



More Carrot, Less Stick

Using incentives to encourage
proper preservation techniques

City of Fort Collins



Local Landmark Incentives

Historic Preservation Planning

- Comprehensive Plan
- Historic Resources Plan
- Regulations
- Historic Contexts and Surveys
- Education
- Dedicated Staffing



Local Incentive Programs

Landmark Rehabilitation Loan Program

Design Assistance Program

Loan Program Basics

Encourage local landmark designation

Prevent deterioration of landmarks

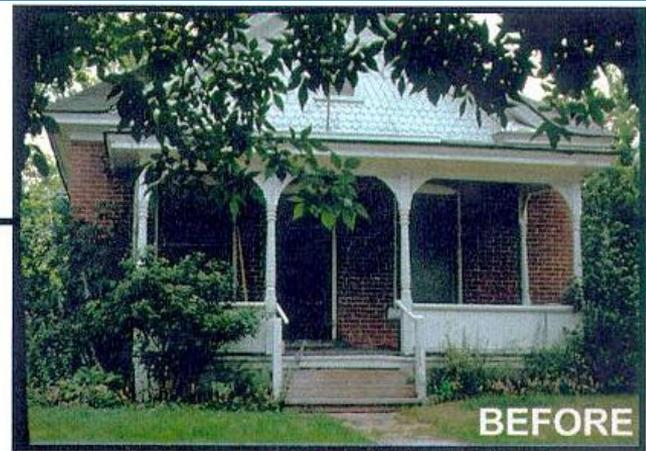
Assist with rehabilitation costs

Ensure Compliance with Secretary's
Standards

Loan Program Details

- Local landmarks
- Exterior rehabilitation
- 50% minimum match
- \$7,500 per project
- 0% Interest
- Funds recycle back into program





BEFORE



AFTER



BEFORE



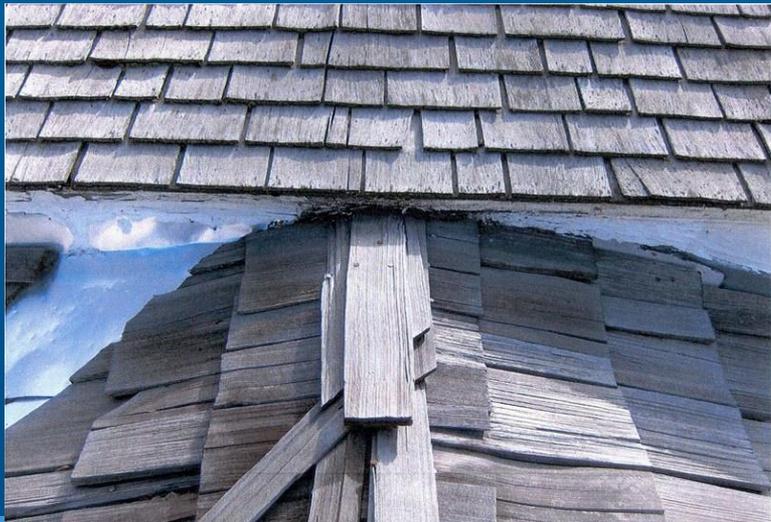
AFTER

AFTER



BEFORE







BEFORE



AFTER

Process

1. Applicant Submittal
2. Application Screening
3. LPC Review and Ranking
4. Loan Award Decision
5. 1 – 2 Year Completion
6. Inspection, Invoices, Deed
7. City Reimbursement



Competitive Process

Landmark Rehabilitation Loan Program

2011

Landmark Preservation Commission Design Review Ranking Worksheet

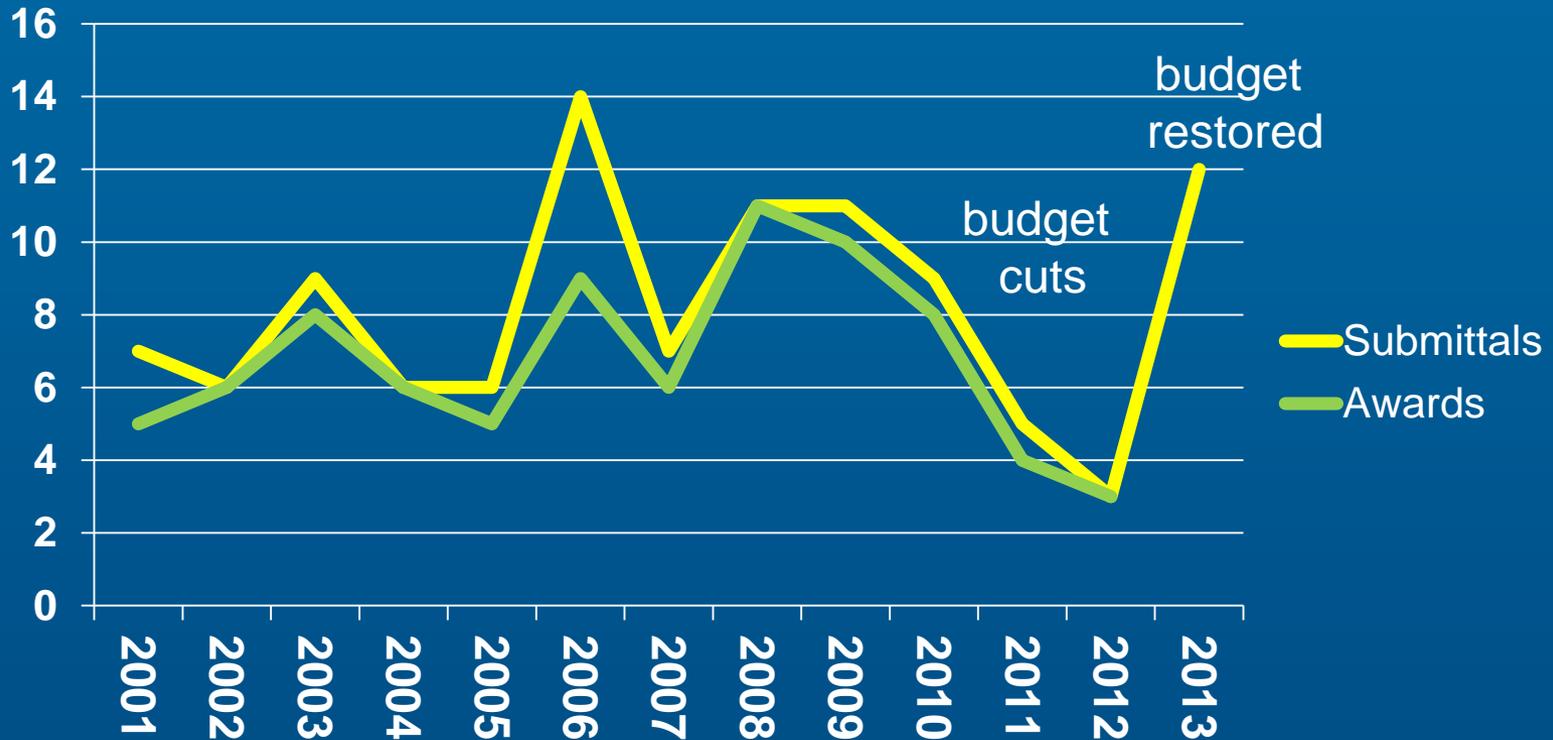
Project ID: 121 **610 Cherry St -- Joshua Beck**

Feature Name	Condition of Feature	Work on Feature	A: Match	B: Sec. Stds	C: Pres Necessity	D: Work Quality	Total Points	Rank:
A South Chimney	Chimney is unstable with deteriorated mortar and missing bricks. There is no mud wash on top to help keep moisture out. There is no metal liner to prevent carbon monoxide from reentering home and to prevent mortar from disintegrating.	Rebuilding chimney stack using existing brick and replacement brick of similar nature to bring chimney up to code height. White portland cement with buff coloring to be used as mortar. Install chimney liner and metal cap to vent furnace. Mud wash at top of stack. Roof protection. Saw kerf to receive roofers flashing. Install new chimney flashings.	<input type="text" value="1"/>	<input type="text"/>				
B North Chimney	Chimney is unstable with deteriorated mortar and missing bricks. There is no mud wash on top to help keep moisture out. There is no metal liner to prevent carbon monoxide from reentering home and to prevent mortar from disintegrating.	Rebuilding chimney stack using existing brick and replacement brick of similar nature to bring chimney up to code height. White portland cement with buff coloring to be used as mortar. Install chimney liner and metal cap to vent hot water heater. Mud wash at top of stack. Roof protection. Saw kerf to receive roofers flashing. Install new chimney flashings.	<input type="text" value="1"/>	<input type="text"/>				

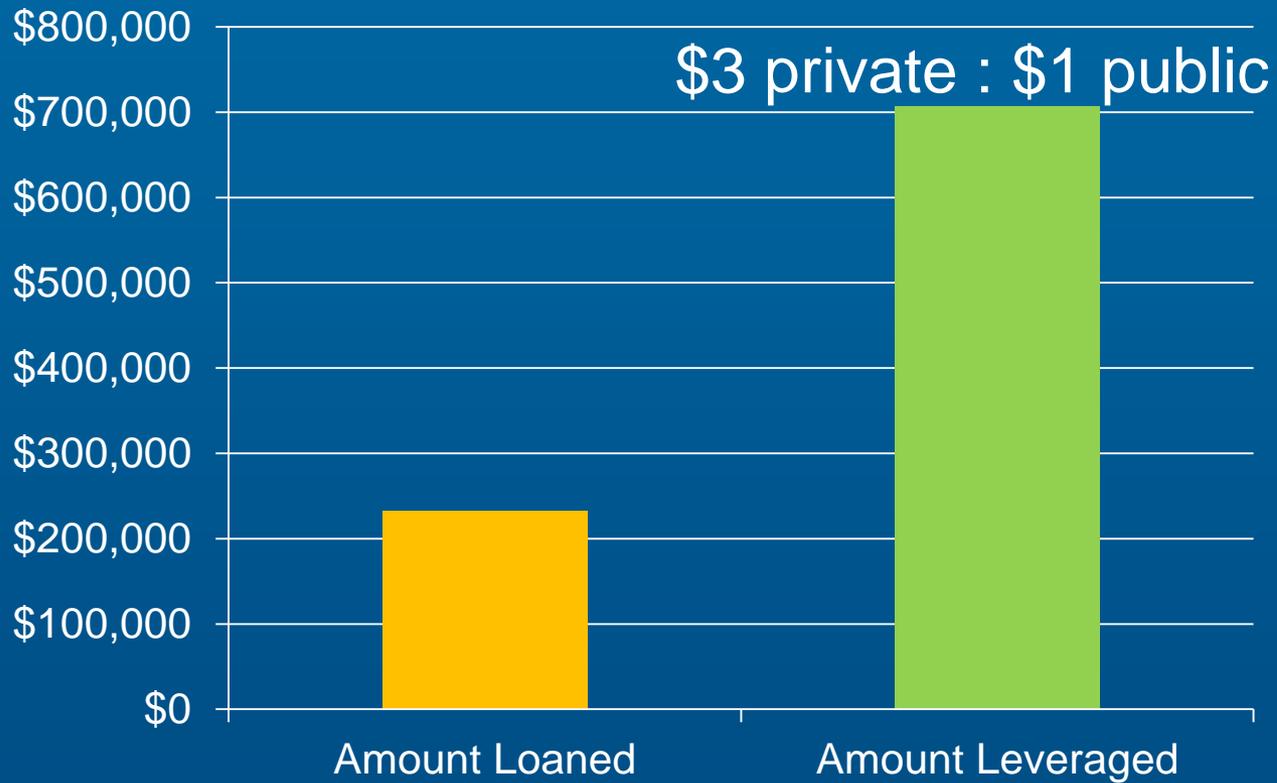
Project ID: 122 **1022 S College Ave -- Kelly Day**

Feature Name	Condition of Feature	Work on Feature	A: Match	B: Sec. Stds	C: Pres Necessity	D: Work Quality	Total Points	Rank:
A Facia, Moulding, Soffit	Fascia, moulding, soffit, and gable are rotting, broken or missing	Remove fascia and replace. Fix crown on west side. Repair/replace small gable return and main eave line and crown and large gable on north side. Soffit replace corbel - gutter crown on shed roof on East side. Repair small gable and return main eave line and gutter crown. Large gable on south side.	<input type="text" value="2"/>	<input type="text"/>				
B Gutter & Downspouts	Gutters and downspouts are completely rotted, rusted or missing.	Remove and install 6 1/2" round gutter in galvanized (corrugated or smooth) downspouts. Gutters will be painted to match existing trim. Wash, sand, prime, caulk then finish with coat of paint that matches other trim.	<input type="text" value="2"/>	<input type="text"/>				

Loan Submittals and Awards



Leveraged Investment: 2001 - 2012



What Works

Simple Process

Minimal Administration

Design Review Integration

Painless Repayment

Mortgage Licensing Partnership

Issues and Considerations

Funding

Staff Time

Ensuring Quality

Rules and Procedures

State and Federal Regulations

Design Assistance Program

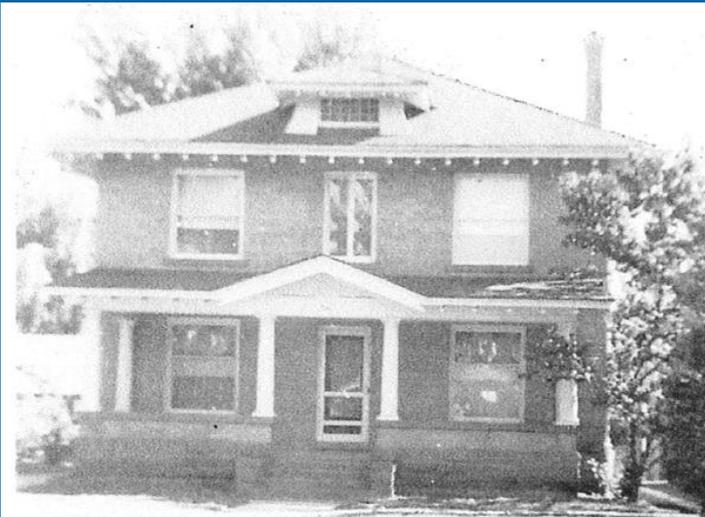
Professional Assistance on Design

Pre-Approved Consultant List

Historic structure or Within Core Neighborhoods

Exterior improvements

Design consultation, plans, research



THEN



20

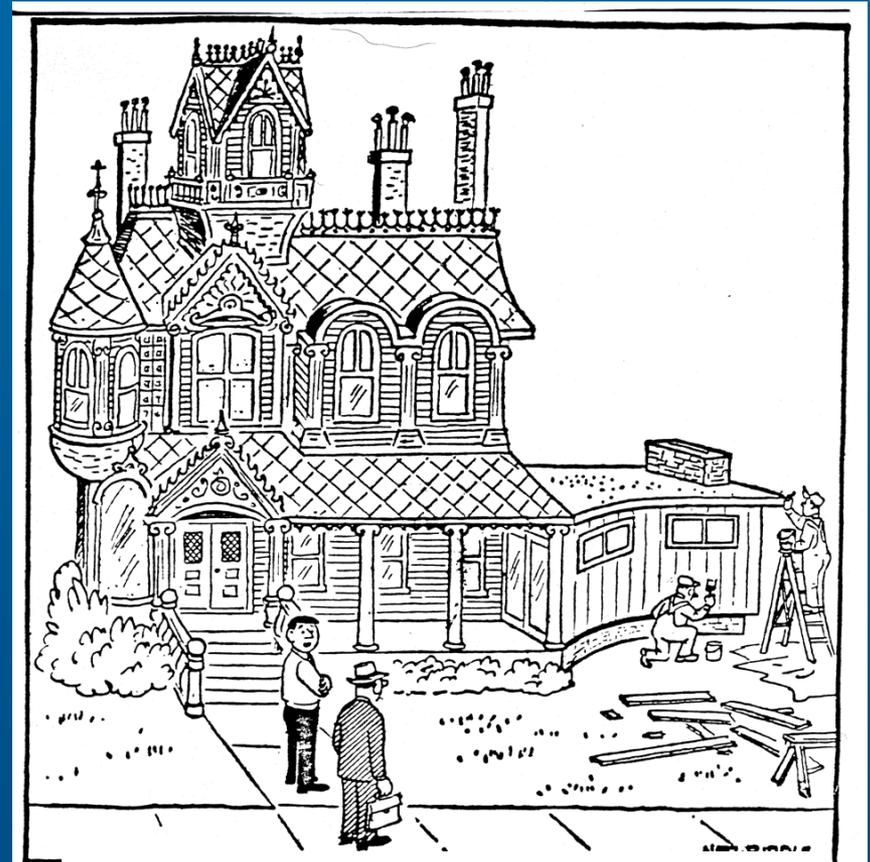
NOW



PROPOSED

Process

1. Initial discussion
2. Interview & select consultant
3. Application form
4. Submittal of plans
5. Staff approval
6. Release of funds



Does it look too tacked on?

Benefits

- ***Neighborhood Compatibility***
- Homeowner acceptance
- Quality of submittals higher
- Reduces homeowner financial burden
- Leverages other grants

For More Information

www.fcgov.com/historicpreservation

twilder@fcgov.com



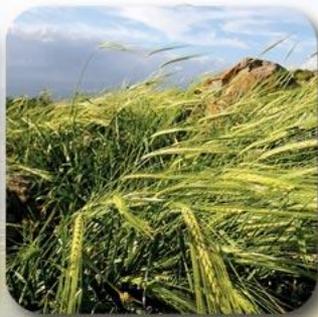
"Our hobby is finding old, run-down Victorian houses and levelling them."



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Boulder County Land Use Department



More Carrot - Less Stick

**Thursday, February 7, 2013
Saving Places Conference**

More Carrot - Less Stick Incentives for Historic Preservation in Boulder County



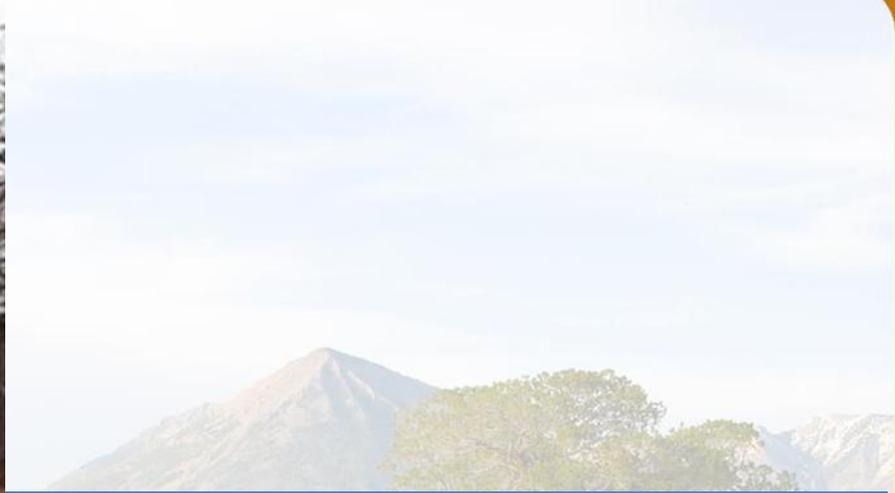
Denise Grimm, Senior Planner
Boulder County Land Use Department



Boulder County Historic Landmark Rehabilitation Grant Program

- County Commissioners have budgeted money each year since 2002-\$50,000
- Each applicant can apply for up to \$10,000 each year and must match it with an equal amount.
- The property must be a county designated historic landmark.
- Eligible work includes exterior or structural rehabilitation or work needed to prolong the life of the landmark.





Boulder County
Land Use Department





Boulder County
Land Use Department



Boulder County Historic Landmark Rehabilitation Grant Program

- Originally designed to be a competitive process with applications being considered once a year.
- We now allow applications to be submitted at anytime. In some years we have run out of money the second half of the year. The BOCC allows us to ask for supplemental requests.
- The money is reimbursed to the applicant after construction is inspected.
- Over 60 projects funded so far.
- Building permit fees waived for grant projects



Boulder County Land Use Code- Code provisions added to allow greater viability for historic landmarks

Flexible uses allowed:

- Historic Accessory Dwelling Unit
- Adaptive Reuse of a Historic Landmark
- Use of Community Significance
- Multiple principal uses

Ability to overcome the usual size limitations set by
the County



Historic Accessory Dwelling



Prevents demolition and encourages landmarking by allowing a second house on a property



Adaptive Reuse of a Historic Landmark



Allows historic structures to be used for uses that might not otherwise be allowed in the zoning district if they are compatible with the structure, further its preservation and aren't detrimental to the neighborhood



Transferable Development Credits

- Development credits can be transferred from properties willing to limit their size (no more than 2000 square feet) and can be sold to those wanting to build larger than 6000 square feet
- Bonus credits available for preserving historic or environmental resources



Conclusion

Except for the grant program these incentives may be uniquely suited to Boulder County and the nuances of our Land Use Code.

Look at your code, evaluate your local challenges and get creative!





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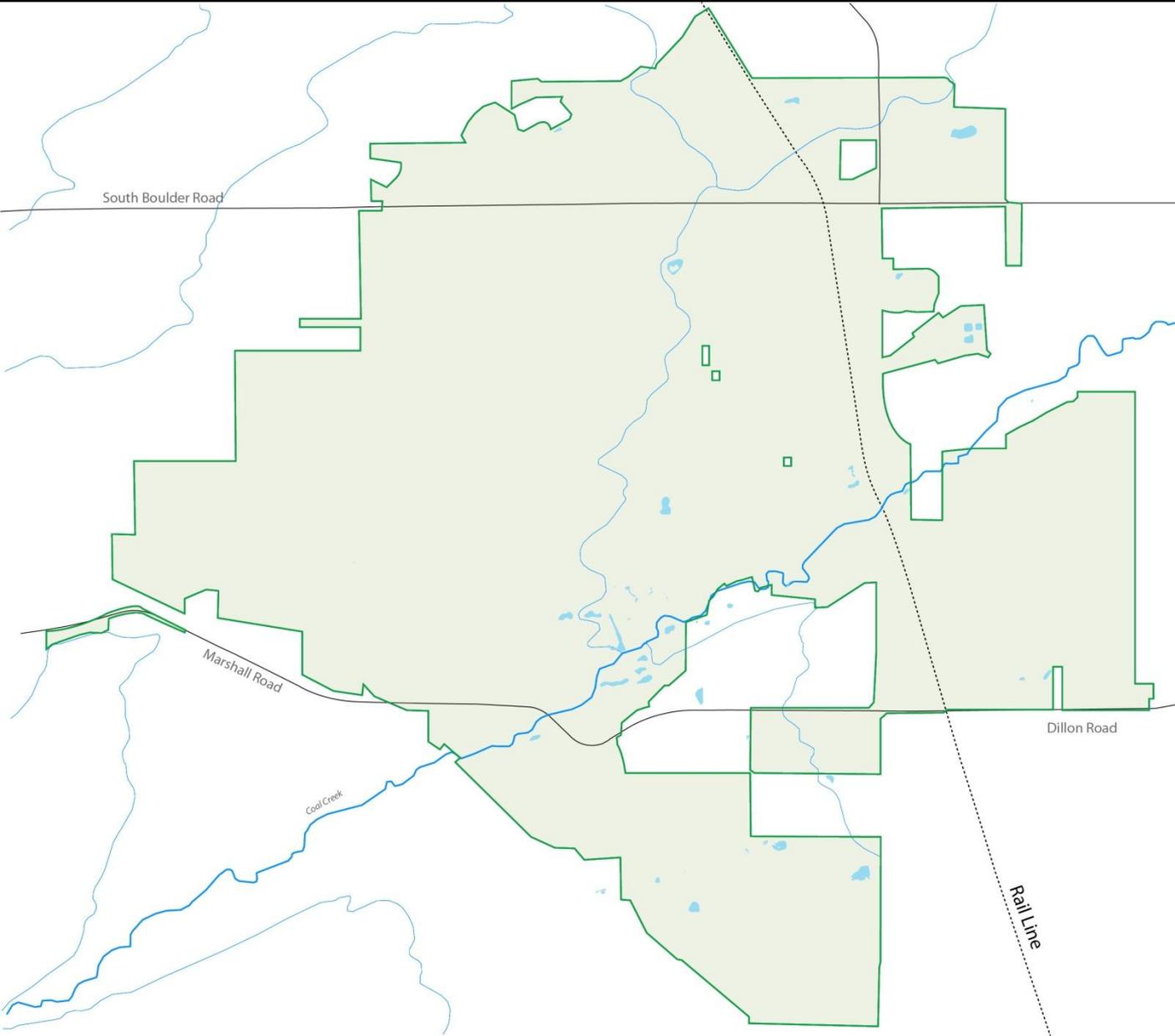
Louisville, CO Historic Preservation Program



© DJ GROCE
Scott Robinson – Louisville Department of Planning and Building Safety

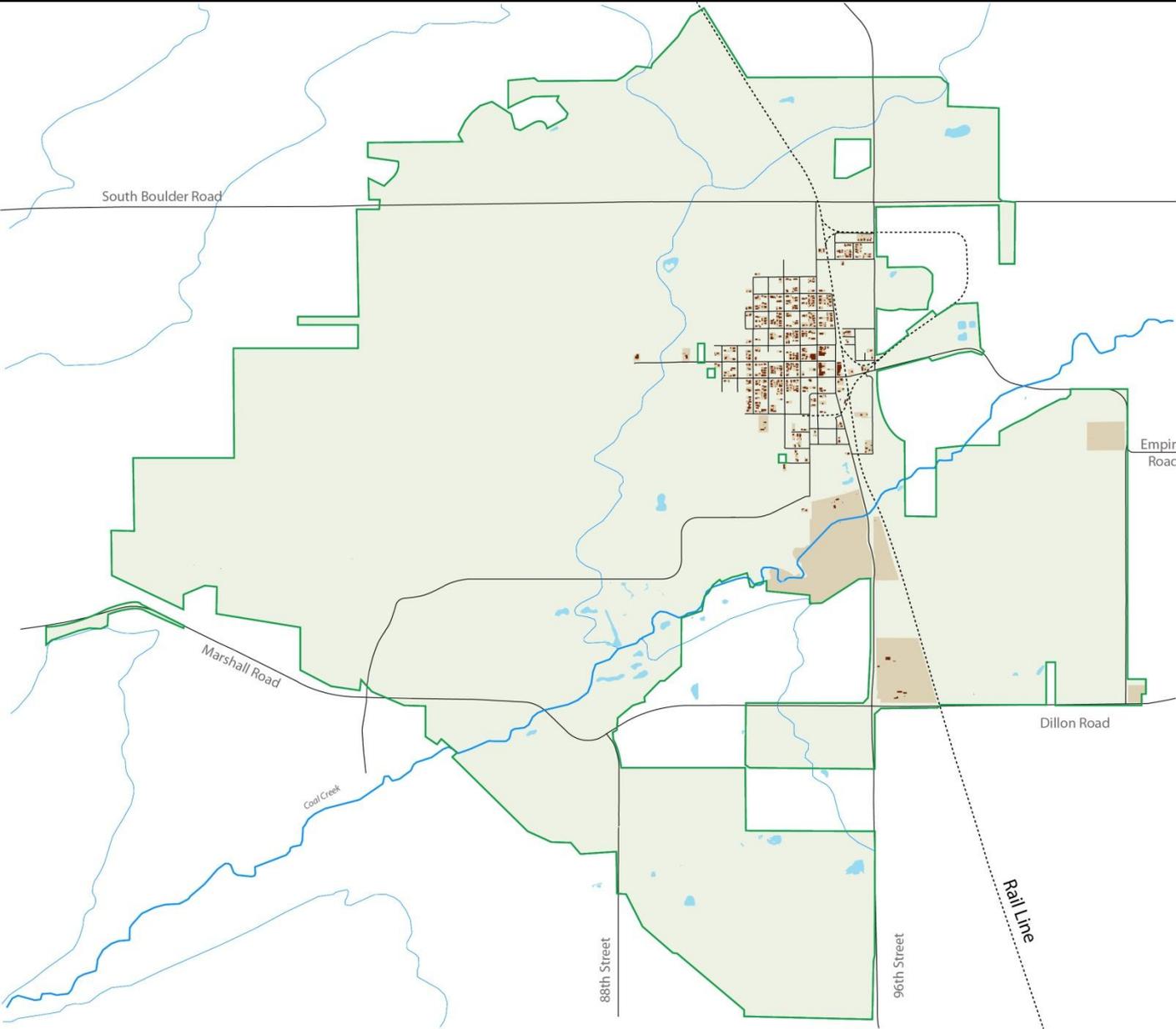
DEVELOPMENT HISTORY

Louisville before 1878



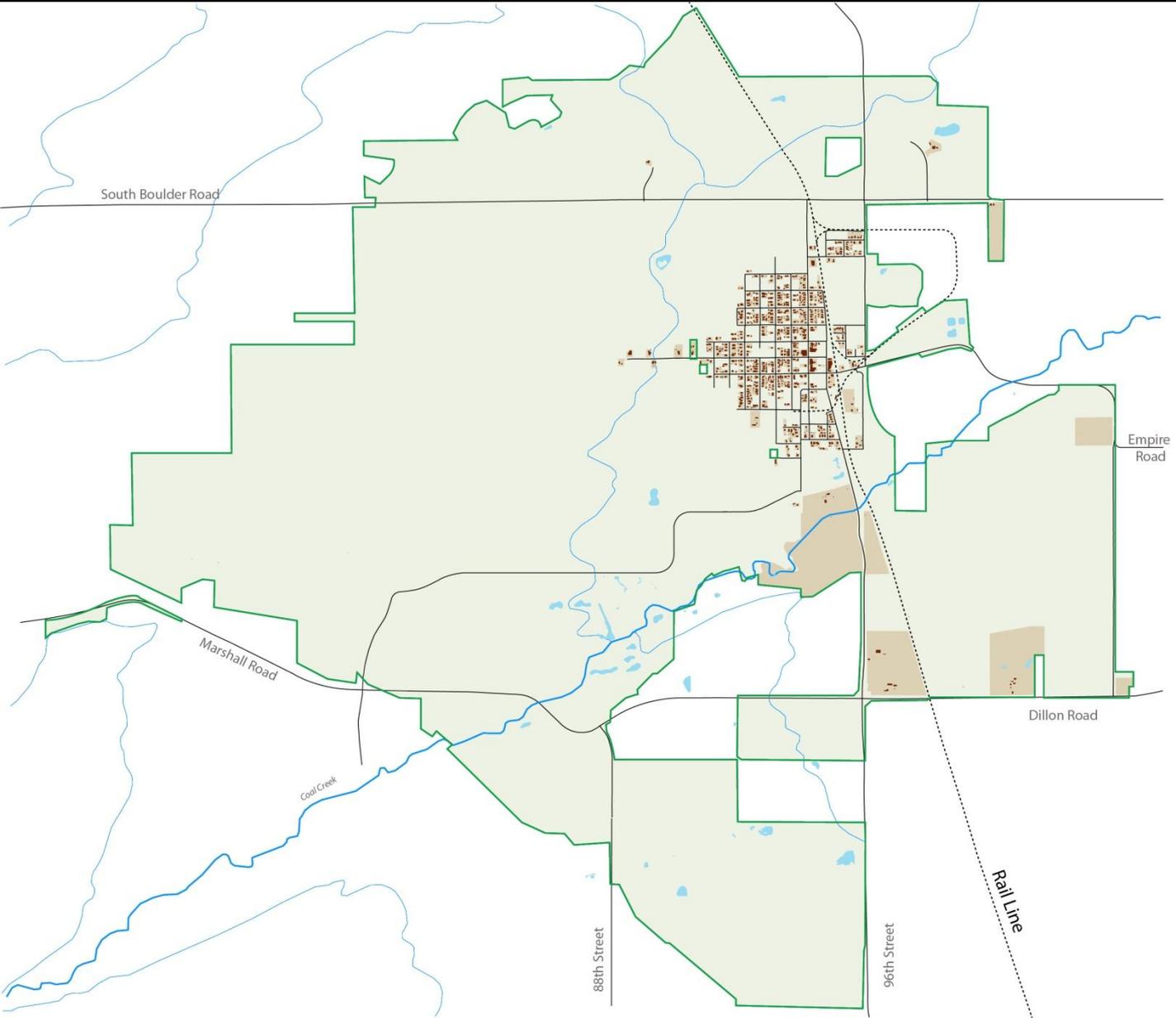
DEVELOPMENT HISTORY

Louisville between 1878 & 1909



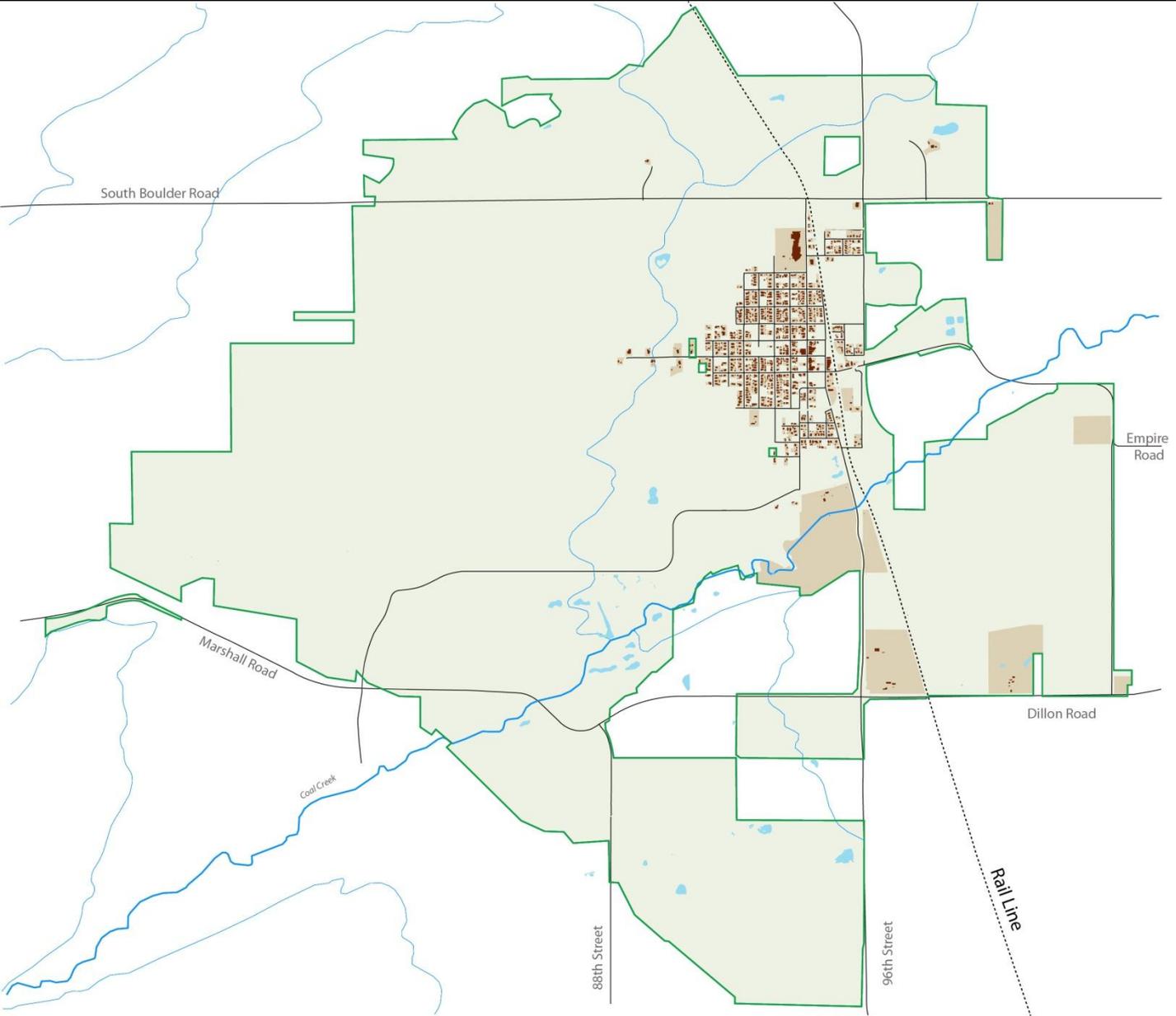
DEVELOPMENT HISTORY

Louisville between 1910 & 1929



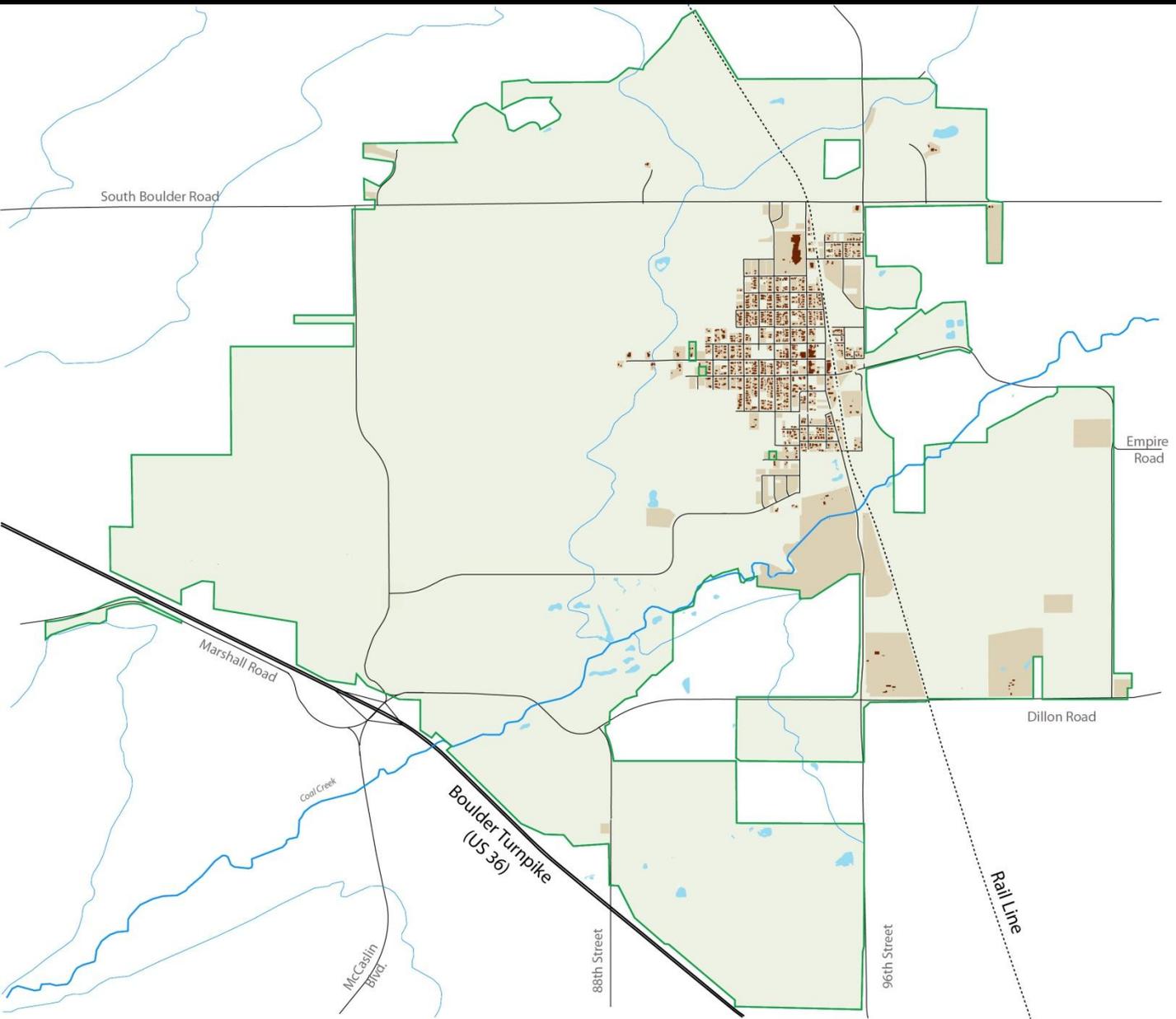
DEVELOPMENT HISTORY

Louisville between 1930 & 1949



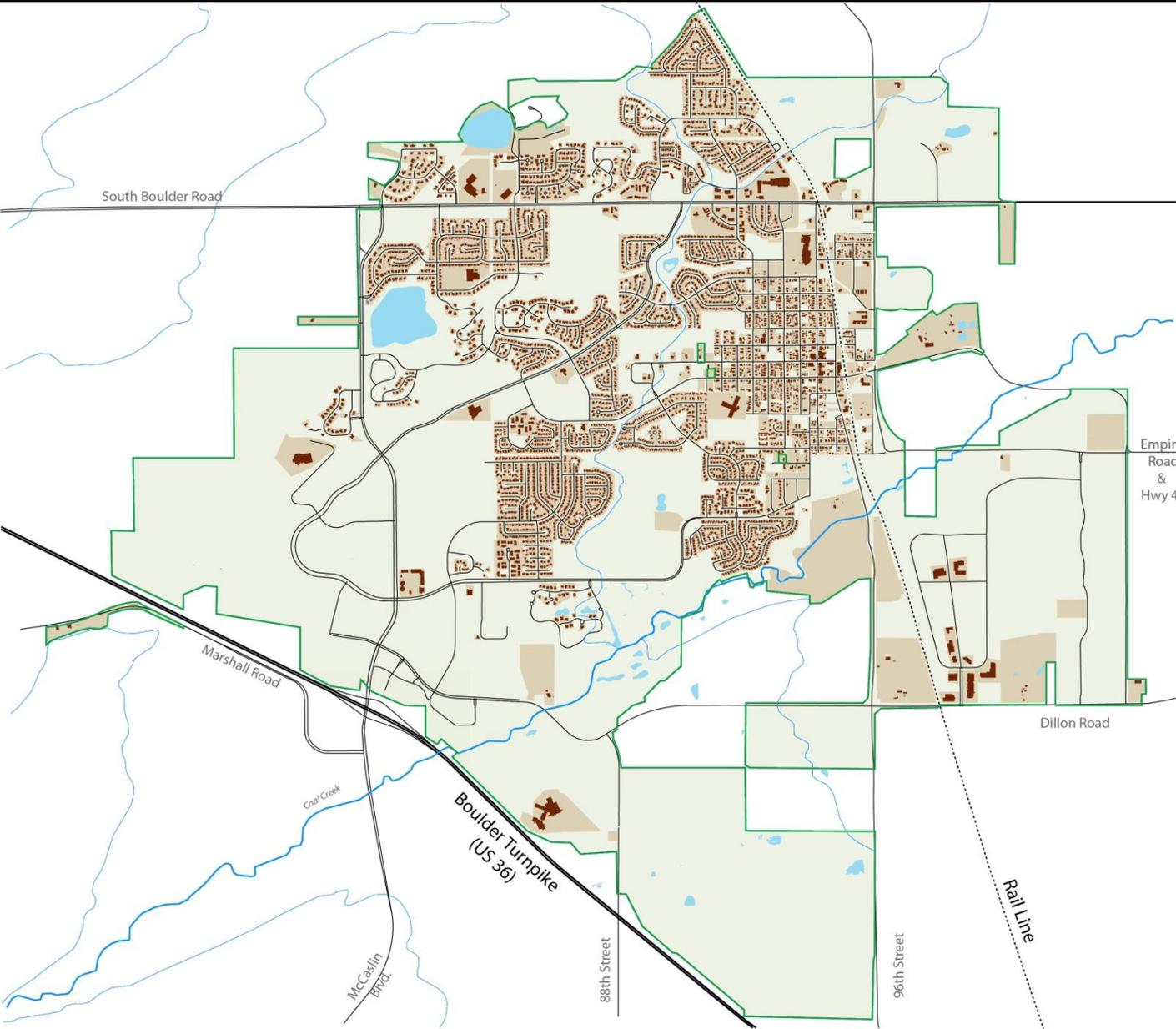
DEVELOPMENT HISTORY

Louisville between 1950 & 1969



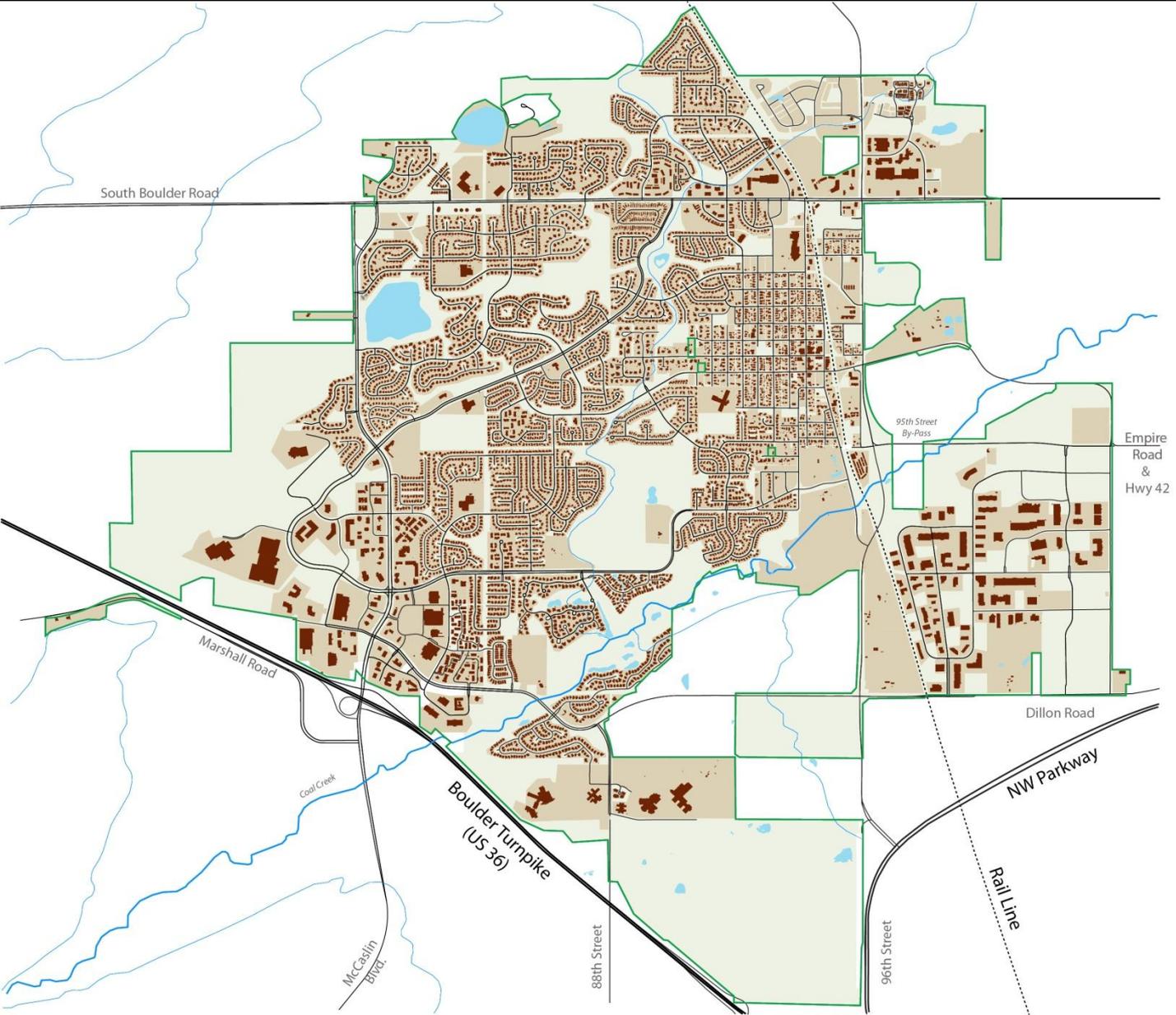
DEVELOPMENT HISTORY

Louisville between 1970 & 1989



DEVELOPMENT HISTORY

Louisville between 1990 & 2012









Source: Google



Source: Google

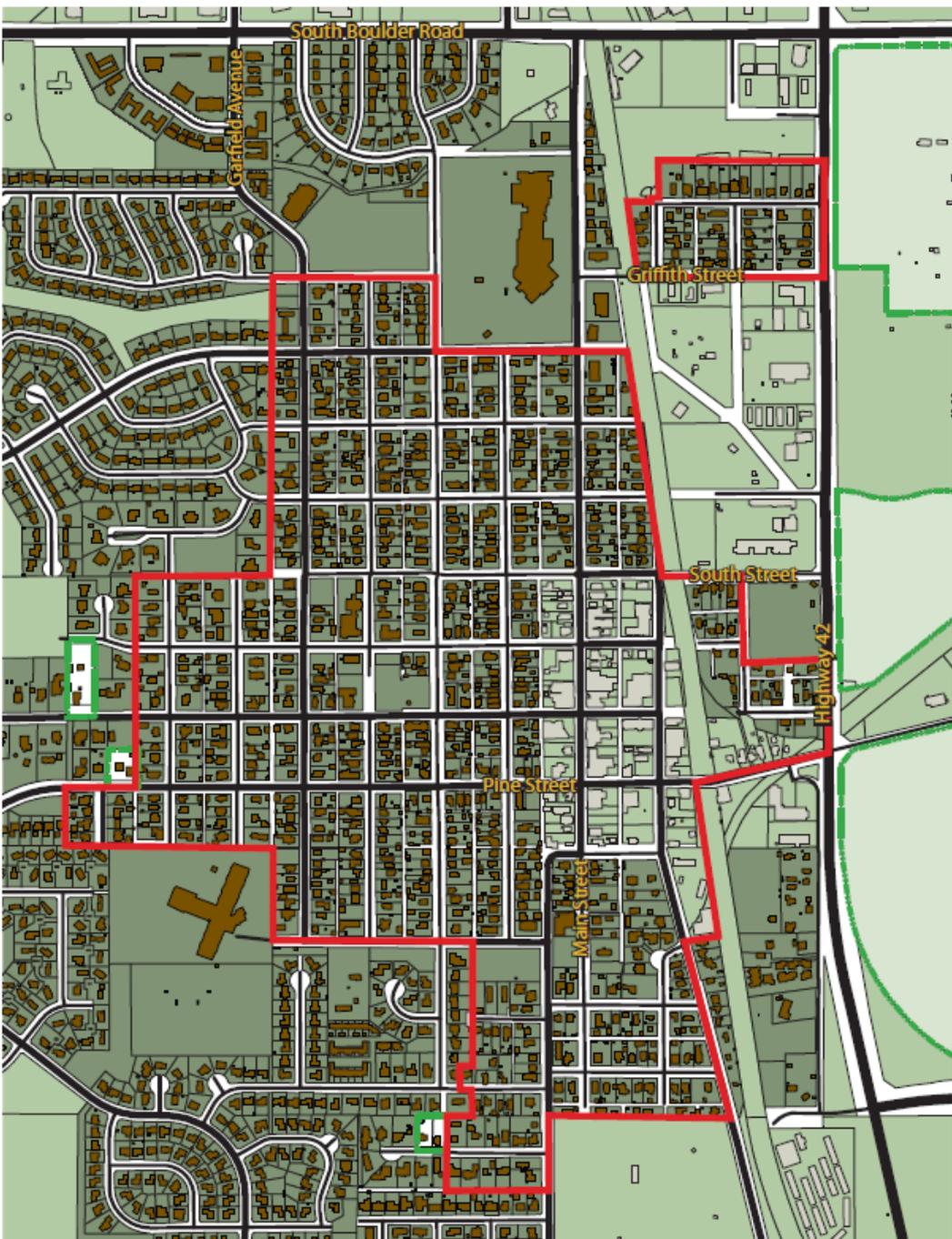


Historic Preservation Tax

- 1/8% Sales Tax
- Approved by voters in 2008
- Lasts 10 years
- Runs January 1, 2009 to December 31, 2018
- Generates approximately \$400,000 per year

Historic Preservation Fund

- Grants to preserve historic buildings or their facades
- Acquisition of conservation easements on historic properties or other eligible properties
- Acquisition and rehabilitation of historic properties to be sold with conservation easements
- Grants or low interest loans to preserve and rehabilitate eligible properties
- Funding for tax or fee rebates for eligible buildings
- Funding of a public-private partnership for preservation of buildings of historic significance
- Funding of other programs to preserve historic buildings and building which contribute to the character of historic Old Town Louisville



□ Old Town District

Grant Process

- Landmark
- Structural assessment
- Priority list
- Scope of work and bids
- Grant approval and alteration certificate

Grant Amounts

Residential

- \$1,000 signing bonus
- \$900 assessment
- \$5,000 flexible grant
- \$15,000 focused grant
(requires 100% match)
- \$21,900 total

Commercial

- \$10,000 signing bonus
- \$6,000 assessment
- \$65,000 flexible grant
- \$100,000 focused grant
(requires 100% match)
- \$181,000 total

21 landmarks

\$175,500 in grants disbursed

Development Bonus

- 5% lot coverage and FAR bonus for preservation
- 10% lot coverage and FAR bonus for landmarking





Loans

- Working on implementation
- Goal is to extend the life of the fund if it is not renewed in 2018

Demolition Review

- Any structure older than 50 years
- Up to 180 day stay
- Design assistance offered
- Find a mutually beneficial solution

Louisville Grain Elevator





CR12







scottr@louisvilleco.gov
303-335-4596

More information

<http://louisvilleco.gov/GOVERNMENT/BoardsCommissions/HistoricPreservationCommission/tabid/260/Default.aspx>



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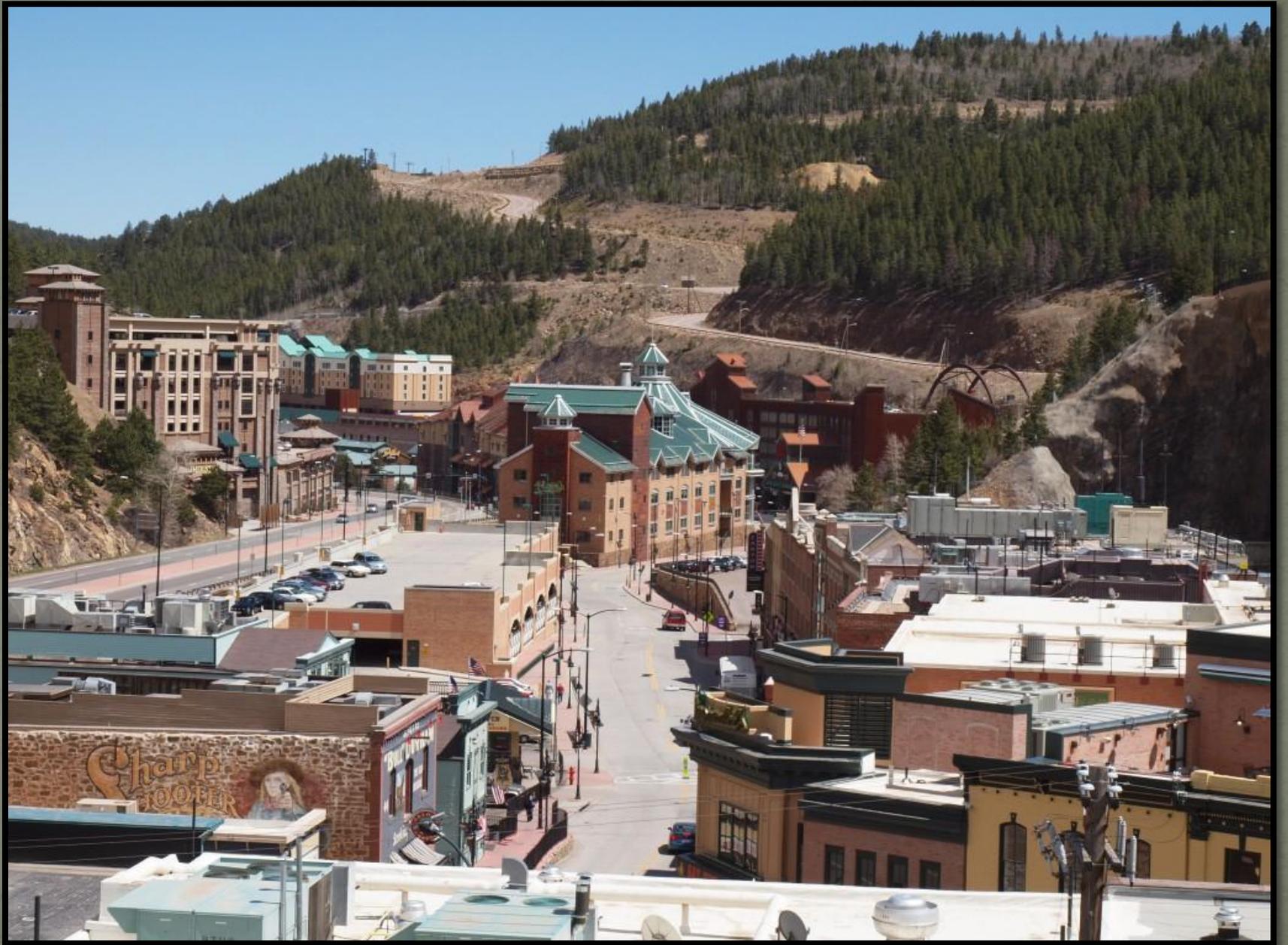


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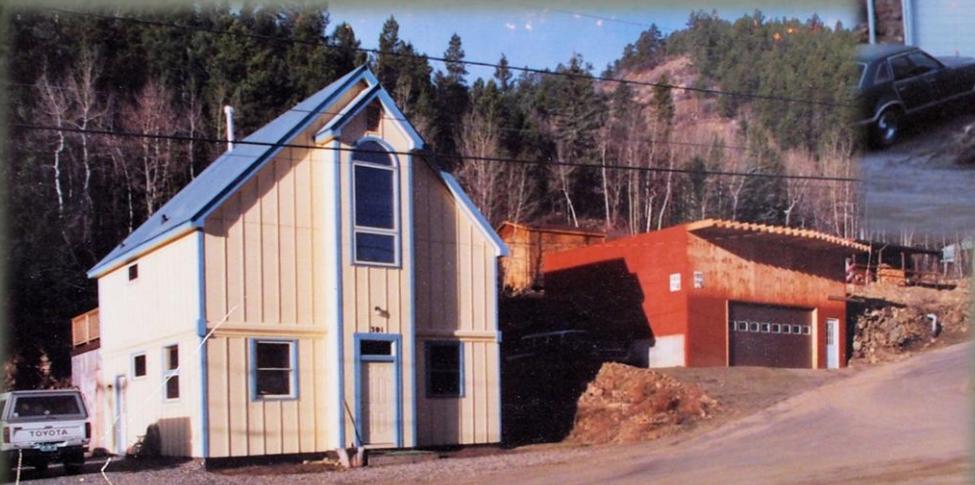
Black Hawk



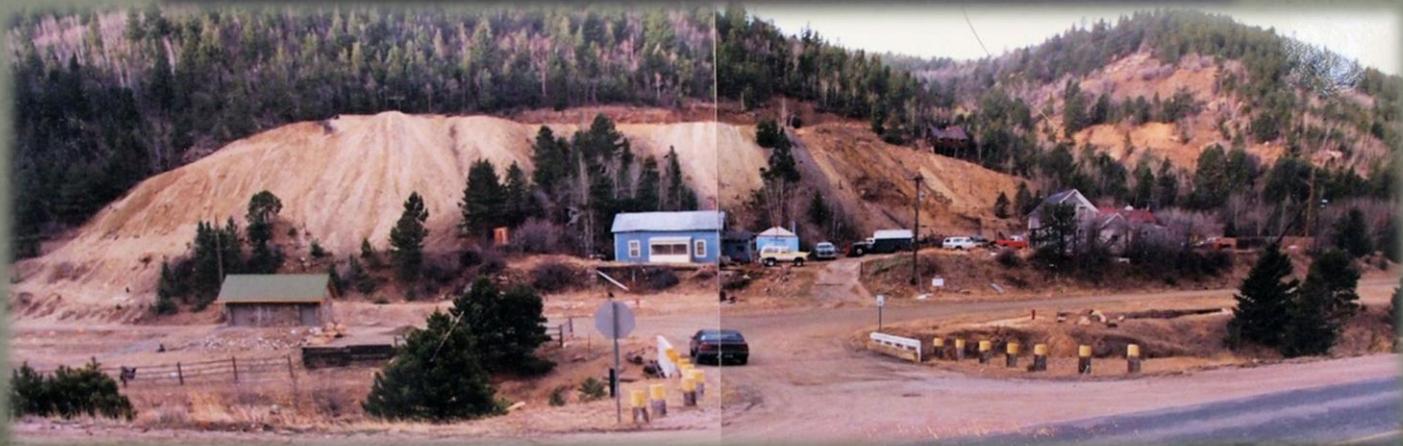




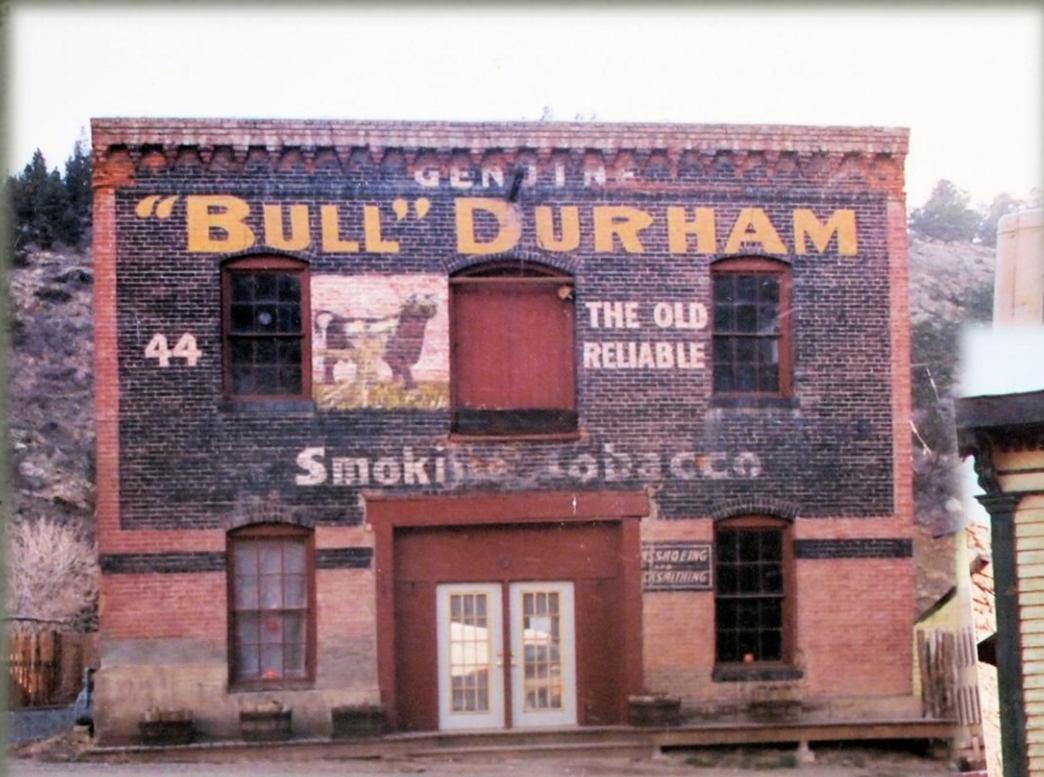


















State Historical Fund

- 28% of gaming tax revenues to SHF
 - 20% to the three gaming towns
 - 80% to the SHF grant program
- \$254,155,509 in 3,885 SHF grants
- Grants awarded in every Colorado county
- **83.88%** of the revenues in fiscal 2012 from Black Hawk

Black Hawk's Community Restoration & Preservation Fund



211 Church Street

Future City of Black Hawk offices



Community Restoration & Preservation Fund



Community Restoration & Preservation Fund

- Site work
- Radon mitigation
- Emergency grants
- Paint
- Rehabilitation grants



- Architectural, structural, owner's representation & historic preservation consultation

Paint



Paint



Architectural, structural, owner's representation & Historic preservation consultation



Rehabilitation grants



CITY OF BLACK HAWK COMMUNITY RESTORATION AND PRESERVATION FUND GUIDE TO PROGRAMS

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PLEASE TAKE NOTE

THE GRANTS AWARDED UNDER THE GRANT PROGRAM SHALL BE CONSIDERED INCOME UNDER STATE AND FEDERAL INCOME TAX LAWS. MOREOVER, PARTICIPATION IN THE HISTORIC PRESERVATION AND RESTORATION EASEMENT PROGRAM MAY ALSO SUBJECT YOU TO INCOME TAX LIABILITY.





201 Horn Street

- Contributing to NHL district



201 Horn Street

- Large, incompatible second story addition



- Removed 2nd story addition, restoring original roofline



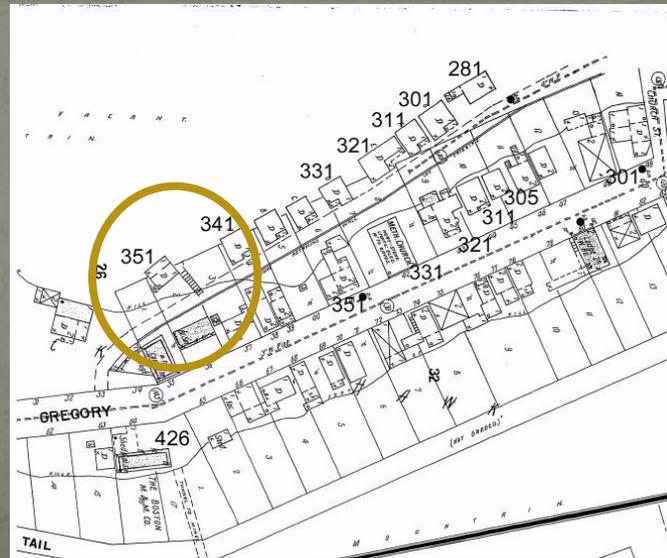
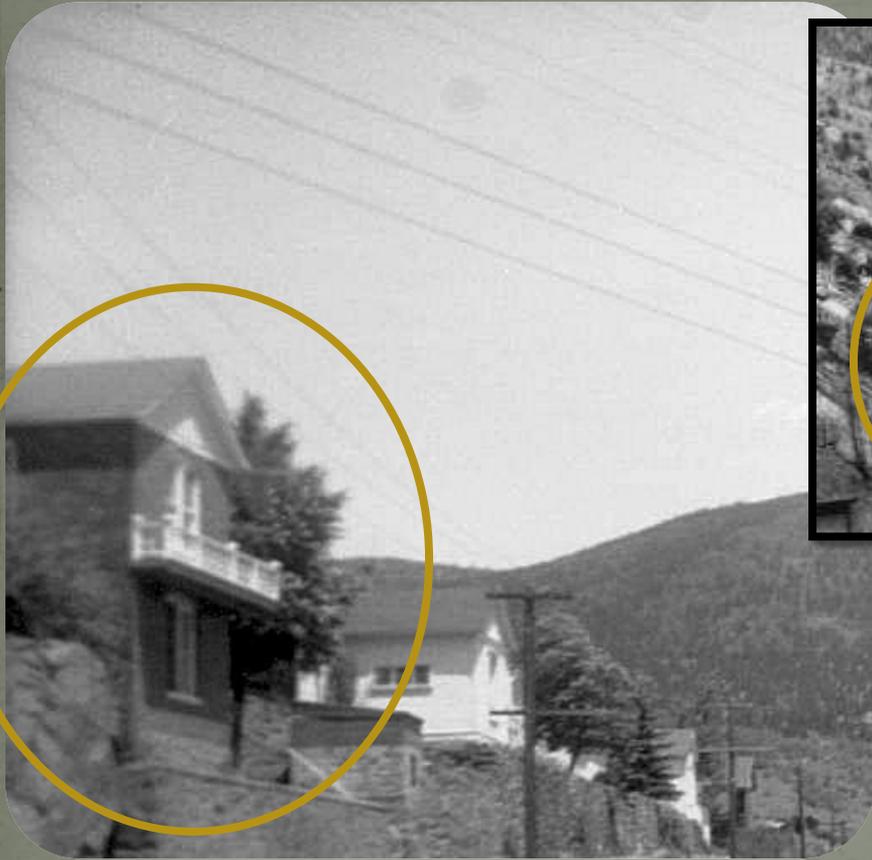
351 High Street

- Ca. 1970s alterations, including “Bavarian” siding, roof changes, numerous additions



351 High Street

ca. 1953 & 1910-1930





- Removed stucco & false timber siding
- Restored original roof line
- Removed of non-historic additions, restoring historic footprint



185 Clear Creek Street

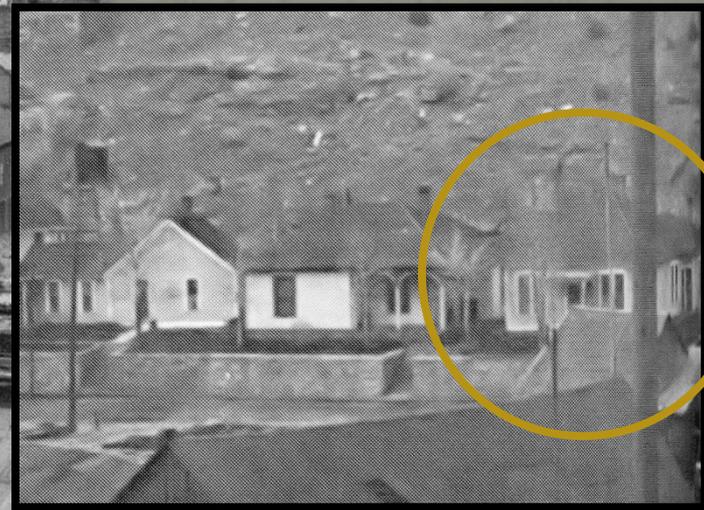
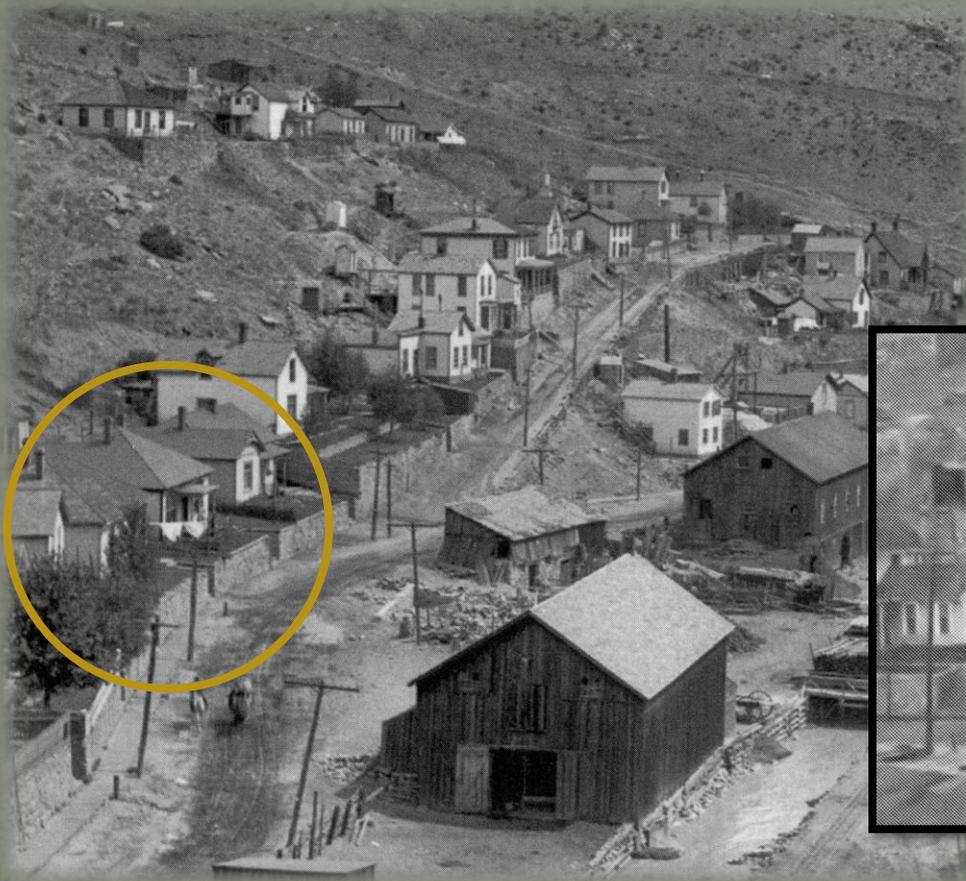
mid-20th century alterations

- Wide synthetic siding
- Large, incompatible second story addition
- Loss of historic front porch



185 Clear Creek Street

ca. 1888 & 1910







185 Clear Creek Street

Community Restoration and Preservation Fund

- Restored original siding
- Restored missing front porch
- Relocated second story addition to the rear



211 Church Street

Future City of Black Hawk offices



211 Church Street

- Original exterior features from 1863, but interior remodeled in 1950s and later; deteriorated with mold and asbestos









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