



ONEN Neighborhood Wide Meeting
May 22, 2014

Historic Preservation Break-out Session

The process used for this session was the following:

- 1) A flip chart was used with four topics listed in this order - **Tax Credits:** with sub-topics Application and Standards; **Workshops:** with sub-topics Maintenance, Restoration & Rehabilitation; **Zoning/Variiances:** with sub-topics Overlay Zone, Code Enforcement, Set Backs; and **Other Information/Concerns.**
- 2.) An overview of what we hoped to accomplish was made and then an overview/explanation of each topic lasting 3 or 4 minutes per topic.
- 3) Each participant was then asked to indicate which topics they have high interest by a show of hands and their collective rating was recorded on the flip chart. They could rate any or all of them high.
- 4) We tallied up the ratings for each topic and put that number next to the topic on the flip chart
- 5) Next came the Q and A. Each topic with a heading on a blank page, and a recorder wrote participant responses under each heading. The questions for all topics: "What do you want to learn about this topic?" "How do you want to receive this knowledge - website, workshop, or other?" and for the Other Information/Concerns topic "Do you have new ideas or suggestions regarding historic preservation?"
- 6) Once we go back together as a big group each of the 3 ONEN session chairmen briefly explained their results (using their flip charts).
- 7) Historic Preservation contact information was made available on paper to hand out for additional input by email. A signup sheet with name, email address and place to indicate a willingness to volunteer was circulated to participants.

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- 1) A flip chart was presented with the following topics and sub-topics listed: Tax Credits: with sub-topics Application & Standards; Workshops: with sub-topics Maintenance, Restoration & Rehabilitation; Zoning/Variiances: with sub-topics Overlay Zone, Code Enforcement & Set Backs; and Other Information/Concerns.
- 2) Pat Doyle opened the session with the following overview:
"The purpose of this breakout session is to determine what you need or want to learn regarding Historic Preservation and how you want to receive that information. Included will be your ideas and suggestions. After a brief overview of several main topics, we will ask the same three questions: What do you want to learn about this topic? How do you want to receive this knowledge—Website, workshop, other? Do you have new ideas or suggestions regarding historic preservation?"
"We will pass out contact information at the end of the session. If you want to make additional suggestions, volunteer for the Historic Preservation Committee, or volunteer your expertise in some way, please contact us. We need volunteers."

A brief overview was made for each of the three discussion topics as follows:

Tax Credits

One of the financial benefits of living in a historic district is the availability of Colorado State tax credits. If your home is located in the **North End Historic District** or the **Weber-Wahsatch Historic District** and you are planning a restoration or rehabilitation project, the [State Office of Archaeology and Historic Preservation](#) (OAHP) may help you as they administer and provide guidance on available tax credits.

According to the requirements you are eligible for a **20% tax credit** for projects of at least **\$5000** and the credit maximum is \$50,000. The credit is applied against your Colorado State tax and can be applied for a **period up to ten years**.

As an example, if you had an approved **project that cost \$10,000** and paid **State Taxes of \$1000 per year** then you could claim the **tax credit of \$2000 over a two year period**.

It is important that you **apply for the tax credit PRIOR** to starting the project to increase your chances of approval. The two part application includes a detailed description:

“Part 1 - Preliminary Approval” includes details and pictures of the area to be renovated “Before Renovation”.

“Part 2 - Final Approval” is filed upon completion and includes pictures of the “After” Renovation”.

There are a few requirements as follows:

- Project **minimum is \$5000**
- Maximum credit is **\$50,000**
- The project must be **completed within 24 months**
- The Part 2 **Final Approval must be filed within 60 days of completion**
- The **Secretary of Interior’s Standards for Rehabilitation must be followed**. The list of ten required standards are outlined on a one page document. All are quite reasonable.
- There is a **five year requirement to live in the house after renovation** – if you sell your house (or rental house) you must give back a prorated amount – 100 % the first year, 80% the second, 60% the third, 40% the fourth and 20% the fifth.

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Workshops/Tours/In-services

Since 2006 both the Historic Preservation Alliance (HPA) and ONEN have sponsored several tours and workshops. The invitations to the workshops have been well advertised to HPA members and Old North Enders. **Examples of Workshops:** Tuck Pointing; Paint Choice & Preparation; Windows: Repair or Replace?; Creating Environmentally Responsible Landscapes Within a Historic District; Custom Architectural Art Glass; Restoration of Your Historic/Original Windows; Glazing & Painting Windows; Exterior Maintenance; Restoration/Rehabilitation/Compatible Addition on site visits; Decorative Painting to Customize Your House; Create Your Own Canvas Floor Cloth—**In-services (ONEN Only):** Tax credits; Overlay Zoning

Presentations/Tours included history and architecture: Central Downtown Walking Tour; Trolley Museum; Walking Tour of Historic N. Tejon St.; Pleasant Valley/Camp Creek; Shooks Run & Its Surrounding Neighborhoods; Post-war America & John Bonforte & the Bonnyville Subdivision; Tudor England Meets the

Old North End; Bungalow Tour-Eastside of the ONEN; Farther North Into the Old North End. **Questions for discussion: What would you like repeated? Added? In what form?)**

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Zoning and Variances in The Old North End

The North End Homeowners Association (NEHOA) was formed in 1957 mainly to preserve the residential character of the Old North End. The instrument for accomplishing that goal is strong opposition to any changes in residential zoning in the Old North End to commercial, multi-family, or industrial zoning.

Here are some important points to remember about zoning:

- Zoning Changes and Zoning Variances are forever. Things never go back to residential, or at least hardly ever do.
- Proponents of Zoning Changes paint beautiful pictures of how little effect their changes will have on the neighborhood, but the change will permit any business that the zone allows. That cute little bookstore in the basement can change into a gas station if a commercial zone is granted.
- What the Old North End wants to prevent is checkerboard zoning, where commercial and multi-family uses alternate with residential zones on a lot-by-lot basis. To see what that is like, just drive North Weber Street from East Cache La Poudre Street to East St. Vrain Street. That unpleasant mixture of commercial and residential uses, and commercial and residential architecture, is what results when residential zoning codes are not rigidly enforced.
- Zoning Variances are the most dangerous proposals, because they sound so small and innocent. “No one will ever notice the little packaging and mailing company in my garage.” That actual case on North Weber Street in the Old North End was successfully defeated. Variances are as enduring as Zone Changes, and uses within variances can be changed. Near the southwest corner of North Tejon Street and East Caramillo Street, a small market turned into a much larger law office and a flower shop became a meeting hall for a church.
- Because of the stiff fight the Old North End puts up against Zoning Changes and Zoning Variances, the neighborhood has developed a reputation for being a tough place in which to change residential zoning, even slightly. The economic downturn of 2008 greatly reduced requests for Zoning Changes and Zoning Variances. As a result, the neighborhood has lost much of its sensitivity to what a threat Zoning Changes and Zoning Variances are to its future viability as a desirable residential neighborhood.

The primary responsibility of the President of the Old North End has always been to take the lead in fighting all Zone Changes and Zone Variances proposed in the Old North End.

Eternal vigilance in stopping Zoning Changes and Zoning Variances is the price of keeping the Old North End a safe and historic residential neighborhood.

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- 3) The participants rated each topic.
- 4) The order of high to low interest was 1.) Workshops, 2) Tax Credits and 3) Zoning & Variances.
- 5) Each of the Topics were discussed with input from the participants as follows:

Discussion

Workshops:

What do you want to learn?

Window repair/maintenance

Tax Credits

Wood Repair – windows & other wood elements

Where to find Millwork

Xeriscaping to fit with Historic Preservation

Well Maintenance

Other Knowledge Suggested:

- Porch construction & maintenance
- Architectural Styles Resources (appropriate)
- Lighting fixtures
- Color options
- Fences (wood, wrought iron, appropriate)

How do you want to receive this knowledge?

Workshop, Web Site, Video

Workshop, Web Site, Video, Scan

Suggestion: make supporting documents searchable

Workshop using bondo & other fillers & options

Web Site

Workshop: Balance—traditional w/xeriscaping

Workshop, Web Site

Workshop: What's appropriate

Website; books

Variety: appropriate to style/age of house

Workshop/website

Workshop/website:

Colorado Historic Preservation Tax Credits:

What do you want to learn?

Application

The Whole Process

How do you want to receive this knowledge?

Web Site

Web Site

Other Resources:

- Tour/Workshop
- State Contact person
- Checklist

Zoning & Variances:

We didn't have time to discuss this topic however in the "Other Information/Concerns" one participant asked about what can be done regarding abandoned Homes. A brief discussion about Code Enforcement addressed possible issues with the condition of those homes, number of people living in one home; property not zoned for work conducted on the property; inappropriate variances

Other Information / Concerns:

- Utility boxes – how to hide?
- Burying utility lines—process, cost?
- Rehab landscaping after hail damage
- Tami-Onka building – concerned about deteriorating condition
- What happened to the CC Transportation Plan? Has ONEN missed a chance to partner for the mutual benefit of traffic calming?
- Steele Landscaping around the Gazebo is not maintained

- What is appropriate design for a Carriage House?

Note: Many of the topics covered in this breakout session have more information available on the [ONEN Web Site](#) and specifically the [Historic Preservation Guidance Site](#).

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