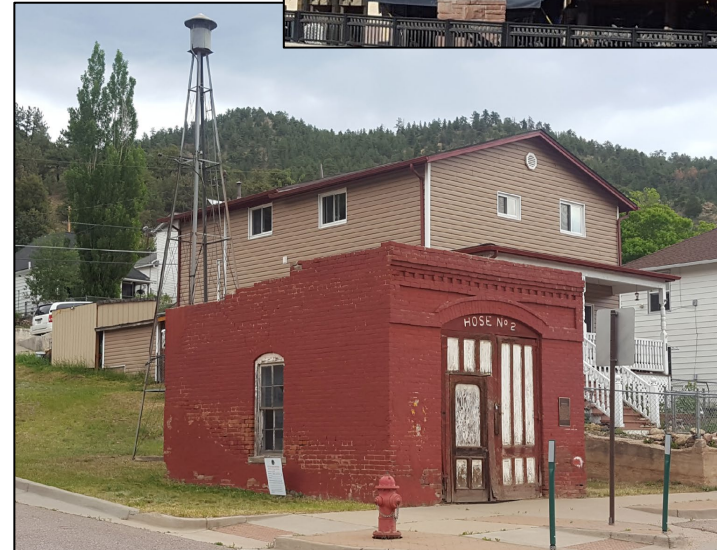
- CLG Grants
- NPS Grants
- Eligibility for state tax credits and State Historical Fund grants
- Access to Compass
- Training
- Technical preservation support
- Formal role in National Register review process
- Comment on Federal undertakings (Section 106)



Certified Local Government Responsibilities

- Enforce local preservation ordinance
- Establish and maintain a commission
- Send meeting minutes to SHPO
- Provide for adequate public participation
- Maintain a system of survey and inventory
- Attend SHPO-approved training at least once per year
- Submit an annual report

- CLG Evaluation (every four years)



Local Preservation Ordinance

City of Westminster Municipal Code, Title XI, Chapter 13

- Establishes an Historic Landmark Board
- Outlines procedures for the designation of local landmarks and historic districts, as well as review of alterations, relocation, and demolition
- Empowers the HLB to make recommendations to the City Council on designation; issue Certificates of Appropriateness; conduct surveys; initiate public education programs; ensure minimum maintenance of landmark properties; and assist property owners with preservation incentives
- Compliance with design review is mandatory

BY AUTHORITY

ORDINANCE NO. **3015** COUNCILLOR'S BILL NO. 12
SERIES OF 2003 INTRODUCED BY COUNCILLORS
Hicks-McNally

A BILL

FOR AN ORDINANCE ESTABLISHING A PROGRAM FOR IDENTIFICATION, PRESERVATION
AND USE OF CITY LANDMARKS

THE CITY OF WESTMINSTER ORDAINS:

Section 1. Chapter 13 of Title XI of the Westminster Municipal Code is hereby adopted to read as follows:

11-13-1: DECLARATION OF POLICY AND PURPOSE:

(A) The Council finds that the pressures of population growth and development may result in the destruction, impairment or drastic alteration of the buildings, structures and areas important to the City's social, cultural, historic and architectural heritage. It is further found that the prevention of such destruction and impairment and the attendant preservation of the City's social, cultural, historic and architectural heritage is essential to the public health, safety and welfare.

(B) The purpose of this chapter is to promote the public health, safety and welfare through:

1. The protection, enhancement, perpetuation and use of buildings, structures, sites and areas that are reminders of past eras, events and persons important in local, state or national history, or which provide significant examples of architectural styles of the past, or which are unique and irreplaceable assets to the City and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived;
2. The development and maintenance of appropriate settings and environments for such buildings and structures, and in such sites and areas;
3. The enhancement of property values, the stabilization of neighborhoods and areas of the City, the increase of economic and financial benefits to the City and its inhabitants, and the promotion of visitor trade and interest;
4. The preservation and enhancement of a City of varied architectural styles, reflecting the distinct phases of its history: cultural, social, economic, political and architectural;
5. The enrichment of human life in its spiritual, educational and cultural dimensions by fostering knowledge of the living heritage of the past; and
6. The provision of educational opportunities and to increase the appreciation of local and state history.

(C) The intent of this chapter is to create a reasonable balance between private property rights and the public interest in preserving Westminster's unique historic character and culture. It is also the intent of this chapter not to preserve every old building in the City, but rather to provide incentives to preserve historic and architecturally significant sites, buildings, structures, neighborhoods and districts by providing guidelines for the appropriate use of land and the moving, demolition, reconstruction, restoration or alteration of such buildings, sites and structures that comply with state and federal historic preservation laws, thereby making certain tax credits available to private property owners and making other benefits and incentives available for preservation projects.

1

HPAC Decision-Making

- Rules of Procedure (By-Laws)
- Agendas
- Preparation for designation and design review
- Procedures for designation and design review
- Evaluating designation and design review
- Actions; Making a Motion
- Meeting Minutes
- Decision Record
- Allowing for public participation and ensuring public access and transparency

Historic Landmark Board of Westminster, Colorado

Bylaws

A. Membership.

1. The Board shall consist of five to seven members, as appointed by City Council. Up to two alternate members may be appointed by the City Council.
2. Boardmember terms shall be staggered and shall be of at least one year in duration.
3. At least 40 percent of the boardmembers shall be professionals in preservation-related disciplines as described in the Colorado Historical Society Certified Local Government Handbook. Information on the credentials of the boardmembers shall be kept on file for public inspection.
4. Alternate members shall serve as full members of the Board with the exception that they shall not vote on an application except in the absence of a regular member, in which case the chair shall designate an alternate member to sit in the stead of the absent regular member. If an alternate member hears an application at a public hearing and the hearing is then continued to another date, the alternate shall continue to sit as a voting member on the application unless the absent regular member listens to the recordings of all prior public hearing testimony and reviews all documents submitted in support of the application.
5. The Board may invite persons to participate on the Board as ex-officio, non-voting members.

B. Officers.

1. The Board shall elect a chair, a vice-chair, and a secretary by written or voice vote, at the discretion of the Board. The Chair and Vice-chair shall be regular members of the Board. The Secretary may be a regular or alternate member of the Board or a City staff member.
2. Other officers may be selected at the discretion of the Board. The appointment or election of other officers shall be noted in the Board's meeting minutes.
3. The Board Chair shall perform duties designated by the Board, including:
 - (a) preside over regular and special meetings and conduct public hearings pursuant to the procedures established by the Board,
 - (b) coordinate with City Staff to establish an agenda prior to each meeting,
 - (c) appoint committees as desired by the Board,
 - (d) other duties as established from time to time by the Board.

August 2, 2011

Elements of Local Preservation Programs

- Survey
- Designation
- Design Review
- Incentives
- Advocacy & Public Education




Survey

- Documentation of cultural resources
- Basis for all other preservation activities
- Survey Types:
 - Reconnaissance
 - Intensive
 - Archaeological (Class I, II, III)
- Methodologies:
 - Comprehensive
 - Selective
- Historic Context Studies

Additional HPC Tools:


- Preservation Plans
- Survey Plans



WESTMINSTER
Frontier, Nature, and Leisure:
California Ranch
Reconnaissance Survey,
2015-2016


Prepared by:
Mary Therese Anstey
Adam Thomas
Cheri Yost
HISTORITECTURE, LLC

Prepared for:
City of Westminster, Colorado
Certified Local Government Grant
CO-15-022
August 2016



HISTORITECTURE LLC
architectural history | preservation planning | digital preservation media

Historic Architectural Survey: 2006-2007
Westminster, Colorado



Harris Park & Pillar of Fire Neighborhoods,
Transportation Resources
Survey Report

prepared for:
Westminster Historic Landmark Board
Department of Community Development
City of Westminster, Colorado

by:
Deon Wolfenbarger
Three Gables Preservation

Partially funded by:
Funds from the National Historic Preservation Act
Administered by the National Park Service,
U.S. Department of the Interior,
for the Colorado Historical Society.
Project #CO-06-018


July 9, 2007

Westminster Selective Intensive Survey
Jefferson County
Westminster, Colorado

Project Number CO-08-018

Cultural Resource Survey 2008-2009

June 2009



Prepared for: City of Westminster, Department of Community Development
Westminster Historic Landmark Board

Funded by:
Colorado Historical Society,
Certified Local Government Grant

Prepared by: Bunyak Research Associates
10628 W Roxbury Avenue
Littleton, CO 80127

Designation

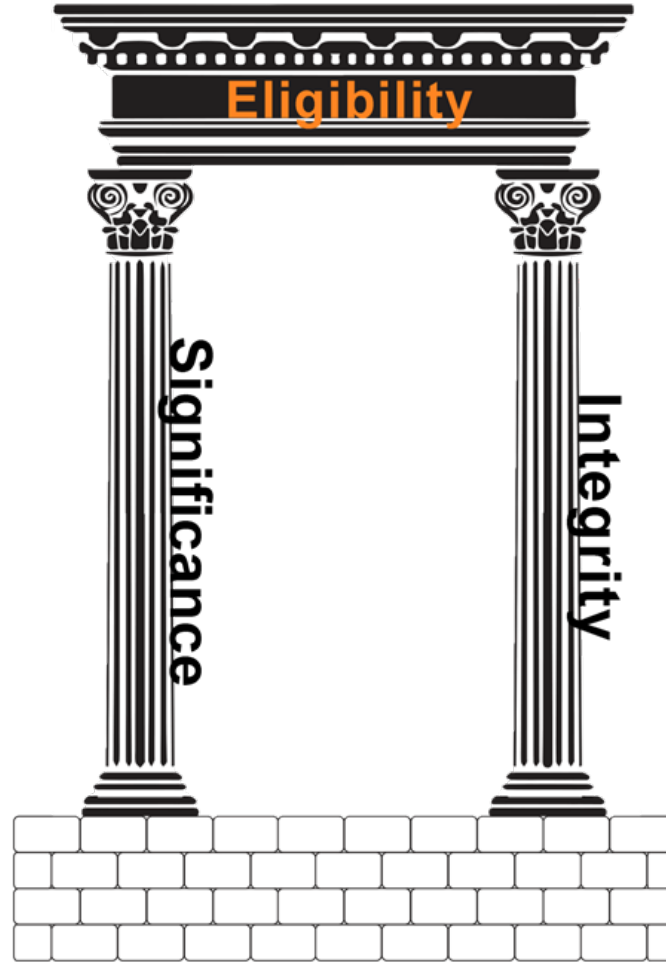
- National Register of Historic Places
- State Register of Historic Properties
- Local Designation
- Eligibility based on significance and integrity
- Criteria are established in ordinance
- Districts
 - Contributing versus non-contributing
 - % of owner support/owner disapproval
 - Opt-out not allowed



Designation

Eligibility

Context
National, State, and Local Register
Criteria
Area(s) of Significance
Period(s) of Significance

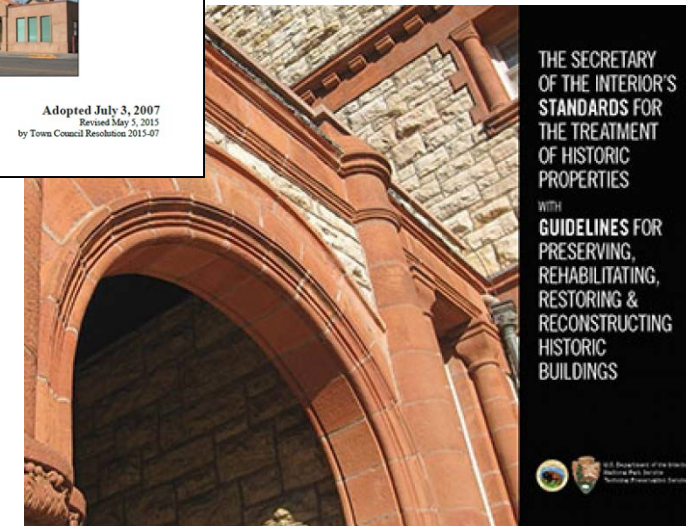
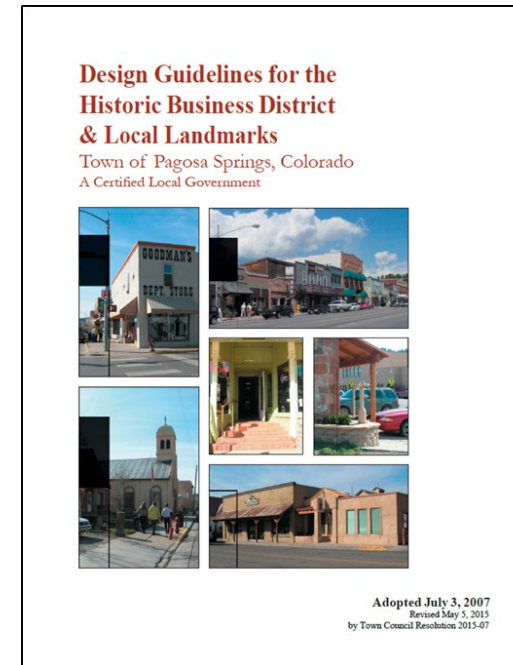


Location
Setting
Design
Materials
Workmanship
Association
Feeling

“Integrity is the ability of a property to convey its significance...” The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property’s physical features and how they relate to its significance.” – NR Bulletin

Design Review

- Required for each CLG in Colorado
- Based on local ordinance and designation
- Mandatory or voluntary compliance
- Must be consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties
- CLGs may also adopt their own Design Guidelines
- Design Guidelines guide HPCs and property owners on treatment decisions, expand upon standards set forth in the ordinance, and must follow SOI Standards



Secretary of the Interior's Standards for Rehabilitation

- Most flexible of SOI Standards: accommodates reasonable changes for new uses
- Designed to ensure the historic integrity of property is retained. Maintain qualities for which the property was designated
- Provides regulatory guidance for the Historic Preservation Tax Incentives Program
- Provides basis for most local design guidelines

1. Choose a compatible new use
2. Retain historic character
3. Ensure that property tells true story of development
4. Consider historic changes as potentially significant
5. Preserve distinctive features
6. Repair rather than replace
7. Avoid destructive treatments
8. Protect archaeological resources
9. Design additions to be sympathetic to the original
10. Make new additions reversible

Incentives

LOCAL	STATE & FEDERAL
<ul style="list-style-type: none">➤ Sales tax rebate➤ Low/zero interest loans➤ Exemptions and variances➤ Technical assistance➤ Easements➤ Property tax rebates➤ Grants	<ul style="list-style-type: none">➤ State Historic Preservation Tax Credit➤ State Historical Fund➤ Revolving Loan Fund➤ Federal Rehabilitation Tax Credit

Advocacy & Public Education

- Be proactive
- Attend board of county commissioner and planning commission meetings
- Foster community pride and ownership
- Form relationships with historic property owners
- Public outreach
 - publicize each project
 - Host an event/workshop
 - Use social media
 - Celebrate preservation month

HISTORIC WALKING TOUR

WALK BACK IN TIME AND DISCOVER HISTORIC STEAMBOAT SPRINGS.

A stroll through downtown reveals buildings dating back to the late 1800s and one of the area's more than 150 mineral springs.

Compiled with the help of the Tread of Pioneers Museum and Historic Routt County, the tour takes one to two hours. Parking is available in city lots and on the street. Please note two-hour parking limit signs.

1 | **Tread of Pioneers Museum | 800 Oak St.**
Constructed by Ernest Campbell in 1904, this was home to the Zimmerman family from 1913 to 1926. In 1929, the Tread of Pioneers Museum opened in this building. The Queen Anne-style house was once located at Fifth and Oak streets, and was moved to this location in 1926. The adjoining **Utterback House** was moved to the site in 1927 from its original location at Fourth and Oak. The museum is open Tuesday-Saturday, 11 a.m.-5 p.m.

2 | **Giamboni House | 446 Oak St.**
Caesio Giamboni built this structure in 1876. **Hidden under the siding is the original log building.** This was home to some brothers Henry and Caesio Giamboni, who were the first to make silk commercially in Steamboat.

3 | **Christian Science Church | Seventh & Oak** ●●
Margaret Crawford, Steamboat's pioneer nurse, was a charter member of the town's Christian Science Society, organized in July 1904. The log building, which continues to house the Christian Science Church, was completed in November 1924.

4 | **Willett House | 443 Oak St.**
Doc Willett came to Steamboat from Laramie, Wyo., in 1922 and took ownership of this house following World War I. The well-known doctor made house calls in a bearskin coat.

5 | **Routt County Courthouse | 522 Lincoln Ave.** ●
The cornerstone for the Routt County Courthouse was laid on Sept. 9, 1923. Designed by noted Colorado architect Robert Fuller, the three-story building was completed in December 1925 at a cost of \$220,000.

6 | **The Old Town Pub | 600 Lincoln Ave.**
Built in 1924 by Brent Campbell, this structure was originally the Albany Hotel. From 1924-1925, the building was a hospital run by Dr. F.H. Willett. After the hospital relocated, the second floor became the popular Odd Fellows dance hall. The first floor served as a grocery, post office, electric store and public library from 1924 to 1963.

7 | **Pioneer Building | 700 block of Lincoln Ave.** ●
The Pioneer Building was in continuous use as a hotel from 1929 until 1970. In its heyday, the upstairs rooms were run as a classic Western boarding house and the downstairs housed the colorful Pioneer bar.

8 | **First National Bank/Rehder Building | Eighth & Lincoln (Steamboat Art Museum)** ●●●
The First National Bank of Steamboat Springs, chartered in 1903, occupied a small frame structure on this site until the present building was constructed in 1925. Drafts resolutions from Emerald Mountain and handsome benches from Tingle's local bridgeyard were used in the construction.

9 | **Chief Theater | 813 Lincoln Ave.**
The Chief Theater was the second motion picture theater to open in Steamboat. It was owned by Henry Gordon, a Miami Indian chief who came to Steamboat after making a fortune mining lead, zinc and silver in Oklahoma. The Chief was Steamboat's first theater equipped for "talkies."

10. **Nowelsten Hill | Seen from Ninth and Lincoln** ●●●
Rising up steeply from the north side of the Yampa River, this section of Emerald Mountain is named for Norwegian ski jumper Carl Nowelsten, the "Flying Norwegian" of Bismarck and Bully's Circus. Carl landed in Steamboat.

WGIC | ONLINE AT WWW.STEAMBOATCHAMBER.COM

Are You Considering Historic Designation in Berthoud?

Owner's Manual

TOWN OF BERTHOUD
Est. 1899

www.berthoud.org

Incentives

- CLG Grants
- NPS Grants
- State Historical Fund
- State Residential and Commercial Tax Credits
- Federal Tax Credits

Certified Local Government Grants

- Only Certified Local Governments are eligible to apply
- Administered by History Colorado's Office of Archaeology and Historic Preservation
- Due January 15th of each year
- No-match grants of up to \$25,000 for preservation planning, survey, design guidelines, designation, context studies, education/outreach projects
- Underrepresented communities and community engagement
- Applications available on October 1st; draft review available

<https://www.historycolorado.org/certified-local-government-grants>

National Park Service Grants

- African American Civil Rights, Save America's Treasures, History of Equal Rights, Underrepresented Communities grants
- CLGs are eligible to apply, along with SHPO, THPO, and non-profit organizations
- Administered by the National Park Service
- Provides funding for both physical preservation work as well as documentation, designation, and survey
- If you are interested in applying, start early!

<https://www.nps.gov/subjects/historicpreservationfund/project-grants.htm>

State Historical Fund - Noncompetitive Grants

- Government entities and nonprofit organizations are eligible to apply, and may also apply on behalf of a private property owner
- Administered by History Colorado's State Historical Fund
- Rolling deadline

- Archaeological Assessments, Historic Structure Assessments, Planning, and Survey Plan grants
- Up to \$15,000
- 10% cash match required for government/nonprofit owner; 25% cash match for private owner

- Micro Grants
- Up to \$5,000
- 50% cash match required for all applicants

- Emergency Grants
- Up to \$15,000 with no match required

<https://www.historycolorado.org/our-grant-types>

State Historical Fund - Competitive Grants

- Government entities and nonprofit organizations are eligible to apply, and may also apply on behalf of a private property owner
- Administered by History Colorado's State Historical Fund
- Due October 1st and April 1st each year

- General Grants
 - Up to \$250,000
 - 25% cash match required for government/nonprofit owners, and 50% for private owners

- Mini Grants
 - Up to \$50,000
 - 25% cash match required for government/nonprofit owners, and 50% for private owners

- BIPOC projects - Projects which significantly benefit and involve one or more BIPOC communities qualify for reduced or no cash match

<https://www.historycolorado.org/our-grant-types>

State Residential Tax Credits

- Private property owners rehabilitating an owner-occupied residence
- Property must be designated on the National, State, or a CLG's local register
- Worth 20-25% of qualified rehabilitation expenditures
- Minimum expenditures of \$5,000
- Cap of \$50,000 in credits
- 10 years to use credits
- Administered by History Colorado's Office of Archaeology and Historic Preservation

<https://www.historycolorado.org/preservation-tax-credits>

State Commercial Tax Credits

- Private and nonprofit owners rehabilitating an income-producing property
- Long-term lessees may also apply
- Property must be designated on the National, State, or a CLG's local register
- Worth 20-25% of qualified rehabilitation expenditures
- Minimum expenditures of \$20,000
- Cap of \$1 million in credits
- Need to reserve in advance
- Credits may be sold
- Administered by History Colorado's Office of Archaeology and Historic Preservation and the State of Colorado's Office of Economic Development and International Trade

<https://www.historycolorado.org/preservation-tax-credits>

Federal Preservation Tax Credits

- Private owners rehabilitating an income-producing property
- Long-term lessees may also apply
- Property must be designated on the National Register
- Worth 20% of qualified rehabilitation expenditures
- No Cap
- Rehabilitation must be substantial
- Administered by History Colorado's Office of Archaeology and Historic Preservation and the National Park Service

<https://www.historycolorado.org/preservation-tax-credits>

Resources

<https://www.historycolorado.org/certified-local-governments>

Lindsey Flewelling, Preservation Planner

lindsey.flewelling@state.co.us

720 921 0920

Happy Archaeology and Historic Preservation Month!