

MEMORANDUM
September 5, 2018

TO: Landmarks Board

FROM: Charles Ferro, Interim Comprehensive Planning Manager
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SUBJECT: Study Session to Introduce and Discuss the Five-Year Update to the Historic Preservation Plan

PURPOSE:

The [City of Boulder's Historic Preservation Plan](#) was accepted in 2013 and has guided the Historic Preservation program over the last five years by helping to establish priorities and informing the annual work plan. Funding for the plan was provided through a Certified Local Government (CLG) grant that was used to hire a consultant, HistoryMatters, to assess the program, establish goals and objectives for the program, and recommend strategies to achieve these goals.

The purpose of this initial review is to confirm the goals and objectives outlined in the plan (Attachment B) and to gather feedback on the proposed update process and on the Draft Assessment of Progress Toward Goals 2013-2018 (Attachment C).

QUESTIONS

1. Does the Landmarks Board agree with the Draft Assessment of Progress Toward Goals 2013-2018? Is anything missing?
2. Are the Historic Preservation Plan goals and objectives still relevant?
3. Does the Landmarks Board have comments on the proposed process for the five-year update of the Historic Preservation Plan?

SCOPE OF FIVE-YEAR UPDATE

The five-year update of the Historic Preservation Plan will include confirmation of the goals and objectives, documenting progress toward the goals in the first five years and updating the recommendations and associated timeline and roles. The five-year update will not revisit the current program description or assessment. It is anticipated that an in-depth update of the Historic Preservation Plan would be undertaken in 2023 as part of a 10-year update.

COMMUNITY ENGAGEMENT

Public participation is anticipated to occur through the formation of a working group that will meet throughout the process, and community members will be invited to participate through open houses and an online survey.

GOALS AND OBJECTIVES

The goals and objectives for the Historic Preservation program were developed through input from the community, local historic preservation groups, the Landmarks Board and City Council. The goals establish a vision for the program and provide measurable steps to achieve that vision. See **Attachment B: Goals and Objectives** for the full list. The themes are:

- Ensure the protection of Boulder’s significant historic, architectural, and environmental resources;
- Actively engage the community in historic preservation efforts;
- Make review processes clear, predictable, and objective;
- Continue leadership in historic preservation and environmental sustainability;
- Encourage preservation of historic resources.

DRAFT ASSESSMENT OF PROGRESS TOWARD GOALS 2013-2018

Since 2013, the Landmarks Board accomplishments have been documented in “Year in Review” handouts and reviewed at annual retreats. At the retreats, the Landmarks Board has identified priorities from the Historic Preservation Plan to focus efforts in the following year. The draft chart included as **Attachment C: Draft Assessment of Progress Toward Goals 2013-2018**. Reference pages 30-39 of the plan for a detailed explanation of each recommendation.

SCHEDULE AND PROCESS

Staff proposes the following process and timeline for the update of the Historic Preservation Plan:

Phase I: Draft Assessment of 2013-2018 Progress Toward Goals; Confirm Goals and Objectives (September - October)

Confirm goals and objectives and gather feedback on the progress to date and proposed process.

- Landmarks Board Study Session (Sept. 5)
- City Council Information Packet Item (TBD)
- Working Group Meeting #1 (TBD)

Phase II: Draft Revised Recommendations (November)

Review draft revisions to prioritization chart (recommendations, time frame and roles)

- Community Open House #1 (Nov. 7)
- Landmarks Board Meeting (Nov. 7)
- Working Group Meeting #2 (TBD)

Phase III: Final Recommendations (December – January)

Finalize revisions to prioritization chart (recommendations, time frame and roles)

- Working Group Meeting #3 (TBD)
- Landmarks Board Meeting (Jan. 2)

Phase IV: Adoption (January - February)

- Community Open House #2 (Feb. 6)
- Landmarks Board Meeting (Feb. 2)
- City Council Meeting

ATTACHMENTS:

Attachment A: [Historic Preservation Plan](#) (link)

Attachment B: Goals and Objectives

Attachment C: Draft Assessment of Progress Toward Goals 2013-2018

GOALS AND OBJECTIVES

ENSURE THE PROTECTION OF BOULDER'S SIGNIFICANT HISTORIC, ARCHITECTURAL, AND ENVIRONMENTAL RESOURCES

- Create a shared community vision for the protection of resources and areas that are historically, architecturally and/or environmentally significant, and develop strategies for their protection consistent with local, state and federal historic preservation practices;
- Ensure the City of Boulder remains a leader in historic preservation through the careful stewardship of its own historic resources and encouragement of innovative and collaborative approaches to preservation;
- Ensure consistency of historic preservation goals with other city plans, policies and priorities and enhance internal coordination;
- Improve and increase community understanding of the inherent connection between historic preservation and environmental sustainability;
- Establish a clear process for the protection and management of historic resources in the event of natural disaster;
- Explore innovative and alternative strategies to recognize and protect important resources from the recent past.

ACTIVELY ENGAGE THE COMMUNITY IN HISTORIC PRESERVATION EFFORTS

- Encourage collaboration and open dialogue among the community, Landmarks Board, other boards, City Council, city staff and historic preservation organizations to advance historic preservation goals and enhance community support;
- Interpret Boulder's historic, architectural, and environmental resources for residents and visitors;
- Celebrate, promote, and raise awareness about historic preservation successes in Boulder;
- Establish on-going outreach initiatives that engage the community and promote the benefits of historic preservation;
- Cultivate and maintain collaborative relationships with owners of properties that are individually landmarked and/or located within a historic district.

MAKE REVIEW PROCESSES CLEAR, PREDICTABLE, AND OBJECTIVE

- Provide excellent customer service;
- Provide training opportunities for board and staff to ensure objective and consistent decision-making;
- Provide clear, accurate and easily-accessible information to the public;
- Ensure regulations and design guidelines are current, relevant, and effective in balancing the protection of historic buildings with other community priorities and policies;
- Protect historic resources through effective, consistent and transparent review and enforcement policies and practices;
- Recognize and communicate that historic designation allows for change that is sensitive to the character of the building, landmark, or district.

CONTINUE LEADERSHIP IN HISTORIC PRESERVATION AND ENVIRONMENTAL SUSTAINABILITY












- Integrate historic preservation and environmental sustainability policies, such as the Greenpoints program and the Energy Code, to maintain shared community resources for future generations;
- Recognize innovative scholarship and projects that successfully balance historic preservation and environmental sustainability;
- Continue to address common energy efficiency issues as technology evolves, to address window rehabilitation and replacement, solar panel installation, and the use of alternative materials.

ENCOURAGE PRESERVATION OF HISTORIC RESOURCES

- Better publicize and promote existing incentives, such as eligibility for tax credits and relief from building and zoning codes;
- Explore creative and innovative initiatives to encourage historic preservation, improve public perception and defray the cost of rehabilitation and restoration projects;
- Improve public perception of Historic Preservation program through enhanced communication, meaningful collaboration, and involvement between the city and the community at large;
- Recognize and honor property owners for exemplary stewardship of historic buildings.

1. HISTORIC RESOURCE PROTECTION						
Objective	Recommendations	Time Frame	Responsible Parties	Landmarks Board Priority 2014-2018	Work to Date	Progress
Create a shared community vision for the protection of resources and areas that are historically, architecturally and/or environmentally significant and representative of Boulder’s past, and develop strategies for their protection, consistent with local, state and federal historic preservation practices	.1 Develop a plan to identify and prioritize historic resource protection and implement strategies for their protection (◊)	Near	Staff, LB, consultants	2014	Completed a Historic Resource Survey Plan, funded by a CLG Grant (2015-2016)	
	.2 Develop additional historic context reports (◊)	Near	Staff, LB, consultants		Developed University Hill Commercial District National Register Nomination (2015)	
	.3 Explore ways to protect smaller buildings that are eligible for landmark designation	Near	Staff, LB, design professionals, property owners	2016 2018	Joint meetings held between LB and HBI (2014) LB created a “tool” to preserve smaller houses (2016-2017) Designation of 747 12th St. resulted in special ordinance to subdivide non-standard lot.	
	.4 Ensure continued integration of local, state and federal policies	On-Going/ Near	Staff, LB			
Encourage historic preservation and defray the cost of rehabilitation and restoration projects	.5 Publicize existing incentives	On-Going/ Near	Staff, LB, HBI		Website improvement (overhaul in 2015); Developed incentives hand-out for applicants (2014)	
	.6 Initiate new incentives	Long	Staff, LB			
Ensure the City of Boulder remains a leader in historic preservation through the careful stewardship of its own historic resources and encouragement of innovative and collaborative approaches to historic preservation	.7 Designate eligible city-owned buildings and lead by example	On-Going/ Long	Staff, LB, other city staff		Lead by example: City funding used toward the successful relocation of Grandview bungalows (2012-2014) and 744 University Ave.	
	.8 Increase landmark designation coordination between city and county	On-Going/ Near	City and county staff, Heritage Roundtable			
	.9 Explore establishment of an archaeological program (◊)	Long	Staff, LB, local archaeologists			
Explore alternative strategies to recognize and protect important resources from the recent past	.10 Continue dialogue about postwar architecture	Near	Staff, LB, neighborhood associations		LB nominated mid-century modern buildings as Structures of Merit; 9 owners accepted the recognition (2014-2015); Boulder’s Mid-Century Modernism talk presented at CPI (2016) and as part of the Lecture Series (2016); 2014 Lecture Series focused on postwar architecture.	
	.11 Explore creation of conservation districts	Long	Staff, LB, Planning Board, City Council, neighborhood associations, property owners			
(◊) Symbol indicates recommendations that would likely require additional resources.						

2. COMMUNITY COLLABORATION AND ENGAGEMENT

Objective	Recommendations	Time Frame	Responsible Parties	Landmarks Board Priority 2014-2017	Work to Date	Progress
Encourage open dialogue among the community, Landmarks Board, City staff, and Historic Preservation organizations to advance historic preservation goals and enhance community support	.1 Strengthen partnerships with historic preservation organizations	On-Going/ Near	Staff, LB, HBI, community members		Held joint meetings between LB and HBI (2014) LB and HBI jointly presented Film and Lecture Series (2014-2018); Jointly developed the Chautauqua Lighting Design Guidelines with CCA (2017)	
	.2 Collaborate with owners of existing landmarks and properties in designated historic districts; Establish neighborhood liaisons	On-Going/ Near	Staff, LB, representatives of historic districts		Established neighborhood liaisons for Floral Park, MHHD (2014) Hosted MHHD Meet and Greet (2014)	
Improve public perception of historic preservation program through enhanced communication, meaningful collaboration, and involvement between the City and the community-at-large.	.3 Foster greater understanding of historic preservation	Near	Staff, LB, HBI	2014 2017 2018	Hosted MHHD Meet and Greet ; presented LB/HBI Film and Lecture Series (2014-2017); Participated in Whittier's History Day for 3rd grad-ers (2014-2016); Hosted a booth at the Farmers' Market (2014); Created architectural scavenger hunts (2015-2017)	
Interpret Boulder's historic, architectural, and environmental resources to positively raise the profile of historic preservation and create an enhanced sense of place	.4 Share stories of Boulder's historic places (◇)	Near	Staff, LB, consultants	2016	Hosted walking and bicycle tours (2014-2018) and scavenger hunts (2015-2016); integrated history into East Arapahoe Planning Effort (2014); started book of Boulder's Individual Landmarks (in progress)	
	.5 Revitalize the Structures of Merit program	On-Going/ Near	LB		Recognized 9 SOMs in 2014 and 2 in 2015.	
Provide clear, accurate, and easily-accessible information to the public	.6 Improve the city's Historic Preservation website	On-Going/ Near	Staff, LB		Website revamped (2014-2015), with on-going improvements	
	.7 Distribute historic district design guidelines	On-Going/ Near	Staff, LB		Design guidelines	
Improve and increase community understanding of the inherent connection between historic preservation and environmental sustainability	.8 Publicize current scholarship	Near	Staff, LB		NAPC publications included in LB Packets (2014-2015)	
	.9 Recognize projects that successfully integrate historic preservation and sustainability	Near	Staff, LB		Recognized historic preservation projects at annual Heritage Roundtable Awards Ceremony	
Celebrate, promote, and raise awareness about historic preservation successes in Boulder	.10 Engage the community in historic preservation activities	On-Going/ Near	Staff, LB, HBI	2016 2017 2018	Presented LB/HBI Film and Lecture Series (2014-2017) Hosted walking and bicycle tours (2014-2018) and scavenger hunts (2015-2016)	
	.11 Honor property owners for careful stewardship of historic properties	Near	Staff, LB, City Council		Recognized owners of recently designated landmarks at annual Heritage Roundtable Awards Ceremony (2014-2017)	

(◇) Symbol indicates recommendations that would likely require additional resources.

3. PROGRAM OPERATION

Objective	Recommendations	Time Frame	Responsible Parties	Landmarks Board Priority	Work to Date	Progress
Provide training opportunities to ensure fair, objective, and consistent decision-making	.1 Enhance training opportunities for staff and the Landmarks Board	On-Going/ Near	Historic Preservation staff, Landmarks Board, neighborhood liaisons, specialized trainers/consultants		Staff and LB members attended the NAPC conference (2014, 2016, 2018), the CPI Saving Places Conference (2014-2018) and a CLG Training (Aurora, 2014 and Louisville, 2015). Staff attended leadership training (2015) and window rehabilitation workshop (2016)	
Ensure regulations and design guidelines are current, relevant, and provide effective protection of historic buildings	.2 Analyze existing historic district design guidelines	On-Going/ Long	Historic Preservation staff, Landmarks Board, property owners in historic districts	2017 2018	Design Guidelines updated: Pools in MHHD (2014); Downtown Urban Design Guidelines (2015-2016); Chautauqua Lighting Design Guidelines (2017) Signage in Downtown Historic District (2018);	
	.3 Develop design guidelines for new historic districts in collaboration with property owners (◊)	On-Going/ Near	Historic Preservation staff, Landmarks Board, property owners in historic districts			
Pursue effective, consistent and transparent design review processes, enforcement policies, and historic preservation practices	.4 Establish follow-up processes for Landmark Alteration Certificates	Near	Historic Preservation staff, Landmarks Board, neighborhood liaisons	2014 2015	Increased collaboration between Enforcement and HP staff; established an internal process (2015-2018); Pilot project to include final LAC plans for projects reviewed by LB in packet.	
	.5 Explore ways to make design review more consistent and predictable	On-Going/ Near	Historic Preservation staff, Landmarks Board		DRC Notes template created (2017); Design Review Protocol adopted (2018)	
	.6 Analyze effectiveness of the existing demolition ordinance	On-Going/ Near	Historic Preservation staff, Landmarks Board	2015 2017	LB subcommittee to revise the historic preservation section of the BRC (2012-2016); Administrative Rule to Clarify the Demolition Review Process adopted to address the potential impact of a partial demolition (2015)	
	.7 Revise applications and forms	Near	Historic Preservation staff, Landmarks Board		LAC, Demo, Landmark Designation and Historic District applications updated to streamline information and reduce paper waste (2015-2018); revised LB application to clarify time commitment	
Establish a clear process for the protection and management of historic resources in the event of natural disaster	.8 Develop a disaster response plan for the historic preservation program (◊)	Near	Historic Preservation staff, Landmarks Board, consultants			
Integrate historic preservation and environmental sustainability policies to maintain shared community resources for future generations	.9 Coordinate existing sustainability and historic preservation programs	On-Going/ Near	Historic Preservation staff, Landmarks Board	2015 2017	Historic Preservation input in the Energy Code update (201x) and SmartRegs adoption (201x)	
	.10 Continue to address common energy efficiency concerns as technology evolves	On-Going/ Long	Historic Preservation staff, Landmarks Board	2015 2017	Subcommittee on Alternative Materials (201x) and Solar Panels in Historic District (2017)	
Align historic preservation goals with other city plans and policies and enhance internal coordination	.11 Pursue collaborative approaches to integrate historic preservation with other city operations	On-Going/ Near	Historic Preservation staff, other city staff		Historic preservation input in the BVCP Update (2015); Relocation of 744 University Ave. in collaboration with Public Works Flood Mitigation group (2017-2018); History incorporated into East Arapahoe and GO-Boulder Projects (2014); Staff inclement in: Grandview/Conference Center; BVCP Update; Civic Area Master Plan; Housing Strategy; Canyon Complete Streets; Andrews Arboretum; Grandview Conference Center.	

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