

Historic Preservation “101”



Greeley Tribune Bldg, 714 8th Street, now Greeley History Museum. City of Greeley Museums Permanent Collection, 1983.48.0003.01

Purpose of Presentation

To provide a resource tool for educating the community on historic preservation



Greeley Tribune when located at 714 8th Street; City of Greeley Museums Permanent Collection, 1983.48.0003.06.

Historic Preservation is...



Gale House, 911 6th Street

- the protection and continuance of the use of buildings, sites, structures, objects, and districts that are significant to the history of local communities, state or nation.

Preservation at the National Level

- National Historic Preservation Act provides for National Register of Historic Places, State Historic Preservation Offices, and is the basis for preservation at the State and Local levels.
- The National Trust for Historic Preservation is a non-profit preservation organization with offices and programs around the country.

Preservation at the State Level

- Colorado Historical Society (CHS) – Office of Archaeology and Historic Preservation
- State Historical Fund grant program, housed within CHS; funded by gaming tax revenues from Black Hawk, Cripple Creek and Central City.
- Colorado Preservation, Inc. is a statewide non-profit preservation organization.

Preservation around Colorado

- 108 towns, cities and counties in Colorado have preservation ordinances.
- 42 of those towns, cities and counties have Certified Local Government (CLG) status, meaning the preservation program and ordinance meets certain standards.
- Fort Collins, Boulder, Loveland, Longmont, Berthoud, Aurora, Brighton, and others are some communities with ordinances.
- Greeley has a preservation ordinance and has CLG status.



Greeley Tribune Building, 714 8th Street, during rehabilitation funded in part by a State Historical Fund grant

Ordinance

- 16.60 of Municipal Code
- Passed in 1995
- Established Historic Preservation Commission, appointed by City Council
 - 7 members including 1 realtor, 1 historian, 1 design professional (such as an architect) & 4 at-large members

Preservation Plan

- Adopted by HPC in 1996
- Sections include:
 - historical background
 - survey information
 - historic neighborhoods
 - economic incentives
 - education
 - agenda for future action
 - appendices, such as the ordinance, forms, definitions, resources, bibliography, etc.
- Guides work of HPC and staff

3 Levels of Designation

- National Register of Historic Places
(administered by National Park Service)
- Colorado State Register of Historic Properties
(administered by Colorado Historical Society)
- Greeley Historic Register (administered by City of Greeley)

National Register in Greeley

- Downtown Greeley District
- Plumb Farm
- Nettleton-Mead House
- Weld County Courthouse
- And others

W DRY GOODS CO.

Shaw Building in Greeley
Downtown NR District

State Register in Greeley

- **Coronado Building**
- **UNC Campus Residential District**
- **Properties listed in the National Register are automatically listed in the State Register**

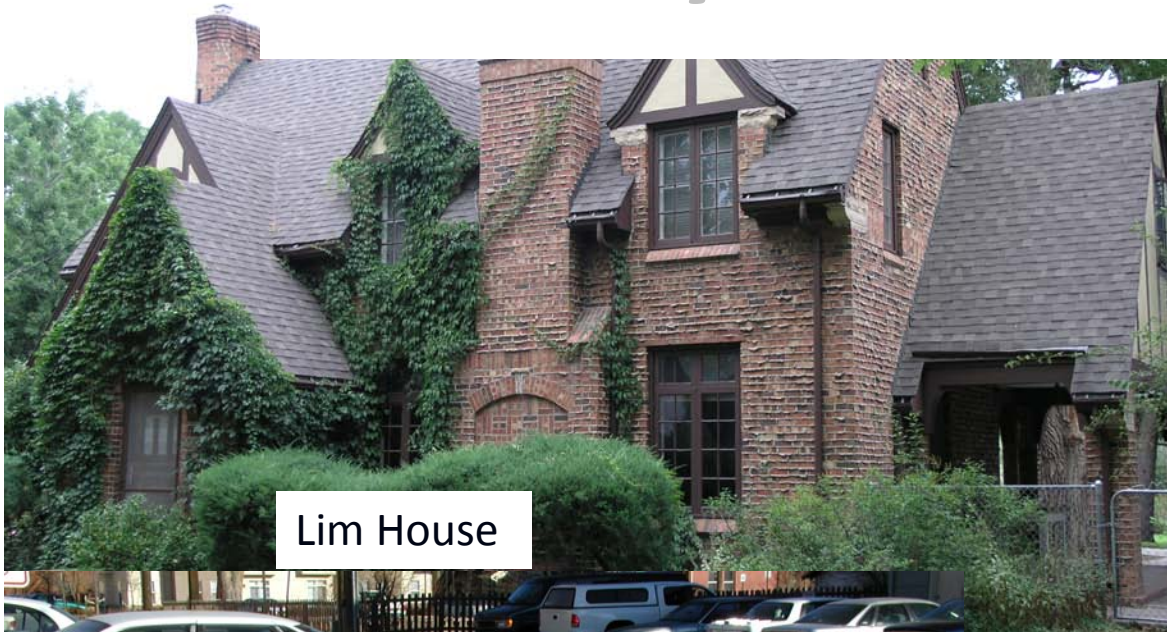
Coronado Building, 900 9th Avenue



Greeley Historic Register

- List of properties and districts designated for significance to development of Greeley in history, architecture, and/or geography.
- As of September 2008, 74 individual properties and 2 districts are listed on the Greeley Historic Register.
- Includes variety of properties, including a ditch, sign, artesian well, houses, commercial buildings, schools, churches, and parks.

Greeley Historic Register



Typical issues and concerns about historic preservation

- Property rights
- Property values
- Design review



Property Rights

- Penn Central Transportation Co. v. City of New York {438 U.S. 104 (1978)} U.S. Supreme Court ruled:
 - NYC's preservation ordinance was constitutional
 - promoted a valid interest
 - did not deny the property owner all beneficial use
 - Designation is not a taking of property rights. Historic preservation regulations are a constitutional use of a local government's police powers.

Property Values

- Brookings Institution study
- Economic Benefits of Historic Preservation in Colorado (2001, 2005 update)
 - property values of designated properties and districts are the same or higher than comparable non-designated properties and districts (p. 29, 2005 update)
- Dollars & Sense studies done nationwide (on file in the Greeley Historic Preservation Office)
- Greeley
 - No specific studies have been done



Property Values & Taxes

- Likely that property values will increase steadily rather than decrease (source: studies have been done on the issue)
- Impact on Property Taxes (raised minimally compared with possible increase in property value)

Property Values & Taxes

■ According to Donovan Rypkema, of PlaceEconomics in Washington, DC:

“If property value increases by \$10,000 due to designation of a historic district, property taxes would go up approximately \$150 - \$250 per year.

That amount is insignificant compared to the additional \$10,000 in wealth.”



Woodbury House, 1124 7th Street

Property Values

- Copies of the State Economic Impact Study and of the Dollars & Sense studies are available at the Historic Preservation Office.
- The Economic Impact study is also available online at:

<http://coloradohistory-oahp.org/publications/1620.htm>

Certified Local Government (CLG) status

- Commission and ordinance meet certain Federal and State standards
- Requirements (expertise on the Commission, public meetings, annual report, etc.)
- Benefits

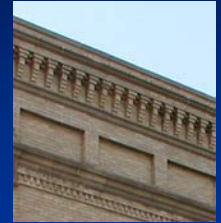
CLG Benefits

■ Benefits

- State Tax Credits (see next slides)
- Eligible to apply for match-free CLG grants
- Technical advice & training from State Historic Preservation Office

East ½ of Buckingham Gordon Bldg, 810 9th Street

Benefit of CLG Status: State Income Tax Credits



- Eligible projects (preservation, restoration, rehabilitation; preserve character of property)
 - Meet Secretary's Standards
- Allowable costs – must be over \$5000; includes “hard costs”
- Extent of credit – 20% of costs; reduces state taxes dollar for dollar
- Properties must be at least 50 years old.
- Owner or tenant with 5+ year lease eligible to apply

Benefit of CLG Status: State Income Tax Credits

- State Income Tax Credits available to all individually designated properties, contributing properties at least 50 years old in locally designated (Greeley Historic Register) districts
- **Example: Shaw Building, 804 8th Street, Greeley:** Hardwood and tile flooring, interior wall construction and design, ceiling and rafter restoration, plumbing and HVAC, electrical, kitchen, bathroom/laundry

Approximate qualified costs: \$40,000

Tax Credit: 20% of the qualified costs = \$8,000

Limit: \$50,000 in credits per property



Shaw Building,

804 8th Street

Before & After Tax Credit
Rehab project (Interior)

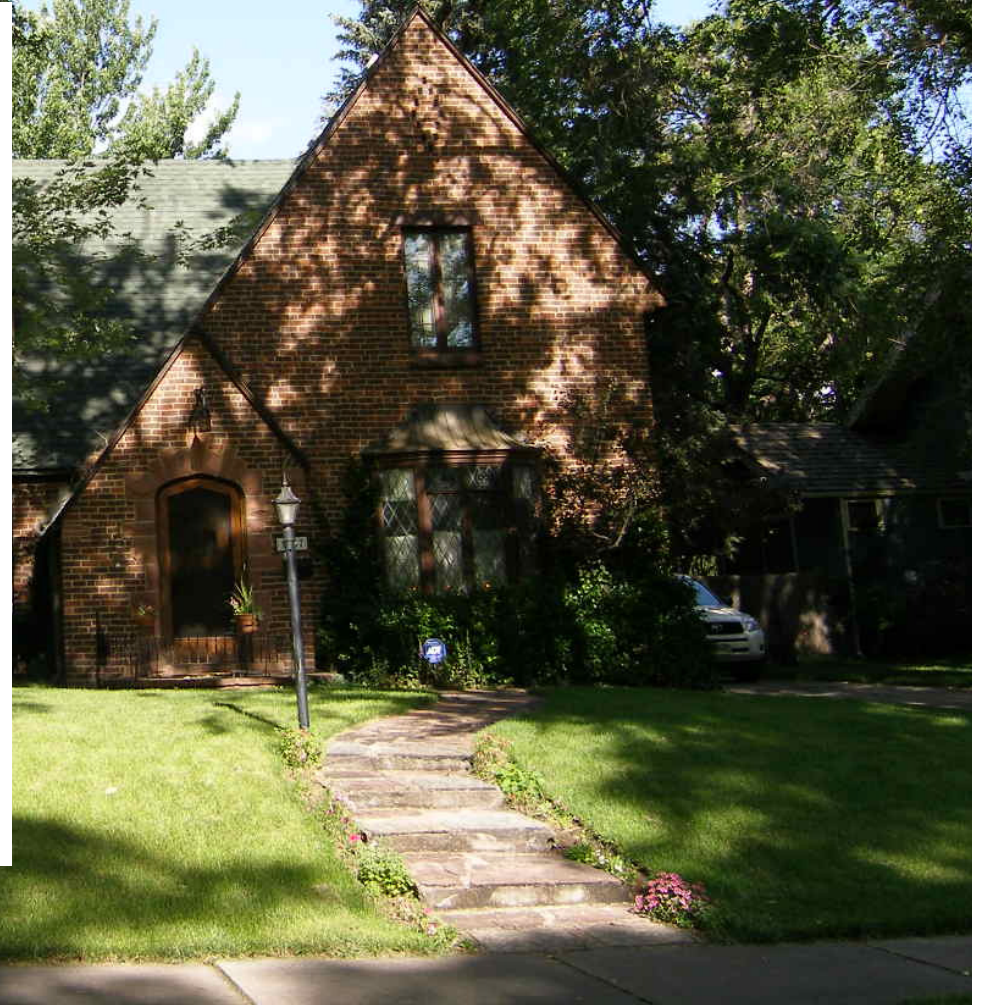
Before



After

More tax credit projects

- Hays House, 1515 9th Avenue
interior bathroom and kitchen –
Project costs: \$14,759.75; Credit:
\$2,951.95
- Carlson-Loftis House, 1815 13th
Avenue restore & repoint brick –
Project costs: \$5,158.; Credit:
\$1,031
- Smith House, 1857 13th Avenue
window replacement – Project
costs: \$35,578; Credit: \$7,115.60



Aesthetic/Environmental Benefits of Preservation

- People enjoy the “sense of place” of historic properties and areas, protected by historic preservation.
- People like the memories that historic places evoke.
- Preservation projects preserve and restore historic buildings, areas, which also makes them look nice.
- Money is saved on landfill costs when buildings are preserved rather than demolished.



Designation Process: Owner Nomination

- Owner submits nomination w/ \$50 fee
- Letter of notification
- Schedule designation hearing
 - Notification letter
 - Posted at property
 - Published in Tribune
- Public designation hearing – HPC final decision unless appealed
- 30 day appeal period

Designation Process: Non-owner nomination

- Nomination submitted by Planning Commission, GURA, DDA, or preservation organization [as per 16.60.070(a)(2)] w/ \$50 fee
- 120 day moratorium starts when nomination received
- Notification of nomination letter to owner, sent certified mail w/ return receipt

Greeley Junior High School, 811 15th Street



Designation Process:

Non-owner nomination

- Schedule of designation hearing, posting and publishing notice, hearing notification letter to owner
- Public designation hearing by Historic Preservation Commission
- Overwhelming historic importance criteria
- HPC recommendation to City Council for final decision

Historic Districts Background

- Must meet definition in 16.60.020 & at least 2 criteria in 16.60.060(b)
- Petition of signatures required to submit an application
- Owner vote required to go to designation hearing



Downtown Historic District, SW corner 9th Street and 8th Avenue

Historic Districts Background

- **2 districts designated**
 - **Monroe Avenue Historic District (1999-2000)**
 - **Downtown Greeley Historic District (2002)**

Background: Southard House, MAHD, 1103 9th Avenue

**Right Inset: West ½ of Buckingham Gordon Bldg, DGHD, 814
9th Street**

Designation Process: District nomination

- Complete nomination submitted by property owners or qualified organization, 16.60.070(a) w/ \$100 fee (fee not based on size of district); fee subject to review by City Manager or designee
- 120 day moratorium starts when nomination received
- Historic Preservation Staff sends notification letter (certified, return receipt) to all property owners in the nominated area

Designation Process:

District nomination

■ Definitions

- Contributing – those properties within a district or proposed district which contribute to the district by shared characteristics, built within the period of significance
- Non-contributing – those properties within the boundaries which do not share characteristics of the neighborhood because altered too much and/or because built outside the period of significance
- No specific requirement for percentage or number of contributing vs. non-contrib



Example: Contributing

- Monroe Avenue Historic District (MAHD)
(period of significance: 1870-1926)
- Contributing:
 - Nettleton-Mead House, 1303 9th Avenue (1871-2)

Example: Non-contributing

- Non-contributing (in MAHD):
 - Key Bank, 822 14th Street (1973)
 - Adams House, 1427 9th Avenue (1902)
 - changed too much

Designation Process: District nomination

- Informational neighborhood meeting [16.60.070(f)]
- Owner vote – greater than 50% of respondents must support designation for it to go forward to the designation hearing



813 9th Street, Woodruff Building

Downtown Historic District

Designation Process: District nomination

- Scheduling, notification and posting of public hearing, if greater than 50% requirement met
- Public designation hearing by HPC for recommendation to Council
- Council holds final designation hearing



Top: Statler House, 1502 9th Avenue, Monroe Ave Historic District

Bottom: District designation hearing notification sign

Other considerations for district designation

- City Council has the ability to designate all or part of a nominated area.
- Benefits include potential neighborhood stability and increase in property values and financial incentives for contributing buildings.

Other Considerations

- Impact of designation same on rental properties as on owner-occupied
- Impact is dependent on contributing/non-contributing status

Carlson-Loftis House
1815 13th Avenue



Design Review

All individually designated and district properties – contact the Historic Preservation Office to determine if review is required

Does NOT deal with use, however, original and compatible uses are encouraged, particularly when they affect the exterior

Alterations defined in ordinance as anything requiring a permit (including building, sign, moving and demolition permits)

Staff review of minor alterations, such as re-roofing with the same material

Design Review

- Individually designated properties – major alterations reviewed by HPC in a public hearing (HPC final decision maker unless appealed)
- Historic districts: major alterations reviewed by HPC
- Must follow the Secretary of the Interior's Standards.



Ex: Nettleton-Mead House, 1303 9th Avenue

Ex: Boston-Camfield Ct. Bldg, 615-31 8th Avenue

Design Guidelines

- 16.60.100 Criteria and Standards
- General Design Review Guidelines (for individual GHR properties)
- District Designation Plans for properties within the district:
 - Downtown Greeley Historic District (Downtown Greeley Design Guidelines)
 - Monroe Avenue Historic District (District Designation Plan)
- All are available on the City's website:
www.greeleygov.com

Emergency Repairs

- Are approvals necessary?
 - Depends on the damage and work that needs to be done.
- What happens if the roof falls in because of a wind and hail storm on a Saturday night?
 - Owner would stabilize as possible and contact the Historic Preservation Office as soon as possible.
- Currently, the ordinance does not specifically address emergency situations.
- The building codes provide for emergency situations, allowing a permit to be issued after repairs are made following an emergency.

Specific design review questions

- Restrictions on paint colors?
 - Paint colors are **NOT** reviewed.
- Restrictions on replacing screen doors?
 - None.
- Can I use vinyl clad windows or other types? Restrictions on roofing materials? Will modern building materials and techniques, energy saving products, & water-conserving landscapes be allowed?
 - Dependent on specific approved district designation plan.



Specific design review questions

- Restrictions regarding storage sheds, garden sheds & gazebos?
 - Dependent on specific approved district designation plan.
- Is design review the best way for Greeley to encourage property upgrades or prevent degradation of unique historic properties?
 - Yes, unless the local government purchases the properties.

Secretary of the Interior's Standards

- Secretary's Standards are the basis for all Design Review Guidelines and 16.60.110.
- The project is required to be consistent with the Standards *as much as possible* to retain CLG status.
- Rehabilitation Standards are most frequently applied to projects in Greeley.
- Also, there are standards for Preservation, Restoration and Reconstruction.

Rehabilitation

- “Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”

- definition from National Park Service website,

http://www.cr.nps.gov/hps/tps/standguide/rehab/rehab_index.htm

Secretary of the Interior's Standards

- The Colorado Historical Society has an online slideshow about the Standards:

<http://coloradohistory-oahp.org/rehab/sld001.htm>

Survey Process

- Purpose of the survey
 - Provide the basis for all preservation planning
 - Identify historic resources within a community
- Funding the survey
 - State Historical Fund grant or CLG grant
- Hire qualified consultant to conduct the survey, which includes neighborhood meetings, field work, research

Survey Process

- Consultant evaluation for National Register and Greeley Historic Register potential eligibility.
- Information is provided to property owners and kept on file at the State Historic Preservation Office and the Greeley Historic Preservation Office.



Top: 2104 10th Avenue

Bottom: McKee House, 1215 19th Street

Survey Levels

- Reconnaissance vs. Intensive Level
 - Reconnaissance – to determine what to survey intensively (documents survey area, property types, method of recording specific resources, recommendations for more survey)
 - Intensive – to fully record each resource & determine register eligibility of resources; includes individual inventory forms, photos and historic context

Survey costs

- Effects on cost of survey
 - Travel between properties
 - Information already available
 - # resources on the property
 - District nominations
- Intensive level surveys
 - Average price \$350 per property
- State Historical Fund (derived from gaming revenues) grant funds 75% of survey cost and City funds 25% cash match
- CLG grants - no match required



928 20th Street

Financial Impacts

- Does it cost more to maintain designated properties vs. non-designated properties?
 - Financial incentives to help offset costs of compliance
 - Economic hardship provisions in 16.60
 - Commission decisions can be appealed to Council.

Financial Incentives in Greeley



- State Income tax credits (see previous slides)
- Low Interest Loan Program
- Refund of building portion of permit fees
- Federal Tax Credits – 20% for National Register (NR) properties; 10% for non-NR
- Incentives for Greeley Historic Register designated and contributing properties only

Benefits under Federal Legislation

- Federal: 10% of State Historic Preservation Office federal funding is passed along to CLGs as grants that benefit the community as a whole. There is a continuing effort in Congress to enact federal tax credits for owners of landmarked homes in CLGs that includes contributing buildings in historic districts.

Benefits under State Legislation

- State tax credit applies to local landmarks of CLGs including contributing buildings in historic districts.



Hays House, 1515 9th Avenue

Code Enforcement

- Issue of enforcing city codes vs. designating districts
 - District designation is to protect the historical & architectural character of neighborhoods
 - Designation may benefit the neighborhood by encouraging people to take care of their properties and discourage code violations but does not guarantee it

Accomplishing Historic Preservation goals w/ other means

- Local govts increasing setbacks & decreased heights to keep new construction appropriate w/ neighborhood
- Conservation districts for areas not eligible for historic district designation

For more information, please contact:

- City of Greeley Historic Preservation Office
1100 10th Street, Ste. 201
Greeley, CO 80631
970.350.9222
www.greeleygov.com/
- Colorado Historical Society - OAHP
1300 Broadway
Denver, CO 80203
Dan Corson, 303.866.2673
<http://coloradohistory-oahp.org>
- National Register of Historic Places
National Park Service
1201 Eye St., NW 8th Floor (MS 2280)
Washington, DC 20005
202.354.2213
<http://www.cr.nps.gov/nr/>

