

Attachment 2: Historic Preservation Program Comparison of Select Colorado and U.S. Communities

Municipality	Landmark Designation	Design Review	Demolition Review	Incentives	Preservation Activities
FORT COLLINS Size/Population: 55.83 sq. mi./ 151,330 people (2013)	<p>Ordinance since 1968. 3 Fort Collins Landmark districts (79 properties) and 262 individual properties; 2 Nat'l Register districts (734 properties) and 23 individual Nat'l Register properties. Average of 6 - 7 designations per year. LPC recommends designations; Council designates by ordinance and can designate over an owner's objection. No minimum number or specific percentage of consenting owners required. No minimum building age for designation. No fee. Any citizen may apply for designation; additional public hearing processes and engagement of owners if non-consensual. All Landmark districts have been non-consensual; one individual Landmark property (Post Office) has been non-consensual.</p>	<p>Review required for exterior changes to designated buildings. No design review of changes to buildings listed on Nat'l Reg. Two levels of review: administrative by CDNS Director, and by LPC in a public hearing. Average of 56 design reviews undertaken annually. Approximately 58% reviewed administratively. Uses Secretary of the Interior's Standards and additional criteria for review. District-specific standards for Historic Old Town District.</p>	<p>Historic Review, commonly called Demolition/Alteration Review, is required as part of permitting processes for buildings 50+ years old. Begins with a determination of eligibility for local designation and a determination of the effect of the proposed work on that eligibility. Determinations made by the CDNS Director and LPC Chair; may be appealed. Extensive public notice. CDNS Director/LPC Chair may refer to LPC for review. LPC review requires fee of \$250, survey form, information about the historic character of the neighborhood; and approved plans for the proposed work. Fort Collins conducts an average of 307 reviews each year.</p>	<p>20% State Income Tax Credits; Federal Investment Credits of 10% and 20%; Landmark Rehabilitation Loan Program with \$7,500 yearly no interest loans; \$2,000 for professional design assistance for alterations or additions; State Historic Fund grants of up to 50% of project cost; Historic Structure Assessment Grants of up to \$15,000 for thorough assessment of building, and to evaluate needs for new use. Other financial programs which may also be used for historic preservation projects include Downtown Development Authority Facade Funds, Community Development Block Grants; Local Development Company Low-Interest Loans</p>	<p>Recipient of numerous State and National awards and recognitions. Awarded 82 preservation grants. In previous years, the program has conducted historic walking tours, held yearly Preservation Mixers, and twice organized Old House Workshops. Offers resources and educational tools for owners of historic structures, and technical information to assist property owners.</p>

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Aspen Size/Population: 3.9 sq. mi. / 6,680 people (2012 est.)	Ordinance since 1972. 2 local districts, 198 individual landmarks. City Council designates. Non-consensual designation permitted for Victorian buildings; Modern buildings require owner consent. Anyone may submit an application for designation. No number or percentage requirement for non-consensual designation. No age requirement for designation. No fee.	Design review by Hist. Pres. Commission for most exterior changes; single set of design guidelines; uses Sec. of Interior Standards. Contractors required to take a historic preservation licensing exam before receiving a permit to work on a historic property	Review required for buildings located in the Main Street or Commercial Core Historic Districts, and buildings on the Inventory of Historic Sites and Structures. Delay for 90-day period.	500 sq. ft. Floor Area Bonus for additions to designated historic properties; 0% interest loan up to \$25,000, based upon financial need, for repairs to properties in violation of current zoning codes, or threatened by neglect.	New inventory forms, maps and historic context papers adopted only every 10 years starting in January 2011
Boulder Size/Population: 24.7 sq. mi./ 101,808 people (2012 est.)	Ordinance since 1975. 10 historic districts, 162 individual landmarks. City Council designates. Non-consensual designation permitted, 25% owner consent required. Owners, Council, Commission, organizations with preservation interest may apply. No minimum age. Fees: \$25 for individual property, \$75 for district.	Landmark Alteration Certificate (LAC) review of exterior changes to all landmark properties. Three levels of review: staff; Landmarks Design Review Committee (LDRC); and Landmarks Board. 200 to 300 LAC reviews annually. 60% of applications reviewed by staff. Adopted design guidelines, and district-specific guidelines for most historic districts. Uses Secretary of the Interior Standards and additional criteria.	Required for all non-designated buildings 50+ years old. Demolition defined as the removal of 50% of the exterior walls; 50% of the roof area; or removal of any exterior wall facing a public street. Buildings constructed after 1940 reviewed by LDRC. Buildings built 1940 and before reviewed by Board. Delay for 180 days. Approximately 60-100 applications reviewed by staff each year; Board reviews four to six applications per year.	14 incentives: Tax advantages (federal, state tax credits, City sales tax waiver); State Historical Fund grants; review assistance through LDRC; exemptions/variances from select building and zoning code standards; recognition through a plaque program for individual landmarks. Both County and City have open space taxes to purchase natural areas and parklands; may include properties with historic value.	Partnership with Historic Boulder, for advocacy, education and outreach. Preservation Month Activities, including tours and an awards ceremony. Presentations to local organizations. Informational brochures. Digitization of survey forms on City's Carnegie Library for Local History's website. Production of a video about historic preservation in Boulder.

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Colorado Springs Size/Population: 194.5 sq. mi./ 431,834 people (2012 est.)	Ordinance since 1988. 1 historic district, 8 individual landmarks. City Council designates. Non-consensual designation permitted. Owners, preservation board may apply. Fees: \$1,350 "zone change fee."		Historic preservation overlay Zoning	Colorado Tax Credits for Certified Rehabilitation	Virtual tours of historic areas and walking tours available on-line. Surveys available in hard copy.
Crested Butte Size/Population: 540 acres/ 1,550 people (2011 est.)	N/A - Nearly all of town is a National Historic District, est. 1974.	All changes and new construction reviewed. New buildings employ traditional massing and materials; "Prevent excessive uniformity, dissimilarity, inappropriateness or poor quality of design in the exterior appearance of buildings & structures throughout the Town..."	N/A		
Denver Size/Population: 153 sq. mi./ 634,265 people (2012 est.)	Ordinance since 1967. 51 districts, 332 individual landmarks. City Council designates. Non-consensual designation permitted. No number or percentage requirement for designation. Minimum age 30 years. Fees: \$250 for individual property, \$875 for non-consensual individual property; districts \$500 to \$1500 based on number of properties. If non-consensual, requires minimum of three applicants.	Extensive design review for exterior changes; majority of review done by staff. General design guidelines and district specific guidelines for some historic districts. Uses Secretary of the Interior Standards and additional criteria.	All buildings larger than 120 square feet are reviewed, regardless of age. Determinations of eligibility by staff. If the structure is eligible property posted for 21 days. If no designation application is received, then the demolition is approved. If landmark designation process is initiated, City Council has 120 days to act.		Works closely with Historic Denver, Inc. a preservation non-profit advocacy organization. Historic Denver has developed walking and bicycle tours and a smart phone app to engage residents and visitors. Also has published several booklets on historic neighborhoods.

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Grand Junction: Size/Population: 38.2 sq. mi./ 59,899 people (2012 est.)	Ordinance since 1994. 1 historic district, 28 individual landmarks. City Council designates. Non-consensual designation permitted. Owners, board may apply. \$60 fee.			Historic Preservation Program is under the Department of Economic development and Sustainability	
Greeley Size/Population: 46.6 sq. mi./ 95,357 people (2012 est.)	Ordinance since 1995. 2 historic districts, 83 individual landmarks. Commission decides consensual designations; City Council decides non-consensual designations. Planning Commission, URA, DDA, and any preservation organization or group may apply. Non-consensual must meet higher standard of significance. For district designation, 2 owners must nominate and greater than 50% must consent. No minimum age. Fees: \$50 for individual property, \$100 for district.	General design review guidelines and specific district design standards. Uses Secretary of the Interior Standards and additional criteria.			
Pueblo Size/Population: 53.6 sq. mi./ 107,772 people (2012 est.)	Ordinance since 2002. 2 historic districts, 23 individual properties. City Council designates. Non-consensual designation permitted. Owner, board, council may apply. No number or percentage requirement. No age requirement for designation. Fee: \$150. Nat'l Reg. properties automatically added to local list.	Some design review; design guidelines for historic commercial district.			Surveys and historic contexts published on-line. Staff does bicycle and walking tours. Information given to "welcome wagon" so new homeowners are aware of the required review process.

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Ann Arbor, MI Size/Population: 27.8 sq. mi./ 116,121 people (2012 est.)	City Council designates. Only designates “districts” but several districts consist of just a single property; 14 historic districts	Historic District Commission reviews all applications for alterations on buildings within historic districts. Approval and a Certificate of Appropriateness are needed to complete any work.	Demolitions are permitted when the commission deems that retaining the structure is a hazard to public safety, would deter a major improvement project or for financial hardship due to an action beyond the owner’s control.	Owners of historic resources within locally designated districts may qualify for specific tax credits. A state income tax credit of 25% of rehabilitation costs may be available.	City staff provides information on historic districts and assistance on alteration applications within historic districts. The Historic Preservation department does offer energy conservation information on how to make your historic house green.
Athens-Clarke County, GA Size/Population: 116.4 sq. mi./ 118,999 people (2012 est.)	Mayor/County Commission designates, non-consensual designation permitted. Anyone may apply for designation, no number or percentage of consent required. 11 districts, 41 landmarks.	The majority of exterior changes to designated buildings go to Preservation Commission. Staff can review very minor alterations such as fences. Ten districts use same set of guidelines; two districts have their own guidelines.	Recently implemented demo/alt review process.	Property tax freeze for 10 years - 8 years of complete freeze, followed by 2 years of incremental freeze	

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Austin, TX Size/Population: 297.9 sq. mi./ 842,592 people (2012 est.)	City Council designates, non-consensual designation not permitted. 3 local historic districts, 567 landmarks, 19 Nat'l Register districts.	Historic Landmark Commission reviews all proposed exterior and site alterations to landmarks and properties in Local Historic Districts.	Determinations of eligibility by the staff required for all applications; forwarded to Board if work would cause an adverse impact on eligibility. Board can recommend 'historic zoning' for the property. 180 day delay. Permit fees are required; additional fees if the project requires review from Board. McMansion ordinance and impervious cover regulations that limit size of new construction.	City Council grants tax exemptions of local historic landmarks. Amounts depend if property is income-producing or not. Exemptions must be applied for yearly and an inspection for maintenance is required.	Meetings 2x a month for applicants seeking Certificates of Appropriateness. Resources on the Preservation website. Austin is piloting a Historical Survey Wiki designed to make survey information accessible all and allow the public to add information about historic properties. The city plans to undertake a comprehensive survey over the next three to four years. This information would become the basis for the wiki.
Berkeley, CA Size/Population: 10.5 sq. mi./ 115,403 people (2012 est.)	Landmark Preservation Commission designates. Non-consensual designation permitted with verified application of at least 50 residents. 4 historic districts, 39 structures of merit, 281 landmarks.	Design review by staff or a Design Review Committee. Approved Landmark Alteration Permits required for all new construction and exterior alterations.		Mills Act – CA law allowing cities to enter into contracts with owners of historic structures. Require a reduction of property taxes in exchange for preservation of the property. Berkeley	City believes "Historic and cultural resources are much more likely to be preserved if citizens are aware of them and believe in their importance."

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				requires that owners spend the tax savings on preserving and/or restoring property. Façade easements. State par-bond funds, Community Development Block Grants	Striving towards a better outreach program.
Cambridge, MA Size/Population: 6.39 mi./ 106,471 people (2012 est.)	Historic Commission since 1963, ordinance since 1979, 2 historic districts, 30 local landmarks, 4 conservation districts, 39 properties with conservation easements. City Council designates, non-consensual designation permitted. Commission or 10 register voters apply for designation. Property must be 50 years old to be designated.		If structure demolished without approval, then no new permits can be issued for that site for 2 years.	Investment Tax Credit, easements providing charitable contributions deduction	
Charleston, SC Size/Population: 109 sq. mi./ 125,583 people (2012 est.)	Council designates. Ordinance since 1931 – 1st in nation. 5000 individual landmarks, 1000 acres designated, plus 26 Landmark Overlay Districts in 498 acres. Clemson Univ. and College of Charleston offer Hist. Pres. graduate programs.		Demolition review of properties over 75 years of age.		
Eugene, OR Size/Population: 43.7 sq. mi./ 157,986 people (2012 est.)	Council designates, non-consensual designation not permitted by state statute. 300 individual landmarks. Historic Review Board is subcommittee of Planning Commission.	Historic review using criteria based on the Secretary of the Interior Standards.	Historic Overlay Zone provides flexibility in uses and standards.		

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Fredericksburg, VA Size/Population: 10.4 sq. mi./ 27,307 people (2012 est.)	Old and Historic Fredericksburg District, consisting of 3 large sub-districts and 9 individual landmarks. Univ. of Mary Washington offers bachelor's degree in Hist. Pres.	Preservation plan calls for the preservation of historic buildings and streetscapes; requires an eye towards the historic context of each property as an entity of its own time and place.	Recent ordinances enacted for context-driven zoning requirements for historic neighborhoods. Zoning laws allow requirements to be context-driven for historic properties and neighborhoods to avoid out-of-character development and retain neighborhood cohesion and theme.		
Grand Rapids, MI Size/Population: 44.4 sq. mi./ 190,411 people (2012 est.)	City Commission designates, non-consensual designation permitted, 51% consent desired but not required. Anyone may apply. 7 historic districts, 85 individual landmarks.	Historic Preservation Commission makes decisions regarding all demos/alterations – appeal to MI State Hist. Preservation Review Board. \$15 fee for staff review; \$75 for board. In-kind, minor and standard work delegated to staff. 300-375 design reviews annually, 80% by staff.			

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Madison, WI Size/Population 76.8 sq. mi./ 240,323 people (2012 est.)	Common Council designates, non-consensual designation permitted. 5 historic districts, 178 landmarks.	Landmarks Commission must approve and issue a Certificate of Appropriateness for all demolitions, alterations and new construction on a landmark site or in an historic district. The ordinance requires that the Commission hold a public hearing on all demolitions except for detached garages, accessory buildings or non-residential buildings constructed after 1945.		Single-family houses listed on the National Register of Historic Places or determined by the State Historical Society to be individually eligible for the State Register of Historic Places are eligible for a 25% state income tax credit on the costs of rehabilitation.	Worked with Madison Trust for Historic Preservation, an historic preservation non-profit with full-time staff. Madison Trust has helped to save and preserve structures throughout the city, create educational information for residents and promote historic preservation through various tours.
Portland, OR Size/Population 133.4 sq. mi./ 603,106 people (2012 est.)	Preservation Commission designates, non-consensual designation not permitted by state statute. Different levels of designation based upon significance: Historic Landmarks - both Nat'l. Reg. and local – about 500; Nat'l Historic Landmarks -2; Conservation Landmarks- 12; Properties of “lesser” significance. Different regulations for each category.		Demolition of Nat'l Reg. property reviewed differently than locally designated property; 120 day demo delay.		

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Seattle, WA Size/Population: 83.9 sq. mi./ 634,535 people (2012 est.)	City Council designates, non-consensual designation permitted. Anyone may apply. 8 districts, 450+ landmarks. A “controls and incentives agreement” negotiated for each individual property.	“Controls and incentives agreement,” negotiated for each individual property, defines all significant features and their allowable treatments.			
Syracuse, NY Size/Population: 25 sq. mi./ 144,170 people (2012 est.)	Common Council designates, non-consensual designation permitted. Anyone may apply, no number or percentage of consent required. 4 historic districts, 58 landmarks. May also designate interiors.	May also designate and review interiors. Certificate of Appropriateness required for alterations to locally designated buildings.	Pre-development meeting for all planning/zoning projects. Preservation staff also provides comments for non-designated buildings. No review for standard building permits. Properties flagged using surveys 30+years old. Looking to implement 50+ years demolition/alteration process.		
Tacoma, WA Size/Population: 49.7 sq. mi./ 202,010 people (2012 est.)	City Council designates, non-consensual designation permitted. Anyone may apply. Property must be 50 years old to be designated. 3 historic districts, 1,300 properties designated at local, state and national levels.			Preservation toolkit that includes financial subsidies, loans, and grants, including a property tax exemption.	