



## Landmark Designation

## Non-Consensual Designation Process

Application initiated by LPC or 3 or more residents

- Staff: Is Application Valid?
  - Has required components
  - Property has significance and integrity
  - Colorado Inventory Form
- Begin interim control from time of application
- LPC can approve changes during interim control
- ~~180 day clock begins~~ Meetings held as quickly as practicable

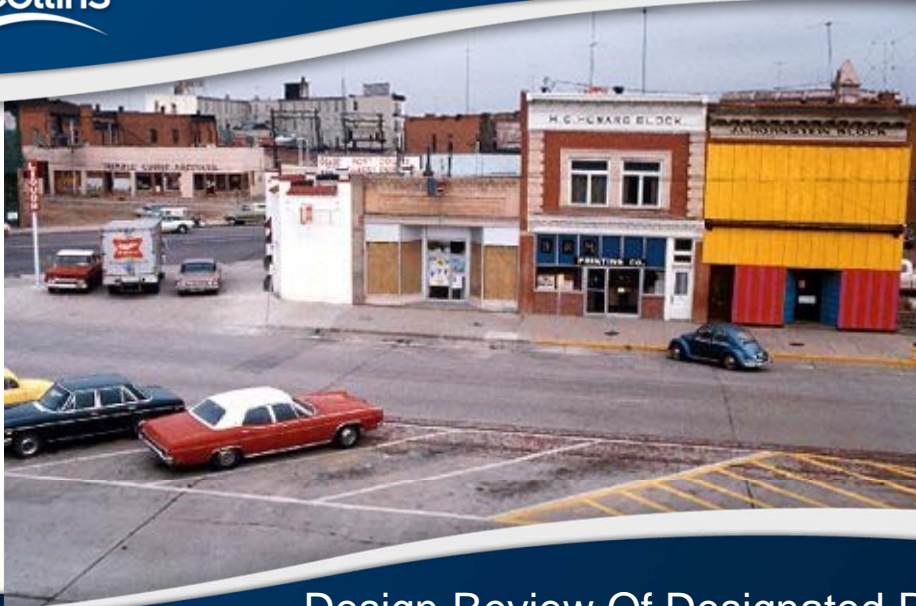
2 LPC Hearings / Council Action

First LPC Hearing:

- Purpose: Should LPC proceed without owner consent?
  - Evaluate results of staff's investigation
  - Super-majority vote (6) required to proceed
  - LPC states reasons why it should proceed w/o consent

Second LPC Hearing:

- Purpose: Resolution Hearing
  - ~~Super majority of members required to be present~~
  - Super-majority vote (6) required to proceed
  - LPCs adopts resolution for or against, stating findings



## Design Review Of Designated Resources

## Design Review - The Process

### **Design Review:**

- “Certificate of Appropriateness”
- CLG: National and State Register properties, as well as landmarks

### **Review Criteria:**

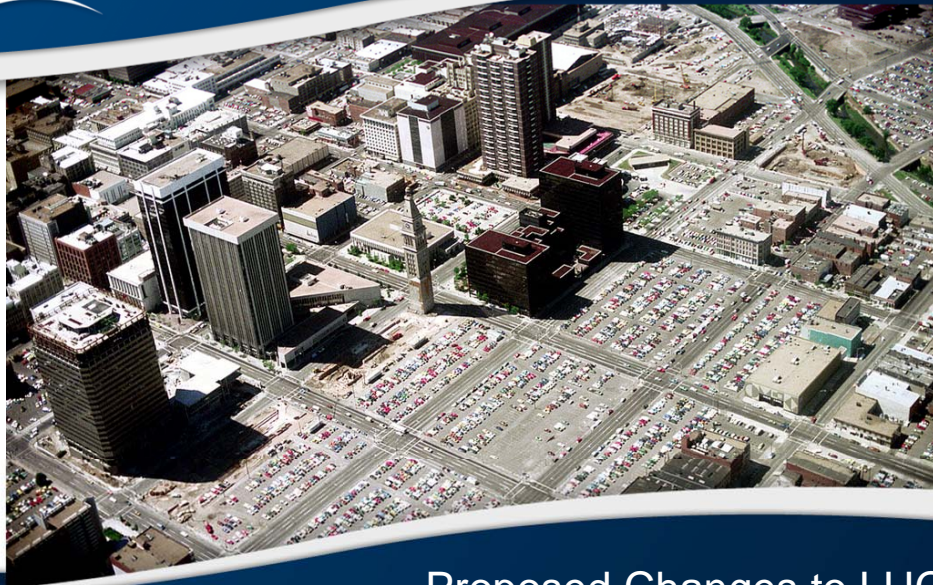
- Based on Secretary of the Interior’s Standards & Guidelines
- District-Specific Design Standards and Guidelines
- Clarify Standards vs Guidelines

### **Administrative (Staff) Review**

- More staff approvals
- Guiding document specifying work staff can approve

### **Commission Review**

- Conceptual review optional
- Specific requirements for complete submittal
- Criteria for demolition of designated resources: extensive damage



## Proposed Changes to LUC 3.4.7

### Requirements for New Construction Near Historic Buildings [DRAFT]

	Purpose	Standards for Compatibility with Abutting Historic Properties (shared property lines or across a side alley)	Standards for Compatibility with Historic Properties within 200-Foot Boundary (not abutting)
Massing and Building Articulation	Integrate new construction into existing context and use massing options that respect historic buildings.	<ol style="list-style-type: none"> <li>1. New construction shall be similar in width or, if larger, be articulated into massing reflective of the mass and scale of abutting historic buildings.</li> <li>2. The widest portions of setbacks required by the Downtown district setback standard shall be on building portions closest to historic properties. Setbacks required in other zone districts must be located on new building(s) to create gradual massing transitions to abutting historic properties.</li> </ol>	<p>Review the identified historic properties within the 200-foot boundary and identify any predominate typologies and/or primary character-defining elements.</p> <p>With those key buildings, features, or patterns in mind, apply <i>at least two</i> of the individual standards within the three categories provided for construction that abuts historic properties (massing and building articulation, building materials, and facade details).</p>
Building Materials	Create visual connection between modern building materials and historic building materials.	<p>To reference one or more of the predominate material(s) on abutting historic properties, <i>use at least two</i> of the following to select the primary material(s) of the building or building base (bottom three stories):</p> <ol style="list-style-type: none"> <li>1) type</li> <li>2) scale</li> <li>3) color</li> <li>4) 3-dimensionality</li> <li>5) pattern</li> </ol>	
Facade Details	Create visual connection between modern building design and historic building design.	<ol style="list-style-type: none"> <li>1. Use <i>at least one</i> of the following:               <ol style="list-style-type: none"> <li>1) Similar window pattern</li> <li>2) Similar window proportion of height to width</li> <li>3) similar solid-to-void pattern as found on abutting historic buildings.</li> </ol> </li> <li>2. Use select horizontal or vertical reference lines or elements (such as rooflines, cornices, and belt courses) to relate the new construction to abutting historic buildings.</li> </ol>	
Visibility of Historic Features	Protect visibility of historic architecture and details.	Abutting new construction shall not cover or obscure character-defining architectural elements, such as windows or primary design features, of abutting historic buildings.	



Demo, Neglect & Dangerous Buildings

**Determinations of Eligibility:**

- Historic Property Survey – Required for non-SFD
- Inventory of Eligible Resources
- 5-Year Period of Validity

### **Demolition/Alteration Review:**

- No longer review non-designated Single Family Dwellings
- Re-evaluate Role of Design Review Subcommittee

### **Public Safety Exclusions (Imminent Danger):**

- Fix Dangerous Conditions when Repairable
- Building Code Definition of “Imminent Danger”
- Coordination between LPC & Chief Building Official

**Demolition by Neglect:**

- Extend maintenance requirements to eligible structures
- Study further





### **Benchmarks:**

- Date: 40 years; Pre-WWII; different processes
- Geographical areas
- The Best/Most Representative: Top 100
- Characteristics, Architectural Style (brick)

- Does LPC agree/disagree with eliminating demolition-alteration review of SFD?
- Does LPC agree/disagree with CAC's finding that limiting through benchmark did not make sense?
- Does LPC agree/disagree with 3.4.7 language
- Does the LPC have additional recommendations?