



Local Preservation 101

Colorado Springs

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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?

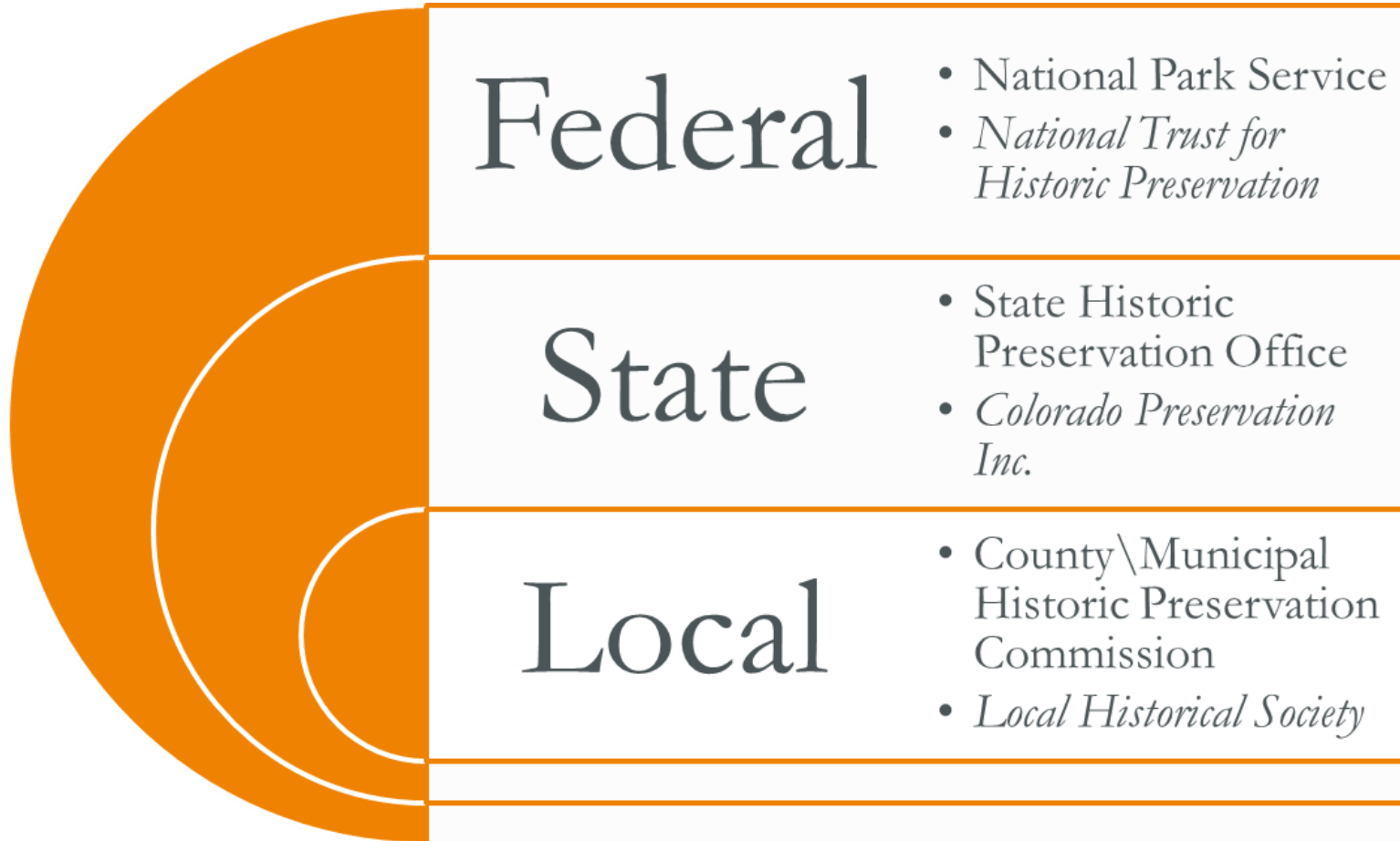
- Increase community identity and pride
- Reduce waste
- Revitalize downtowns
- Heritage tourism
- Generate jobs
- Increase property values
- Support small businesses
- Create affordable housing



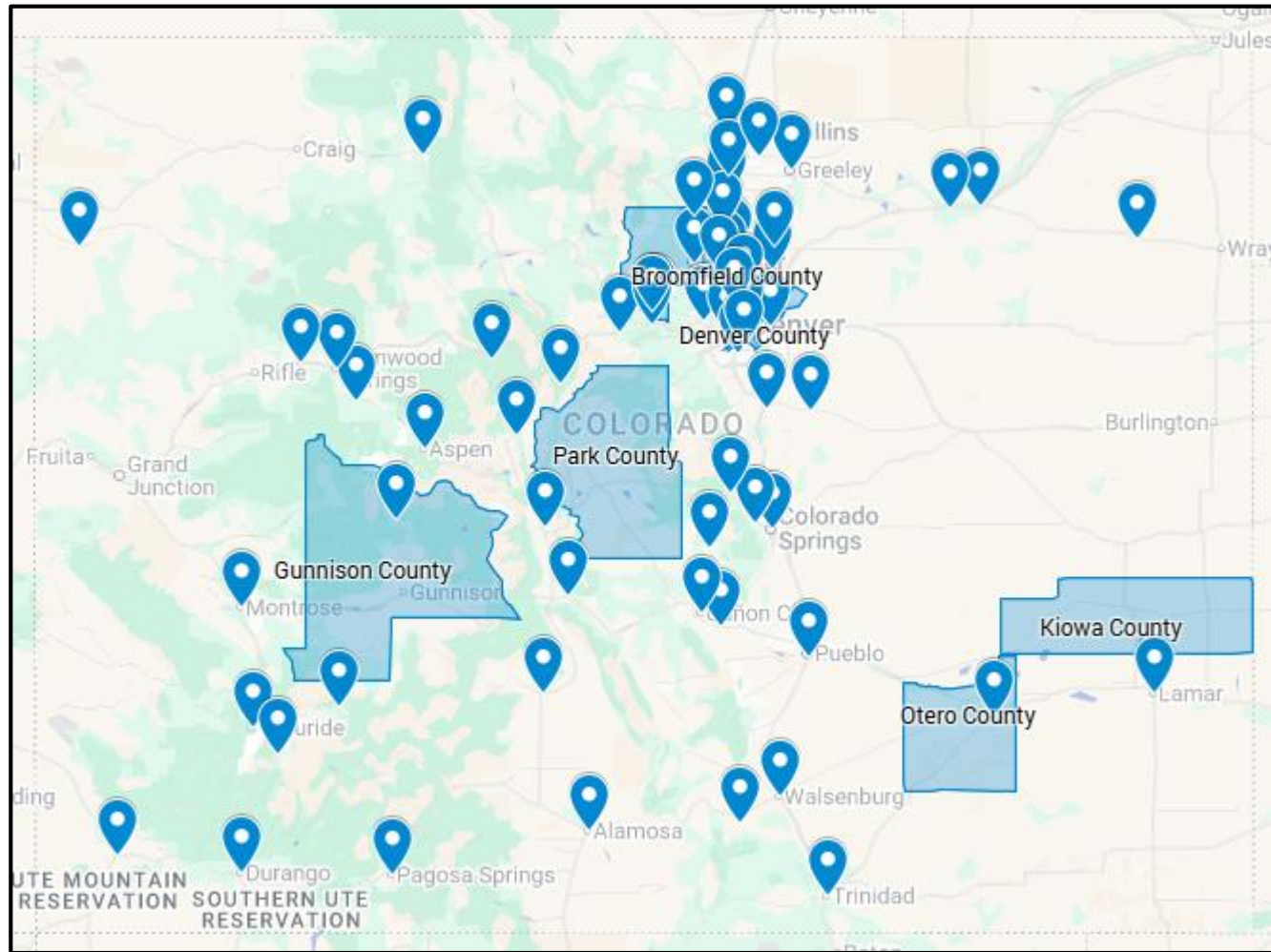
National Historic Preservation Act, 1966

- 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



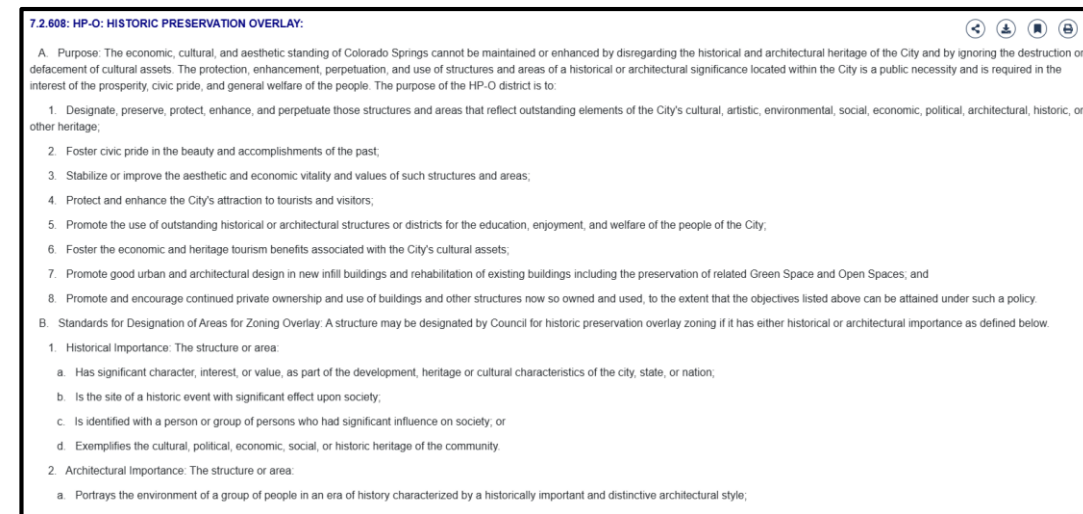
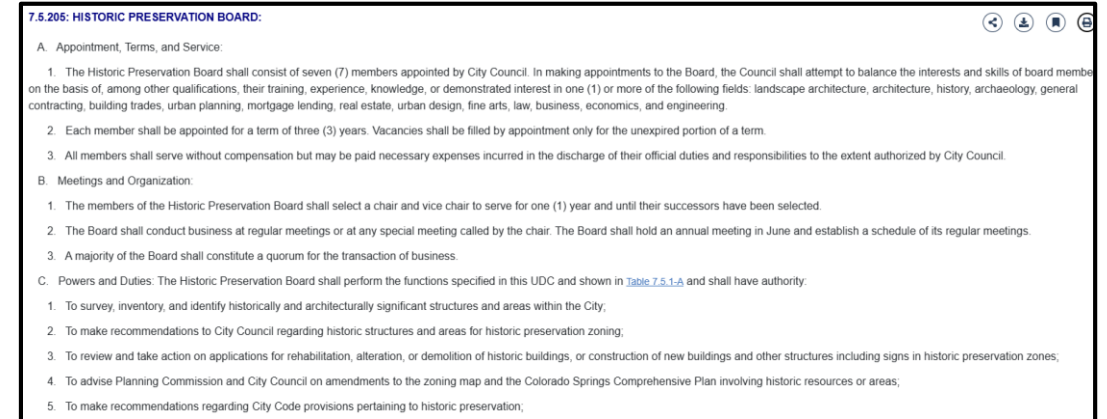
Certified Local Governments



- Local government partnership agreement with the State Historic Preservation Office (SHPO) and National Park Service (NPS)
- 70 CLGs in Colorado
- 2,100 CLGs nationwide
- Benefits include access to Certified Local Government grants and National Park Service grants, tax credits for locally landmarked properties, and support from the State Historic Preservation Office

Historic Preservation Ordinance

- Establishes Historic Preservation Board and sets out parameters for membership
- Outlines powers and duties
- Defines relationship with City Council
- Process and criteria for designation
- Process and criteria for design review
- Provides for public participation
- Often includes additional powers such as conducting survey, public outreach and advocacy, and assisting property owners



HPB 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

Defensible Decision-Making

- The commission's decisions are based on the facts and established criteria and guidelines
- The decision must be accurately documented and explained
- Commissioners should NOT make decisions based on:
 - o Personal taste
 - o Opinions of the applicant
 - o Opinions about potential uses of the property
 - o Information that is not in the public record
- The decision should be based on:
 - o Relevant ordinances
 - o Rules and procedures
 - o Formal survey and designation information
 - o Design review criteria and guidelines
- Decision should be clearly stated, avoiding unclear directives

Procedural Due Process

- Government proceedings must be orderly, fundamentally fair, judicious, and impartial
- Due process is flexible and calls for such procedural protections as the particular situation demands
- Procedural due process contemplates notice, a reasonable opportunity to be heard, and a fair hearing before a legally constituted impartial tribunal
- Public hearing process should be in writing
- Decisions should be based on facts presented in hearing
- Avoid any appearance of having been arbitrary or capricious

Elements of Local Preservation Programs

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



Survey

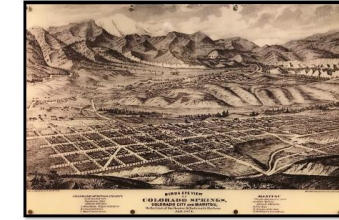
- Documentation of cultural resources
- Basis for all other preservation activities
- Survey Types:
 - Reconnaissance
 - Intensive
 - Archaeological (Class I, II, III)
- Methodologies:
 - Comprehensive
 - Selective
- Historic Context Studies

Additional HPC Tools:

- Preservation Plans
- Survey Plans

Colorado Springs, Colorado

HISTORIC RESOURCES SURVEY AND CONTEXT PLAN



prepared for
City of Colorado Springs
Planning Department, Urban Planning Division

completed by



**TATANKA HISTORICAL
ASSOCIATES INC.**
HISTORIC DOCUMENTATION AND ANALYSIS
PRESERVATION CONSULTING SERVICES

FINAL DRAFT
8 October 2025
SHF Grant #23-M1-011

Boulder Crescent Neighborhood Colorado Springs, Colorado Historic Buildings Survey, 2007

Survey Report

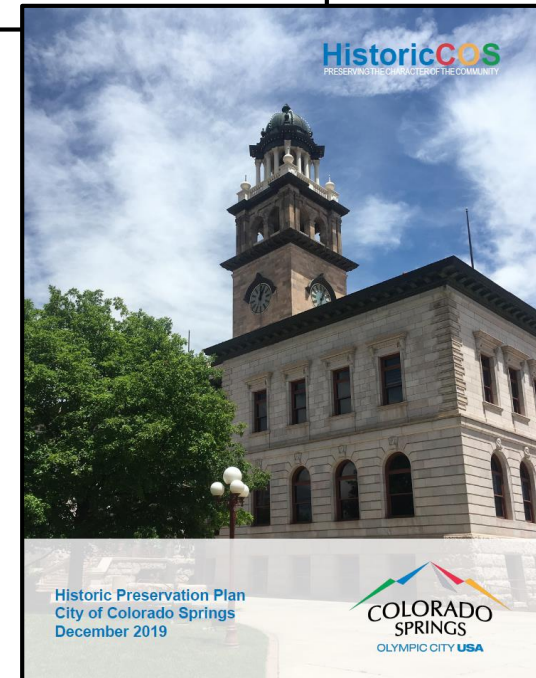
Prepared for:

City of Colorado Springs
Department of City Planning
Comprehensive Planning Division
30 S. Nevada Avenue
Colorado Springs, Colorado 80903

Prepared by:

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29 October 2007



Historic Preservation Plan
City of Colorado Springs
December 2019

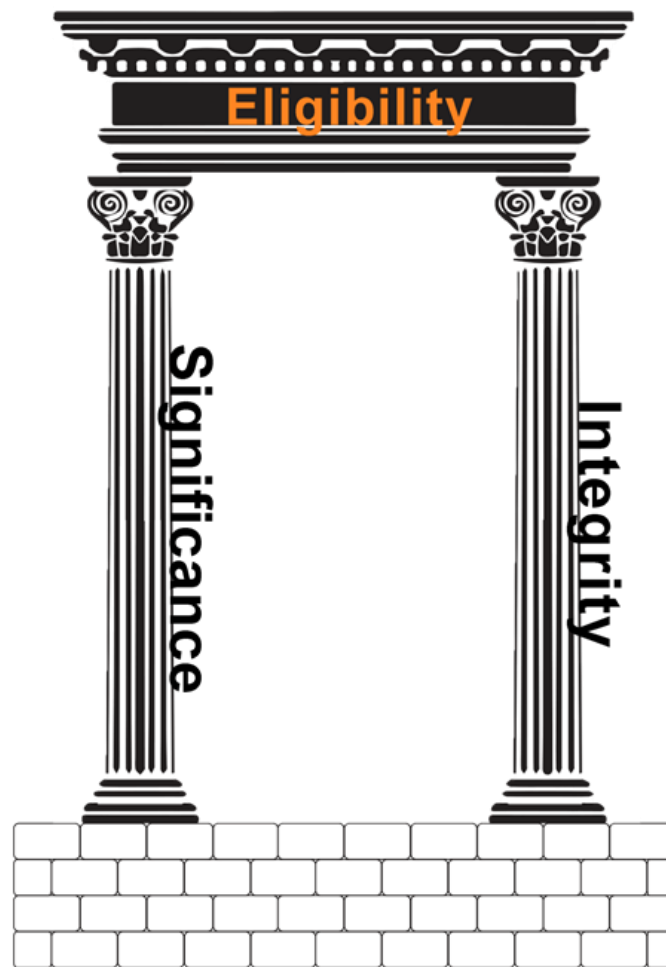
**COLORADO
SPRINGS**
OLYMPIC CITY USA

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



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

Historic Preservation Board
CITY OF COLORADO SPRINGS
30 S. Nevada Avenue, Suite 105 | Colorado Springs, CO 80901
(719) 585-5625

CITY OF COLORADO SPRINGS
HISTORIC PRESERVATION BOARD

Site Address: _____
Project Name: _____
Tax Schedule No.: _____
Existing Zone: _____

Type of Intended Action (check all that apply):
☐ Demolition (total) ☐ Rehabilitation/Restoration
☐ Demolition (partial) ☐ Re-Roof
☐ New Construction

Project Summary:

Owner: _____
Address: _____
City/State: _____
Zip Code: _____
Telephone No.: _____
Email: _____

Applicant: _____
Address: _____
City/State: _____
Zip Code: _____
Telephone No.: _____
Email: _____

I hereby certify that I am the authorized applicant named above and that I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing the application, and that all statements, answers and information of this submittal are in all respects true and accurate to the best of my knowledge and belief. I understand that this application will not be formally accepted until all required information is received by the Land Use Review Division.

Signature of Owner _____ Date _____ Signature of Applicant _____
Applicant must provide all submittal exhibits for complete application

Planner Authorization (CITY USE ONLY):
☐ Complete Application/Authorization Date: _____
☐ Narrative Assigned to: _____
☐ Project Blurb File No(s): _____
☐ Four (4) copies of exhibits

HISTORIC WESTSIDE DESIGN GUIDELINES



Colorado Springs, Colorado

December, 2009

Incentives

LOCAL	STATE & FEDERAL
➤ Sales tax rebate ➤ Low/zero interest loans ➤ Exemptions and variances ➤ Technical assistance ➤ Easements ➤ Property tax rebates ➤ Grants	➤ State Historic Preservation Tax Credit ➤ State Historical Fund ➤ Revolving Loan Fund ➤ Federal Rehabilitation Tax Credit

State Residential Tax Credits

Eligibility	- Private property owners rehabilitating an owner-occupied residence - Property must be on the National, State, or CLG's local register
Tax Credit Amount	- 20% of qualified rehabilitation expenditures - Cap of \$100,000 in credits per owner every 10 years - For projects completed after January 1, 2027, tax credit amount will be fully refunded in first year claimed on taxes
Minimum expenditure	- \$5,000
Application notes	- Apply any time before project is complete - Can include previous 12 months of work on a single project - Administered by History Colorado



State Commercial Tax Credits

Eligibility	- Private and non-profit owners rehabilitating an income-generating property; Long-term lessees may also apply - Property must be on the National, State, or CLG's local register
Tax Credit Amount	- 20-25% of qualified rehabilitation expenditures - Cap of \$1 million in credits per phase - Credits can be sold
Minimum expenditure	- \$20,000
Application notes	- Need to reserve in advance - Can include previous 12 months of work on a single phase - Administered by History Colorado and the Office of Economic Development and International Trade - Can be stacked with 20% Federal Tax Credits if listed on the National Register



State Historical Fund – Non-Competitive Grants

HISTORIC STRUCTURE ASSESSMENT •A report on the physical condition of a historic building. ARCHAEOLOGICAL ASSESSMENT •Initial archaeological data collection and analysis. SURVEY PLAN •Assess the current state of survey documentation. PLANNING •Documents that help the project move forward. <u>This can be used to pay for nominations.</u> EMERGENCY •Assistance to resources damaged by an act of nature.	\$20,000
MICRO •Supports grass-root preservation efforts.	\$10,000

Applications may be submitted throughout the year with funding available on a rolling basis.

Eligibility and Match Requirements:

- Non-profit organizations, government entities, tribal entities are eligible to apply
- If a property has a private owner, a non-profit or government entity must apply
- Cash match is required for each grant type except Emergency Grants



Students at the Chancellor Ranch rock shelter excavation, Las Animas and Bent County. Photo courtesy of Martin Dvorak.



Plaza Urrutia Handball Court. Photo courtesy of the City of Grand Junction.

State Historical Fund – Competitive Grants

Provides funds for:

- Construction
- Archaeology
- Education related to historic preservation

Mini Grant	\$1 - \$50,000
General Grant	\$50,001 - \$250,000

Apply:

- Letter of Intent:** A week prior to deadline
- Deadline:** April 1 and October 1

Eligibility and Match Requirements:

- Non-profit organizations, government entities, tribal entities are eligible to apply
- If a property has a private owner, a non-profit or government entity must apply
- Cash match is required for each grant type



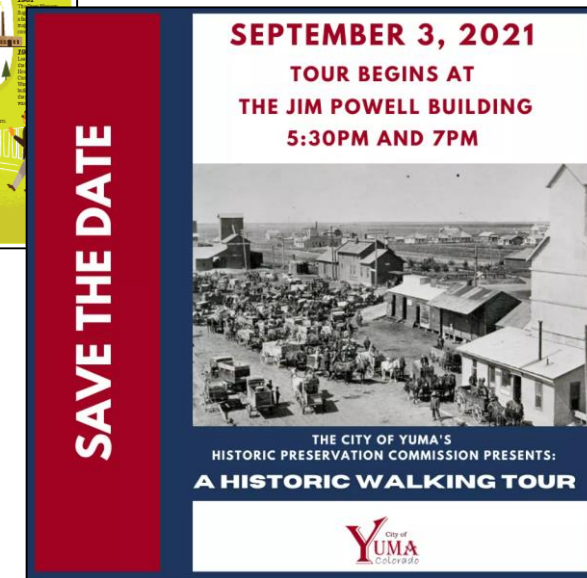
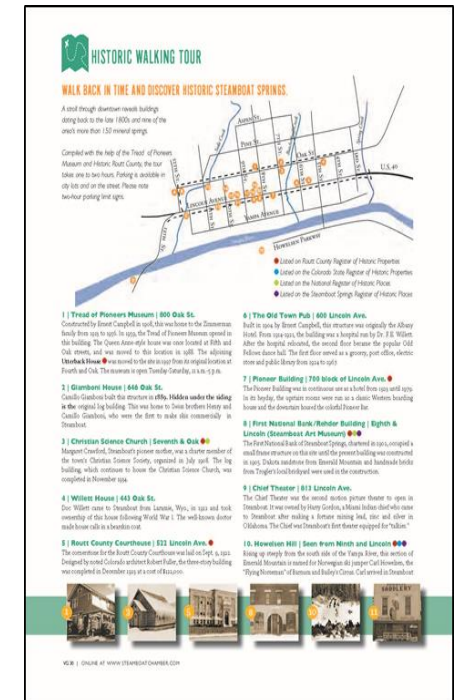
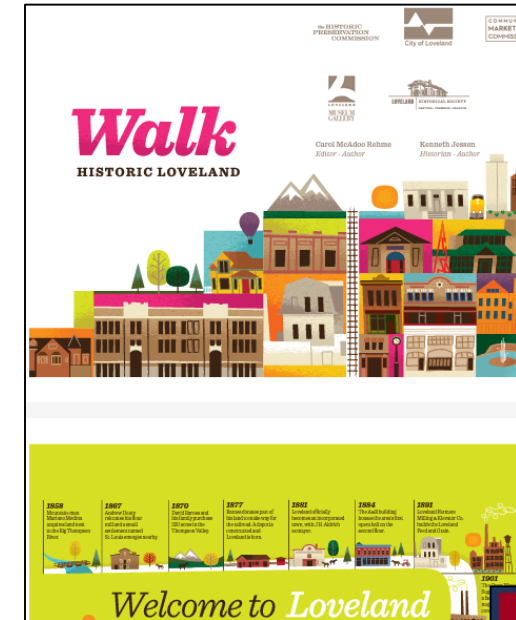
Maxwell Square Building. Photo courtesy of SHF Staff.



Existing interpretive signage at Amache. Photo courtesy of SHF Staff.

Advocacy & Public Education

- Be proactive
- Attend meetings of City Council, other City boards, partner organizations, etc
- Foster community pride and ownership
- Form relationships with historic property owners
- Public outreach
 - publicize successful projects
 - Host an event/workshop or table at community events
 - Use social media
 - Celebrate preservation month





PRESERVING THE PAST, ENRICHING THE FUTURE

Congratulations! Your property is a cherished part of Longmont's history. Owning a historic landmark means you're not just a homeowner—you're a steward of the past, helping to keep our city's unique character alive for future generations.

Why Historic Landmark Status is a Win for You

- Being a designated historic landmark comes with exciting perks. You may be eligible for financial incentives, including state, federal, and local tax credits or rebates for approved restoration and maintenance projects.
- Curious about your landmark's history? The City's Historic Preservation program may have records, stories, or photos that give you a deeper connection to your landmark's past.
- Explore available incentives on the City's website: <https://bit.ly/preservation-incentives>



Your Role as a Historic Home Owner

Thank you for playing a vital role in protecting Longmont's heritage. Owning a historic landmark means any exterior changes—like roofing, additions, or replacing doors and windows—must be reviewed to ensure they align with preservation standards. A Certificate of Appropriateness (COA) is a no-cost application that ensures that renovations honor the historical integrity of your landmark. The Historic Preservation Commission reviews applications based on these key principles:

- Work follows the Secretary of the Interior's Historic Preservation Standards
- Changes enhance or preserve your landmark's historic character
- Alterations maintain the aesthetic and architectural integrity of the landmark

The process helps maintain the beauty and historical significance of your landmark while allowing for thoughtful updates.

We're here to help make historic preservation easy and rewarding. If you have questions about financial incentives, COA applications, or your property's landmark, don't hesitate to reach out.



Contact: Jennifer Hewett-Apperson at (303) 651-8439,
jennifer.hewettapperson@longmontcolorado.gov
 Learn More: <https://bit.ly/hist-preservation>



Advocacy & Public Education




Are You Considering Historic Designation in Berthoud?

Owner's Manual



www.berthoud.org



HISTORIC PRESERVATION TOOLKIT

Historic Designation – formal recognition of a property or landscape that is generally over 50-years old, for historical, architectural, and/or geographical significance to provide for protection and cultural preservation of the resource.

WHAT IS LOCAL HISTORIC DESIGNATION?

Historic designation recognizes a property's significance to Lyons' story – its architecture, people, and events – and offers protections (like design review) and benefits (like tax credits and preservation grants) to help preserve it for generations to come.

WHY CONSIDER LOCAL DESIGNATION?

- Heritage:** Celebrate your home's role in Lyons' legacy, and honor craftsmanship and distinctive architecture.
- Community:** Help preserve community character, and ensure preservation for future generations.
- Financial:** Gain access to incentives like tax credits and preservation grants.

READY TO LEARN MORE?

+1 303-823-8622
 432 5th Avenue
 Lyons, CO 80540
kbruckner@townoflyons.com
www.townoflyons.com/188/Historic-Preservation-Commission

The TOL Historic Preservation Commission meets monthly, and is available to help with any questions you may have!

IS YOUR PROPERTY PART OF LYONS' STORY?

Become a steward of our town's heritage through Local Historic Designation.

Preserve the past.
Inspire the future.



www.townoflyons.com

Congratulations on your recent purchase of a historic property.

You are now a part of one of Denver's distinctive neighborhoods showcasing our incredibly diverse community fabric and architectural heritage.

Any exterior work on your historic district property that requires a building or zoning permit will also require review by Landmark Preservation.

This work may include:

- Reroofing
- New or replacement mechanical or exterior electrical equipment
- Fences, retaining walls, patios, walkways, pergolas
- Alterations to the building's exterior
- Window and door replacement
- A new or altered garage or other accessory structure
- Additions
- New buildings on the site including Accessory Dwelling Units (ADUs)

If you're planning to do work and have questions about requirements, contact Landmark Preservation at landmark@denvergov.org or 720-865-2709. We are happy to help you navigate the approval process!

One more thing! Preservation work on the interior and/or exterior of the property may qualify for Colorado historic preservation tax credits. **Reach out to us to learn more.**

Denver Landmark Preservation
 720-865-2709 | landmark@denvergov.org
www.denvergov.org/landmark

Escanea este código para obtener información en español




Advocacy & Public Education



SAGUACHE ADOBE WORKSHOP

LEARN
BRICK MAKING · ADOBE REPAIR
MUD PLASTERING · WALL BUILDING

FREE WORKSHOP · RSVP REQUIRED · SPACE LIMITED
LED BY CORNERSTONES COMMUNITY PARTNERSHIPS

JUNE 30-JULY 2 and AUGUST 2-3

call 719-580-6145 or
email saguacheadobe@gmail.com by June 24 to RSVP

HOSTED BY TOWN OF SAGUACHE HISTORIC PRESERVATION COMMISSION
FUNDED BY THE STATE HISTORICAL FUND AND A SAGUACHE COUNTY SALES TAX GRANT

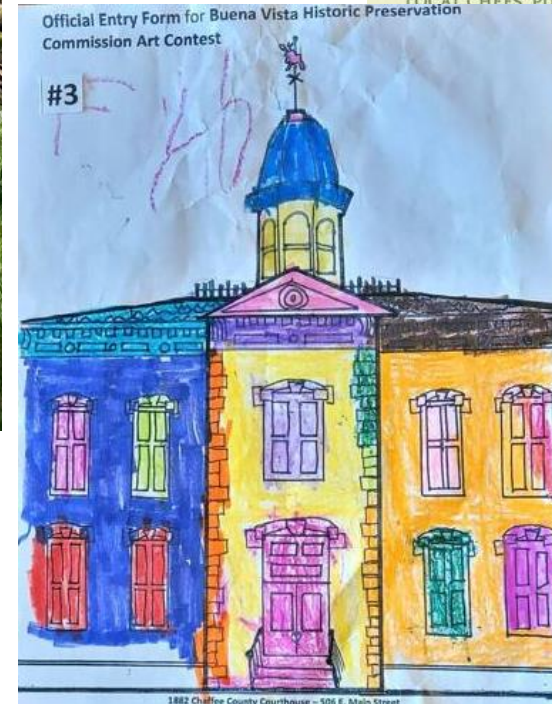
CRESTED BUTTE MUSEUM

Melting Pot Cook-off

EXPERIENCE CREATIONS FROM THE MELTING POT COOKBOOK PREPARED BY LOCAL CHEFS, PUTTING THEIR OWN SPIN ON THE TRADITIONAL RECIPES

Crested Butte Museum | 5-7:30 pm

Adults | \$35 Non-Members | \$15 Alcohol Add-On



Resources

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

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