

**Non-Certified Local Government Historic Preservation Commissions Ordinance Comparison
July 2009**

Aguilar
Arvada
Avon
Baca County
Basalt
Bennett
Bent County
Blackhawk
Brush
Cedaredge
Cortez
Craig
Crowley County
Deer Trail
Delta
Dolores
Douglas County
Edgewater
Elbert County
Elizabeth
Englewood
Erie
Frederick
Frisco
Fruita
Grand County
Grand Junction
Gunnison
Hugo
Jefferson County
La Junta
Lakewood
Lamar
La Plata County
Larkspur
La Veta
Leadville
Lyons
Moffat
Moffat County
Montezuma County
Nederland
New Castle
Northglenn
Otero County
Ouray County
Parker
Pitkin County
Prowers County
Red Cliff
Redstone
Rico

Rifle
Routt County
San Juan County
San Miguel County
Silt
Silver Plume
Silverton
Summit County
Superior
Teller County
Timnath
Walden
Wheat Ridge
Woodland Park
Yuma

Aguilar

- Historic Preservation Advisory Board
- 7 members; must be residents of La Animas County
- Owner consent required
- Current owner and subsequent owners must agree to submit proposed alterations, demolition or relocation to the board or property will be not be listed or be delisted
- Delisting may occur at the will of a property owner

Arvada

- Design Review Committee
- Members appointed by City Council
- Gives advice to Community Development Director for projects in Arvada Downtown Historic District and Olde Town Conservation Area

Avon

- Historic Preservation Committee
- 5 members
- Non-consensual designation permitted
- Mandatory design review with mandatory compliance conducted by Planning and Zoning Commission
- Town may enact incentives

Baca County

- Historic Preservation Advisory Board
- No number of board members indicated
- Owner consent required
- No design review

Basalt

Non-Certified Local Government Historic Preservation Commissions Ordinance Comparison

- Historic Preservation Board
- (no number indicated; Town Board to act until HPB appointed)
- Owner consent required
- Mandatory design review with mandatory compliance
- Structures of Merit

Bennett

- Planning and Zoning Commission acts as Historic Preservation Commission
- Non-consensual designation permitted
- Mandatory design review with voluntary compliance
- Revocation of designation possible upon owner's request

Bent County

- Historic Preservation Advisory Board
- (same members as Board of County Commissioners)
- Owner consent required for designation; owner may apply for revocation of designation at will
- No design review
- Owner of designated property must give 30 days notice of intent to alter, relocate or demolish, and must notify subsequent purchaser of this requirement

Black Hawk

- Historic and Architectural Review Commission
- 7 members, members may be all of the members of the Planning Commission (now disbanded) or the same number of members as sit on the Planning Commission
- Nonconsensual designated permitted
- Mandatory design review with mandatory compliance
- Maintenance requirements

Brush

- Historic Preservation Board
- 5 members, 3 with professional expertise
- Owner consent required
- Mandatory design review with voluntary compliance
- Relocation and demolition criteria
- Maintenance requirements

Cedaredge

- Historic Preservation Advisory Board
- 5 members
- Owner consent required
- Mandatory design review with mandatory compliance
- Demolition and relocation criteria
- Hardship criteria

Non-Certified Local Government Historic Preservation Commissions Ordinance Comparison

Cortez

- Historic Preservation Board
- 7 members (3 members must own real property in city; 1 must be a Chamber of Commerce member)
- Owner consent required (70% for districts)
- Voluntary design review
- Up to 9 historic signs can be designated in the Central Business District

Craig

- Planning and Zoning Commission
- Designation only
- Nonconsensual designation permitted
- No design review

Crowley County

- Historic Preservation Advisory Board
- 7 members
- Designation only
- Owner consent required
- No design review

Deer Trail

- Town Board of Trustees
- Owner consent required
- Mandatory design review with voluntary compliance

Delta

- Historic Preservation Board
- 5 members, 3 members with professional qualifications
- Owner consent required
- Mandatory design review with mandatory compliance
- Demolition and relocation criteria
- Economic hardship criteria

Dolores

- Town Board
- Owner consent required (70% for districts)
- Voluntary design review

Non-Certified Local Government Historic Preservation Commissions Ordinance Comparison

Douglas County

- Historic Preservation Board
- Resolution does not indicate number of Board members; the Board of County Commissioners has appointed 9 Board members representing geographic areas of the County, with 9 alternates
- Owner consent required
- No design review

Edgewater

- Landmark Preservation Commission
- 3 members (city historian and 2 others)
- Designation only
- Owner consent required
- No design review

Elbert County

- Historic Preservation Advisory Board
- 5 members
- Owner consent required
- Owner may request revocation of designation
- No design review

Elizabeth

- Restore Elizabeth Historic Advisory Board (REHAB)
- 5 members
- Owner consent required
- Mandatory design review with mandatory compliance
- Economic hardship criteria

Englewood

- Planning and Zoning Commission
- 7 members
- Designation only
- Owner consent required for individual designations
- 2/3 property owner consent required for district designations
- No design review

Erie

- Historic Preservation Commission
- 7 members, 3 members with professional qualifications (1 of which is RE broker)
- Owner consent required
- Mandatory design review with mandatory compliance
- Demolition and relocation criteria

Non-Certified Local Government Historic Preservation Commissions Ordinance Comparison

- Economic hardship criteria
- Economic incentives: matching funds for streetscaping; waiver of building fees

Frederick

- Town Board
- 3/4 majority vote required without owner consent
- Economic hardship criteria
- Mandatory design review with mandatory compliance

Frisco

- Historic Preservation Board
- 5 members, suggested professional requirements
- Owner consent required
- HPB makes recommendations to Planning Board re historic overlay zoning
- Economic Incentives: purchase of development rights, flexible zoning requirements, density bonus, waiver of real estate transfer tax, waiver of water tap fees, waiver of building permit and planning application fees, partial waiver of bulk plan requirements

Fruita

- Historic Preservation Board
- 5 to 7 members
- Owner consent required; 60% owner consent required for historic district
- Non-binding design review
- Adopted by-laws

Grand County

- Historic Preservation Board (staffed by museum director or designee)
- 5 members
- Owner consent required
- No design review
- 15 day notice required re alteration, demolition, or removal
- Automatic removal from register if owner applies for removal

Grand Junction

- Historic Preservation Board
- 5-7 members, 3 or 4 members with professional requirements (depending on total number of members)
- Nonconsensual designation permitted
- Voluntary design review

Gunnison

Non-Certified Local Government Historic Preservation Commissions Ordinance Comparison

- Historic Preservation Committee
- 3 to 5 members (currently 5); 1 ex-officio member
- Recommends designations to City Council for inclusion under the Gunnison County Resolution

Hugo

- Historic Preservation Advisory Board
- 3 members
- Nonconsensual designation permitted
- No design review
- Reviews nominations to the State Register of Historic Properties

Jefferson County

- Historical Commission
- 5 members constitute a Landmark Designation Committee
- Owner consent required
- Voluntary design review

La Junta

- Historic Preservation Advisory Board
- Comprised of members of the Planning Board
- Owner consent required
- Property must give 30 day notice of proposed exterior alteration

Lakewood

- Landmark Preservation Committee
- 7 members (appointed by the Heritage, Culture and the Arts Commission)
- 1 member to be an architect; 1 member to be a realtor; 1 member appointed from the Lakewood Historical Society
- LPC makes recommendations for designation to the Planning Commission, which holds the hearings
- Owner consent required for individual landmarks
- 75% of both owners of number of legal parcels and assessed valuation required for district designations
- Mandatory design review with mandatory compliance (reviewed by LPC)
- Maintenance requirements

Lamar

- Historic Preservation Advisory Board
- 5 members
- Owner consent required
- No design review

La Plata County

Non-Certified Local Government Historic Preservation Commissions Ordinance Comparison

- Historic Preservation Review Commission
- 3 members
- Designation only; no design review
- Non-consensual designation permitted

Larkspur

- Historic Board
- Unlimited members (53% shall be residents of Larkspur)
- Nonconsensual designation permitted
- Develop a preservation component of the Town's General Plan
- 35 day stay of a building permit
- No design review

La Veta

- Historic Preservation Committee
- At least 5 members to include a property owner in the historic district; a member with knowledge of construction; a representative from Town Board of Trustees; and a member of the Huerfano County Historical Society Board of Directors. Members do not have to live within municipal boundaries
- Nonconsensual designation permitted
- Mandatory design review with mandatory compliance
- Structures of Merit
- Demolition criteria

Leadville

- Planning Commission
- Owner consent required, except for buildings listed in Leadville Historic Building Inventory and buildings from 300 to 900 block of Harrison Avenue
- Mandatory design review with mandatory compliance
- Demolition criteria

Lyons

- Historic Designation Commission
- 3 or 5 members from various backgrounds including stone quarry operations, stone quarry mining history, architectural design and historic preservation
- Owner consent required
- Mandatory design review with voluntary compliance; owner must give 30 days notice of intent to make alteration

Meeker

- Town Board (acts as Historic Preservation Committee)
- Owner consent required
- Mandatory design review with mandatory compliance

Non-Certified Local Government Historic Preservation Commissions Ordinance Comparison

Moffat

- Historic Preservation Board composed of the six members of the Town Trustees
- Owner consent required
- Designation only
- No design review

Moffat County

- Historic Preservation Board
- 7-11 members (sub-Board of Museum of Northwest Colorado Board)
- Owner consent required
- No design review
- Structures of Merit

Montezuma County

- Historical Commission
- 7 commission members appointed in the resolution
- Owner consent required
- No design review

Nederland

- Planning Commission
- 5 members
- Mandatory design standards apply in commercial area
- Voluntary design guidelines apply in residential area

New Castle

- Historic Preservation Commission
- 5 members, with ex-officio members from the town council, planning commission and historical society; 3 regular members must reside within town limits; 2 regular members must have professional expertise
- Owner consent required
- Mandatory design review with mandatory compliance

Northglenn

- Historic Preservation Commission
- 7 members
- Nonconsensual designation permitted
- Mandatory design review with mandatory compliance
- Economic hardship criteria

Non-Certified Local Government Historic Preservation Commissions Ordinance Comparison

Otero County

- Historic Preservation Advisory Board
- 7 members
- Designation only
- No design review

Ouray County

- Board of County Commissioners
- Designation nominations to BOCC by Ouray County Historical Society
- Owner consent required
- Designation only
- No design review
- Stay of alteration or demolition for any property 50 years old or older for 120 days to determine if property meets federal, state or local designation standards and to explore alternatives

Parker

- Landmarks Commission
- 7 members (plus 1 non-voting ex-officio member), 2 members with professional qualifications and 1 member from local historical society
- Nonconsensual designation permitted
- Voluntary design review

Pitkin County

- Redstone Historic Preservation Commission
- Jurisdiction is townsite and castle of Redstone
- 5 members, 3 alternates; professional qualifications sought; must be resident of Crystal River Valley
- Mandatory design review with mandatory compliance

Prowers County

- Historic Preservation Advisory Board
- 5 members
- Owner consent required
- Owner must give 30 days notice prior to alteration, demolition or relocation

Rangely

- Board of Rangely Museum Society
- Owner consent required for designation as well as designated restrictions on use, alterations, maintenance, additions, removal, or demolition

Red Cliff

Non-Certified Local Government Historic Preservation Commissions Ordinance Comparison

- Town Board (acts as Historic Preservation Board but may appoint a Board)
- Nonconsensual designation permitted
- Mandatory design review with mandatory compliance
- Structures of Merit

Redstone

- Historic Preservation Commission
- 5 members, 3 alternates, unspecified number of members must have professional qualifications; must include a balance of renters and property owners
- Assists County Planning Office and makes recommendations to County Planning and Zoning Commission

Rico

- Historic Preservation Committee
- 5 members
- Owner consent required only for single family residences; otherwise, nonconsensual designation permitted
- Mandatory design review with mandatory compliance conducted by the Planning Commission

Rifle

- Planning Commission (acts as Historic Preservation Board)
- Owner consent required
- Mandatory design review with mandatory compliance
- Structures of Merit

Routt County

- Historic Preservation Board
- 7 members
- Owner consent required
- No design review

San Juan County

- Regional Planning Commission acts as Historic Preservation Advisory Board
- Designation only (includes districts)
- HPAB determines procedures for designation
- No design review

San Miguel County

- Historical Commission
- 5 members
- Chosen for expertise in preservation-related disciplines

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- Designation only
- Nonconsensual designation permitted
- No design review

Silt

- Historical Preservation Committee
- 5 members, 1 must be a member of the Silt Historical Society
- Without owner consent, unanimous voted required
- Mandatory design review with mandatory compliance
- Economic hardship criteria

Silver Plume

- Zoning Board
- 5 members, includes Building Inspector
- Reviews alterations in entire town pursuant to Historic Preservation Guidelines
- Mandatory design review with mandatory compliance
- Preservation Plan

Silverton

- Historic Review Committee
- 5 members: 1 from Town Board; 1 from San Juan County Historic Impact Assessment Review Committee; 2 property owners within district; 1 at-large member
- Overlay zone in which all exterior alterations and new construction are reviewed
- Mandatory design review with mandatory compliance

Summit County

- Historic Preservation Advisory Board
- 5 members
- Owner consent required
- No design review

Superior

- Historic Designation Commission
- No certain number of commission members set forth in ordinance.
- Owner consent required
- Property owner must give 30 days notice of intention to alter, demolish or remove.

Teller County

- Historic Preservation Advisory Board
- 5 to 7 members; 1 or 2 alternates
- Owner consent required

Non-Certified Local Government Historic Preservation Commissions Ordinance Comparison

- Mandatory design review with recommendation to planning department

Timnath

- Planning Commission
- 7 members (3 of which are Town Board members)
- Owner consent required
- No design review

Walden

- Historic Preservation Board
- 5 members
- Owner consent required
- Mandatory design review with mandatory compliance
- Preservation Plan

Wheat Ridge

- Wheat Ridge Historical Society Board of Directors (makes recommendations to the City Council regarding designation and alteration requests)
- 3/4 majority vote of City Council required without owner consent
- Mandatory design review with mandatory compliance
- Economic hardship criteria
- Maintenance requirements

Woodland Park

- Historical Preservation Committee
- 5 members, 1 member from Ute Pass Historical Society
- Unanimous vote required if no owner consent
- Mandatory design review with mandatory compliance
- Maintenance requirement
- Economic hardship criteria

Yuma

- City Council (acts as Historic Preservation Board)
- Nonconsensual designation permitted
- Mandatory design review with mandatory compliance
- Maintenance requirements