



Commerce City Historic Preservation Program

City Council Study Session 9.9.19





Agenda

- What is *Historic Preservation*?
- Historic Preservation Ordinances and Local Preservation Programs
- Progress Made To Date
- Items For Discussion/Next Steps



What is *Historic Preservation*?

National Historic Preservation Act, 1966



What is *Historic Preservation*?

- Adaptive Re-Use
- Archaeology
- Architecture
- Cultural Landscapes
- Re-Investment Tax Credits
- Economic Development
- Heritage Tourism
- Place-Making
- Education
- Embodied Energy
- Sustainability
- Community Character

Historic Preservation Ordinance

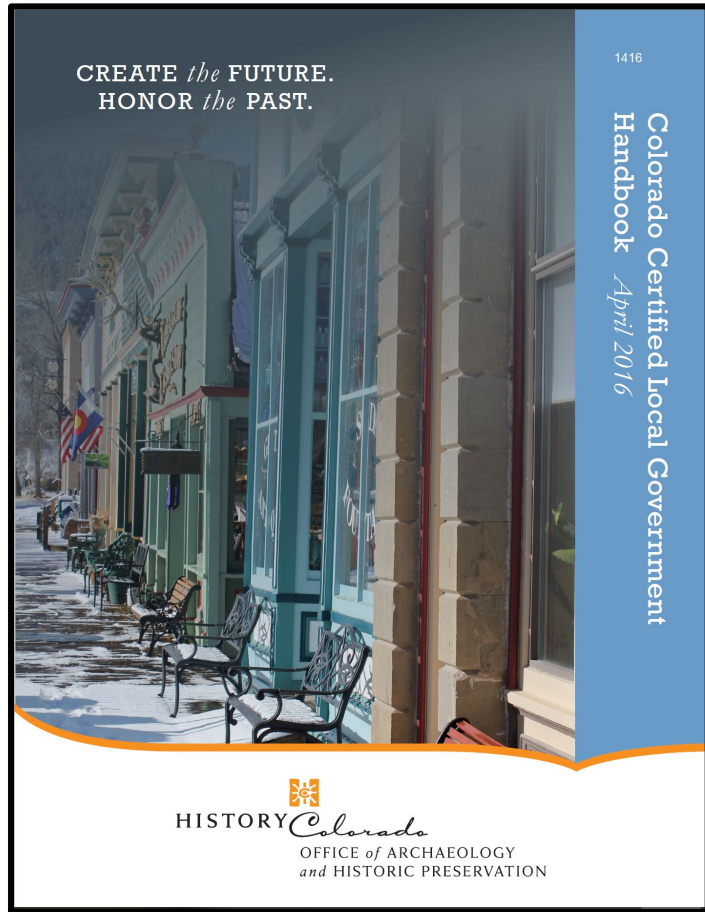
Community-Specific Law

Shaping the Treatment of its Historic Environment

- Establish a Historic Preservation Board or Commission
- Establish a Local Historic Register
- Establish Procedures for Identification of Historic Sites
- Establish Design Review and Demolition Review Procedures
- Determine to Pursue/Not Pursue Certified Local Government (CLG) Status

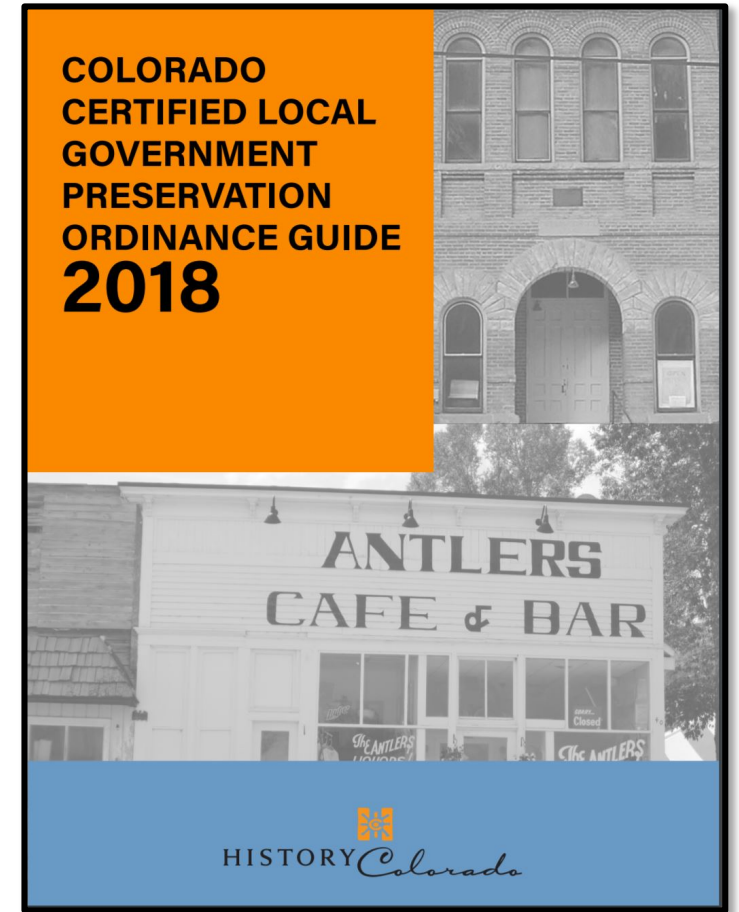


Colorado Framework



Colorado Local Preservation Programs

- 124 local preservation programs
- 62 of these are CLG's



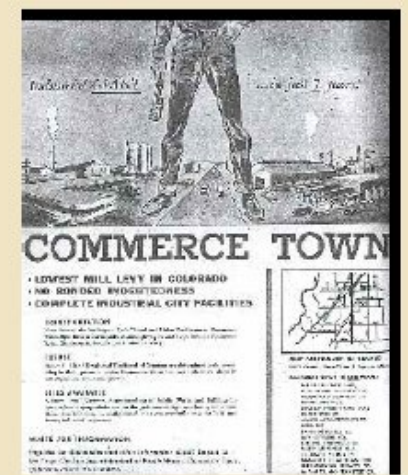
Commerce City Historic Preservation Plan (2015)

Commerce City Recognizes Historic Preservation as a:


- Component of Sustainability
- Educational Opportunity
- Supporting Element of Economic Development
- Opportunity for Heritage Tourism

Key Historic Themes

- Transportation network – historic & modern
- Agricultural Context
- Industrial History
- Mid-Century Building Stock



Local Program Steps

- 
- Explore Program Elements
 - Adopt Ordinance
 - Establish a Historic Preservation Board
 - Establish a Survey Program
 - Certify as a CLG (optional)

Working Project Schedule

- ☒ **Neighborhood Outreach**
- ☒ **Stakeholder Engagement**
- ☒ **Neighborhood Outreach**
- ☒ **Public Meeting**
- ☒ **Planning Commission**
- City Council Study Session**
- Stakeholder Engagement**
- Public Meeting**
- Planning Commission**
- City Council Study Session**
- Final Ordinance Adoption**

June 13, 2019

July 31, 2019

August 8, 2019

August 21, 2019

September 3, 2019

September 9, 2019

Fall/Winter 2019-2020

Fall/Winter 2019-2020

Fall/Winter 2019-2020

Fall/Winter 2019-2020

Winter/Spring 2020



Commerce City Historic Landmark Criteria

Owner Consent: Required

**Minimum Age Requirement:
50 Years**

Architecture

Social History

Events/Themes of Development



Landmarks – Access to Incentives

State and Federal Tax Credit Programs

Grant Programs

Potential Program-Specific Incentives



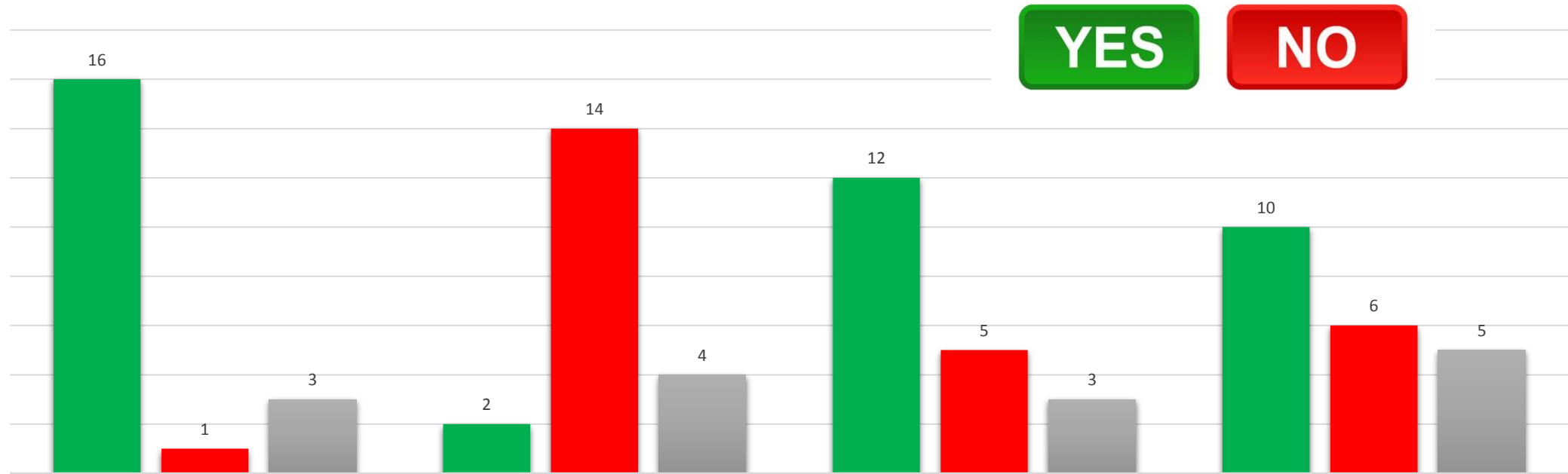
Landmarks – Access to Incentives

Stanley Aviation (Stanley Marketplace) Aurora Local Landmark #27

- Leveraged State Tax Credit
- Created a Marketplace for over 50 Businesses



Do These Still Look Historic?



Historic Preservation & Property Rights

Tom's Diner Owner Wins Property Rights Fight Against Denver Preservationists

Tom Messina will now be able to sell off his restaurant to a developer and retire.

CHRISTIAN BRITSCHGI | 8.16.2019 2:35 PM



(Youtube)



Marcel Breuer's design for a tower on top of Grand Central.

- **Supreme Court – Historic Preservation acceptable use of local authority**
- **Commerce City Design Review – Keep it Flexible**
 - **Voluntary, incentive-driven**
- **Include a provision for a Stay of Demolition**

Certified Local Government (CLG) Consideration

- Adopt a Historic Preservation Ordinance
- Maintain a Qualified Historic Preservation Board
 - Expertise on Board, in Staff, or Consultant
- Establish a Historic Survey Program
- Provide for Public Participation
- Annual Reporting



Follow Our Progress!

current and future generations are linked to the accurate history of Commerce City."

View the full Historic Preservation



Select Language | ▼

Creating a program for Commerce City

The city is now working to create a preservation program that works in the local context of residents, businesses and other community stakeholders with an interest in preserving Commerce City's past. Community feedback will be an important part of creating the city's



program. This process will likely involve creating new regulations with a historic preservation ordinance in the city's code and could lead to the creation of a historic preservation board to help advise city council on its implementation.

Join the conversation

[Take our short survey to share what historic preservation looks like to you](#)

A public meeting was held on Wednesday, Aug. 21 to outline the city's approach to the program, how it can benefit homeowners, businesses, and the community at large, and to get public comments on historic preservation in Commerce City. Discussions will now be held with the planning commission and city council to get their initial feedback as well.

Another public meeting will be scheduled for the fall/winter to provide another opportunity for public comment. More information about that meeting will be publicized once the details are determined.

- **Updates**
- **Surveys**
- **Next Steps**

<https://www.c3gov.com/living-in/neighborhood-projects/historic-preservation>

Recommendations

1) We should keep our Design Review process flexible.

- Voluntary compliance

2) We should include a provision, such as a stay of demolition, to allow time to explore preservation options before landmark or potential landmark properties are demolished or significantly altered.

3) We should pursue CLG status, either right away or at some point in the future.