



# The Historic Eastside: Co-creating a great future for a great historic neighborhood

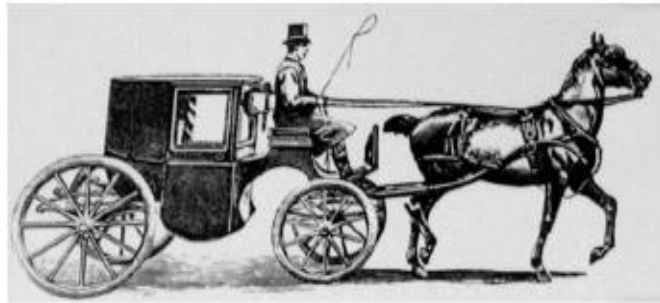
*WHAT IS THE CURRENT THREAT?*

*HOW CAN WE KEEP THE BEST OF THE HISTORIC EASTSIDE?*

*WHAT FINANCIAL BENEFITS ARE AVAILABLE TO HOMEOWNERS?*

The Historic Eastside has always had a  
great sense of place and belonging

**L O N G M O N T**



**HISTORIC EASTSIDE  
NEIGHBORHOOD**

*Cover graphics produced by HENA Resident Maggie Van Vliet*

It's a friendly neighborhood...with a unique sense of place. Ask yourself--what drew you to live here?





Zoning is almost all RLE (“Residential Low Density”) with tiny strips of commercial



Residential Low Density  
Established

Commercial

Residential Medium  
Density

Central Business District

SCALE 800 FEET  
TO TWO MILES



(The probable date of this map is 1871)

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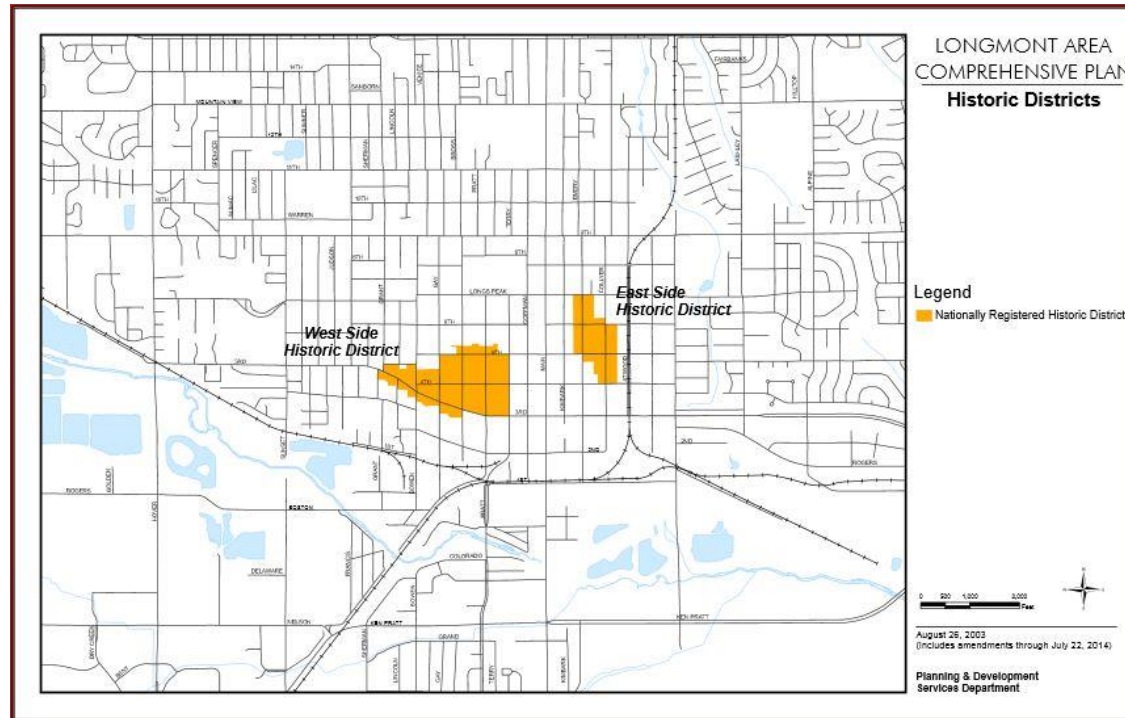


# Benefits of Historic Neighborhoods

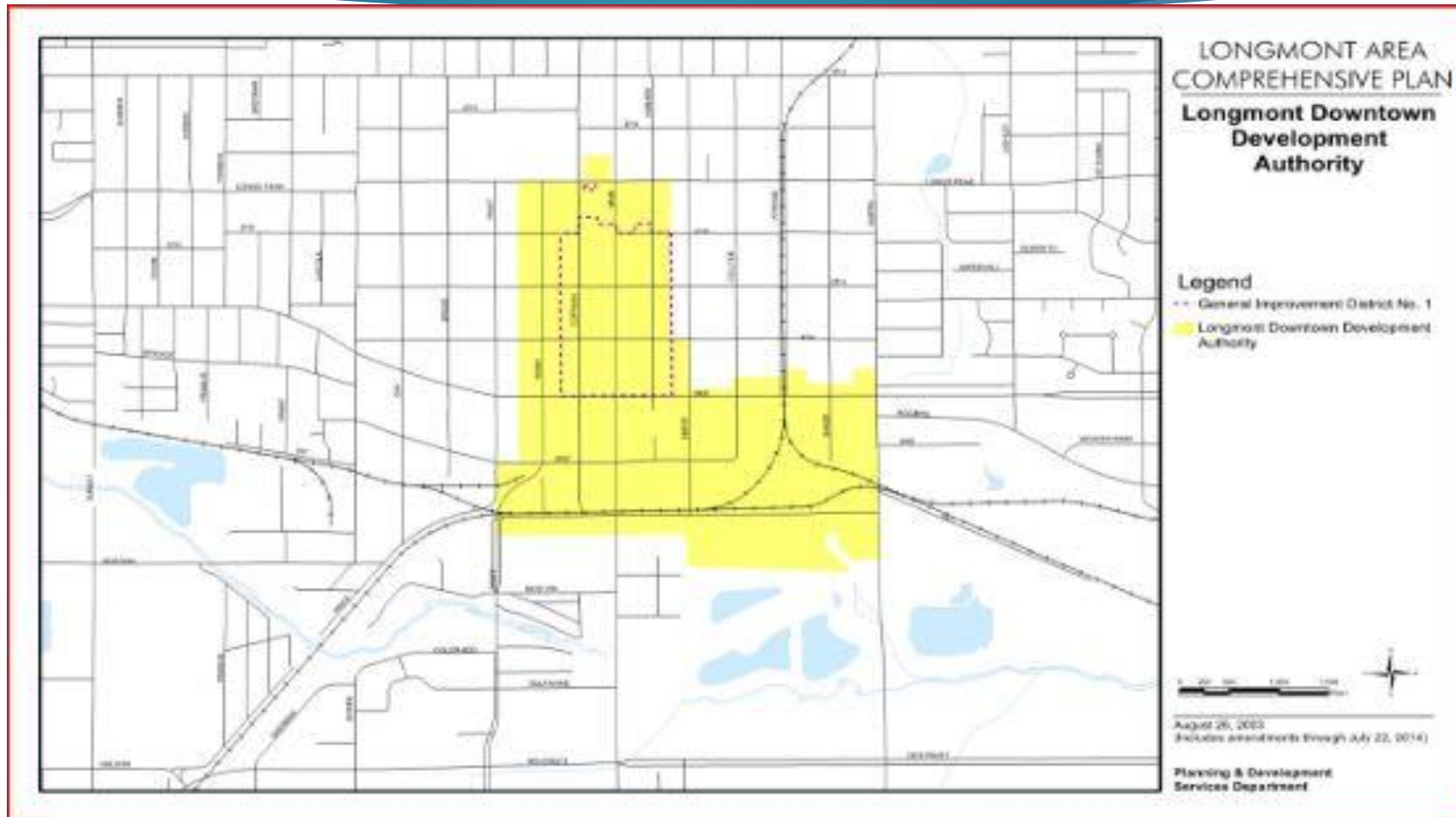
- ▶ **Neighborhood stability** = communities stable
  - ▶ Preserves Eastside's special mix of housing values by protecting the smaller homes from being scraped off
- ▶ **Sense of pride**, derived from **sense of place**. Pride in the neighborhood = pride in our community. Don't become Anyplace, Anytown, USA.
- ▶ **Sustainability**. Greener to rehab existing buildings than to build new
- ▶ Provides **economic vitality** for Longmont via heritage tourism (heritage travelers spend more than other tourists) and attracting new businesses who want quality of life.



# Longmont's National Historic Districts



# Eastside and Westside are like bookends to a proposed Historic District for Lower Downtown





Our beautiful neighborhood...



# Character worth preserving



# Community worth preserving, home to Longmont's oldest families





# *What's the threat?*

- ▶ About 30,000 people expected to move to Longmont in next 20 years.
- ▶ Weak protections for older neighborhoods (which are not HOAs)
- ▶ Historic Eastside especially vulnerable as has small houses, big lots = big developer potential from new 'plexes, apartments, or McMansions
- ▶ Scrape-offs and inappropriate rebuild "infill" possible – huge poorly designed structures that destroy the character of the neighborhood.

# Scrape offs

Small houses and large lots  
make us vulnerable to  
developers and “infill” (new  
buildings)



A neighborhood is lost one building at a time





*Would you want this to be built next door to you?*



*Do we want this? New build that impacts property rights...resale value, sunlight, privacy, parking...?*





Many homeowners already lack privacy...





We see boarded up houses. When deliberate, this is “demolition by neglect.”

Home Local News Story

## Longmont's Baker Street property has storied past, neighbors want say in future

By Karen Antonacci  
Staff Writer

POSTED: 07/13/2015 07:58:08 PM MDT | UPDATED: 2 MONTHS AGO



1 The home at 352 Baker St., built in the late 1890s, was originally occupied by Longmont's first mayor, Lewis Dickson. (Lewis Geyer/Staff Photographer)



# Conversion of old buildings in the Eastside can work well...





Good new build or “infill” *is* possible







*So how are teardowns and jarring rebuild still possible? And happening...?*

- **Limited ability to stop teardowns and jarring infill**
  - Weak demolition rules and zoning enforcement—too much “wiggle room”
  - New buildings do not have to fit in with the neighborhood character
- **City zoning (even RLE) encourages increased density**
- **No neighborhood-wide financial incentives** for historic preservation (right now it's up to you to landmark your own home if you can, or make sure you live in the national historic district to get tax incentives for work on your house)

# *What tools are available to protect us?*

1. We are working to improve the current incomplete **Demolition Ordinance**
2. We can expand our **National Historic District** (but this does not protect against demolition or jarring rebuild)
3. We can **create a Local Historic District**, a possibility created by the city (this needs a local petition)
4. We can **enhance our zoning choices or “overlay”** (this also needs a local petition)

# 1. Improving Longmont's weak demolition rules or "ordinance"

- ▶ Compared to other cities along the Front Range, Longmont's rules about demolition are very weak and incomplete.
- ▶ Current rules appear do not encourage neighborhood preservation.



Weak demolition rules mean this...



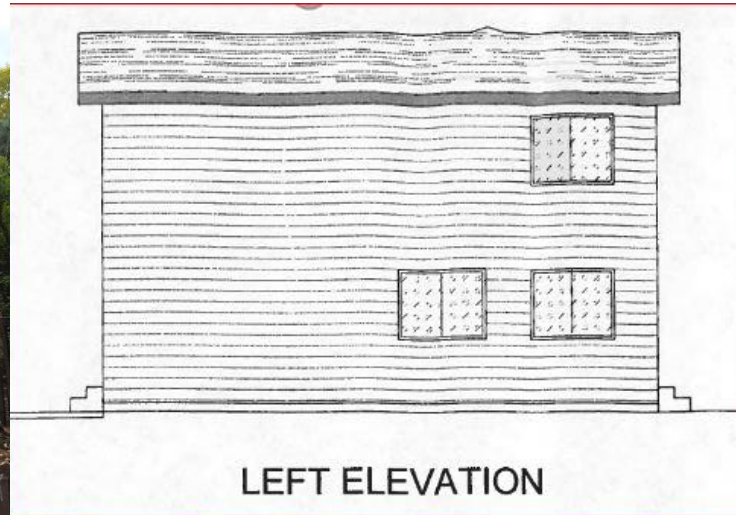
...can become an empty shell. This is known as “partial demolition.”





This jarring triplex infill would probably have been approved without neighbor protest, and still could be approved...

FYI-local protest stopped a four-plex here





# Improving the Demolition Ordinance

Members of the Eastside are working with city council to:

- ▶ Gain **greater transparency** around the demolition process.
- ▶ Include **significant penalties for partial demolition and demolition by neglect**.
- ▶ **Include HENA** (Historic Eastside) in a public review process when a demo permit is pulled.
- ▶ **Include the entire Historic Preservation Commission** in decision making about the demolition of homes over 50 years old.
- ▶ Robust demolition rules are good but only plug one gap between the current situation and strong historic preservation.

## 2. Expanding our National Historic District

We could **expand our current national historic district**. It offers:

- recognition of outstanding historic character
- financial benefits *if* you own a historically intact house within it
- *but* it lacks teeth against demolition.
- And *unclear* at present how far we could expand it (given significant jarring infill scattered throughout Eastside).

## Your current tax credits

- ▶ If you are a homeowner, right now you *only* qualify for tax credits if your older home (over 50 years old) is:
- ▶ a “contributing” property within the national historic district
- ▶ landmarked (a city program for protecting individual homes)
- ▶ In either case, *your old house has to be significantly intact in terms of historical style*



# Current available tax credits- state and federal

**CITY OF LONGMONT** *Colorado*

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## Financial Incentives for Historic Designation

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Historic buildings are tangible links with the past. They help give a community a sense of identity, stability and orientation. The Federal government encourages the preservation of historic buildings through various means. One of these is the program of Federal tax incentives to support the rehabilitation of historic and older buildings. The Federal Historic Preservation Tax Incentives program is one of the Federal government's most successful and cost-effective community revitalization programs. The Preservation Tax Incentives reward private investment in rehabilitating historic properties such as offices, rental housing and retail stores.

### Eligibility Requirements to Receive Tax Credits

#### State Tax Credit

##### Eligible Properties

- More than 50 years old and historically designated
- On the State Register of Historic Places or is a designated Landmark in Longmont

##### Eligible Tax Payers

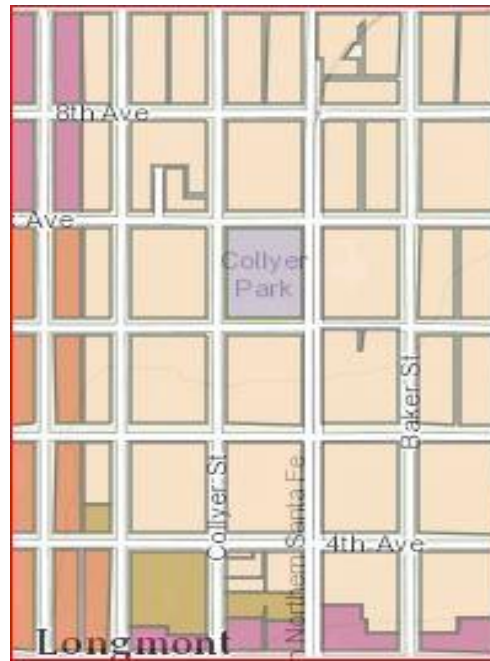
- Property owner(s) not planning to sell the property within five years, or
- Tenant with lease of five or more years

## *What type of work is covered?*

- ▶ Covers new toilets, roof, floors, etc--pretty much all renovation work up to \$5,000/year (money spent can be bundled to reach that amount– but you must keep your receipts)
- ▶ Cannot get money back unless you got the OK from the City first.

### 3. Creating a Local Historic District

We could establish a local historic district to encompass the Eastside's entire RLE zoned area.





# Common Myths about Local Historic Districts

- ▶ “I won’t be able to alter my house” FALSE—you can add on/build out (just in a compatible style)
- ▶ “I won’t be able to choose what colors to paint my house” FALSE—the rules are less than many HOAs
- ▶ “I will have to ride a horse and buggy” FALSE—you only have to wear a bonnet (just kidding)

# Economic Benefits of a Local Historic District

Financial benefits are considerable:

- ▶ Property values typically go up by 5-35%.
- ▶ The resale value of your historic home would not be flattened out in the face of massive, insensitive new builds next door.
- ▶ It can make funds and tax credits available for home improvement and preservation from private and governmental bodies – state & federal

# Economic Benefits of Historic Districts

- ▶ When **local and national** historic districts are **combined**, homeowners and even local home-based business owners can get federal and state tax breaks, sometimes as much as 40% in income tax credits.
- ▶ Grants for restoration are also available.
- ▶ Greatest tax advantages go to landlords.



## 4. Enhanced Zoning Choices, or “overlays”

### Offers:

- ▶ **Flexibility for homeowners** to alter the external look of their homes.
- ▶ Enables **sensitive new building** (through good design standards combined with building in scale to surrounding houses).
- ▶ **Protection** from opt-outs by non-preservation minded homeowners (used for e.g., in Colorado Springs and Denver).
- ▶ **Works well in transitional zones** (where residential meets commercial or homes lie in areas rezoned as commercial)—as lessens late night disturbance & building of office blocks next door
- ▶ **BUT no financial benefits** for homeowners



*What option makes most sense to you?*

*What preservation option(s) appeal to you most?*

- ▶ Beef up the demolition ordinance?
- ▶ Expand the national historic district?
- ▶ Establish a local historic district?
- ▶ Pursue enhanced zoning choices?
- ▶ Or a combo of the above?

# Let's keep up with our neighbors in Colorado!

Other cities in the Front Range (and further afield in Colorado, such as Glenwood Springs or Breckenridge), have:

- ▶ Created local historic districts.
- ▶ Adopted city strong guidelines to support them, including robust demolition rules





# *What can you do right now?*

- ▶ Join NextDoor.com for updates on HEN organizing
- ▶ Send your email address to [didoclark@gmail.com](mailto:didoclark@gmail.com) for the HENA database. This is our best way of staying in touch and mobilizing as issues come up.
- ▶ Attend City Council, Planning & Zoning, Historic Preservation, Transportation, or LDDA meetings regularly and report back to HENA. We need to be visible and informed.
- ▶ Become a Block Captain and help with flyering a few times a year.
- ▶ Sign up for a subcommittee. Email HENA at [didoclark@gmail.com](mailto:didoclark@gmail.com)
- ▶ Join the Historic East Side Facebook page and post photos of what you love about our neighborhood



Take a minute to review...

- ▶ *What drew you to the Historic Eastside to live?*
- ▶ *What option or options presented here speak to you?*
- ▶ *What do you want to do about it?*