

**CITY OF FORT LUPTON PRESERVATION PLAN**

7/22/96

# CITY OF FORT LUPTON PRESERVATION PLAN

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## I. Purpose of Historic Preservation

The purpose of historic preservation is the protection, enhancement and perpetuation of sites, structures, objects, and districts of historical, architectural, and/or geographic significance.

Furthermore, historic preservation actions are taken in the interest of the prosperity, civic pride and general welfare of the people within the community. In addition, historic preservation assists in maintaining and enhancing the economic, cultural, and aesthetic standing of the community.

### A. Advantages of Historic Preservation

Historic preservation benefits both the individual property owner and the community as a whole. The property owner receives a benefit from the pride felt by preserving a historically significant property. Also, the property owner receives a monetary benefit from the tax credits available from the federal and state governments. Please see Appendix A for a list of available tax credits.

The community benefits from the identification and recognition of a historically significant segment from its past. The preservation of these segments allows for future generations to remain aware of the community's past identity.

### B. Responsibilities of the Property Owner

The designation of a structure, site, object, or district as historically significant places a certain responsibility upon the property owner. This responsibility relates to the rehabilitation of historically designated properties. Specifically, all rehabilitation must be in accordance with the Secretary of the Interior's "Standards for Historic Preservation Projects with Guidelines for Applying the Standards". The City of Fort Lupton ("City") will work with the property owner to ensure these standards are applied to a specific historic preservation project in a reasonable manner, taking into consideration economic and technical feasibility.

## II. Fort Lupton Historic Preservation Board

### A. Background

On February 9, 1994, the Fort Lupton City Council ("City Council") passed Ordinance No. 94-651. This ordinance accomplished the following:

- Created the Fort Lupton Historic Preservation Board ("Board");
- Provided for the designation of historic sites, landmarks, and districts;
- Provided for the regulation of new construction, alteration, removal, or demolition of buildings or designated features of designated landmark sites or buildings within designated historic districts;
- Provided for the adoption of historical preservation standards and guidelines; and,

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- Provided penalties for violation of the provisions within the ordinance.

The Board began holding monthly meetings in May 1994, and is composed of five members; two of which must be residents of the City and three of which must be professionals or have extensive expertise in a preservation-related discipline, including, but not limited to, history, architecture, planning, or archaeology. In addition, Ordinance No. 95-677, passed on May 24, 1995, by the City Council, amended the composition of the Board by adding two alternate members; at the monthly meetings, these members participate and vote in the absence of regular members.

### *B. Goals and Objectives*

The Board strives to fulfill the following goals and objectives in its historic preservation efforts:

- Designate, preserve, protect, enhance, and perpetuate those sites, structures, objects, and districts which reflect outstanding elements of the City's cultural, artistic, social, economic, political, architectural, historic, or other heritage;
- Foster civic pride in the beauty and accomplishments of the past;
- Stabilize or improve aesthetic and economic vitality and values of such sites, structures, objects, and districts;
- Protect and enhance the City's attraction to tourists and visitors;
- Promote the use of outstanding historical or architectural sites, structures, objects, and districts for the education, stimulation, and welfare of the people of the City;
- Promote good urban design;
- Promote and encourage continued private ownership and utilization of such sites, structures, objects, or districts now so owned and used, to the extent that the goals and objectives listed above can be attained under such a policy;
- Cooperate with state and federal historic preservation efforts as defined by the bylaws, policies, and procedures of the Board.

### *C. Duties and Tasks*

The Board performs the following duties and tasks in its attempts to attain the above goals and objectives:

- Reviews resources nominated for designation as a historic site, structure, or district and recommends that the City Council designate by resolution those resources qualifying for such designation;
- Reviews and makes decisions on any application for alterations to a designated historic site;
- Reviews and makes decisions on any application for moving or demolishing a designated historic structure or improvement;
- Advises and assists owners of historic properties on physical and financial aspects of preservation, renovation, rehabilitation, and reuse, including nomination to the National Register of Historic Places;

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- Develops and assists in public education programs, including, but not limited to, walking tours, brochures, a marker program for historic properties, lectures, and conferences;
- Conducts surveys of historic areas for the purpose of defining those of historic significance;
- Advises the City Council on matters related to preserving the historic character of the City;
- Actively pursues financial assistance for preservation related programs.

### III. Historic Preservation Procedures

#### A. *Standard Designation Procedure: With Owner's Consent*

In 1995, the Board adopted a set of standard procedures to be used in the designation process of those properties with the owner's consent for designation. These procedures assign the appropriate duties and tasks to City staff and the Board, and may be amended as they feel necessary. Please see Appendix B for the Standard Designation Procedure: With Owner's Consent.

#### B. *Standard Designation Procedure: Without Owner's Consent*

The Board prefers to not designate properties without the consent of the property owner; in other words, the Board desires to not perform forced historic designations. However, the Board realizes that there may be occasions when the only means of saving a historic site, structure, or object may be designation without the owner's consent.

Therefore, in 1995, the Board adopted a set of standard procedures to be used in the designation process of those properties without the owner's consent for designation. These procedures assign the appropriate duties and tasks to City staff and the Board, and may be amended as they feel necessary. Please see Appendix C for the Standard Designation Procedure: Without Owner's Consent.

#### C. *Standard Procedure for Construction, Alterations, Demolitions and Relocations*

The Board is required to complete a "Report of Acceptability" for proposed work on a historic site or structure when the proposed work includes any of the following:

- Alteration or reconstruction of or addition to the exterior of any improvement which constitutes all or part of a historic site.
- Demolition or relocation of any improvement or object which constitutes all or part of a historic site.
- Construction or erection of or addition to any improvement upon any land included on a historic site.

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Thus, in 1995, the Board adopted a set of standard procedures for the Board's decisions regarding proposed construction, alterations, demolitions, and relocations of historic sites or structures. These procedures assign the appropriate duties and tasks to City staff and the Board, and may be amended as they feel necessary. Please see Appendix D for the Standard Procedure for Construction, Alterations, Demolitions and Relocations.

### IV. Action Plan

#### A. *Priority List of Structures, Sites and Objects for Historic Designation*

In 1995 and 1996, the Board delineated eighteen sites as priorities for historic designation. The property owners and mailing addresses, the sites, and the names or descriptions of the properties are as follows:

<u>Name/Description</u>	<u>Site</u>	<u>Property Owner</u> <u>[Mailing Address]</u>
Seymour J. Rhode Home	149 Denver Avenue	Jack L. and Patricia J. Tarr [149 Denver Avenue]
Corcoran Home	711 Denver Avenue	Jerry and Martel Jones [711 Denver Avenue]
C.H. Holmes	623 7th Street	George H. and Christina N. Breickler [9067 U.S. Highway 85]
Herman Funk, Sr. Home	305 1st Street	Fort Lupton Housing Authority [400 2nd Street]
Welch Home	100 9th Street	L.E. Dority [100 9th Street]
St. John Home	153 Park Avenue	Donald Durr [153 Park Avenue]
Burge Home	139 Park Avenue	George L. Musselman [139 Park Avenue]
Monismith Home	147 S. Denver Avenue	John T. Martin [147 S. Denver Avenue]

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<u>Name/Description</u>	<u>Site</u>	<u>Property Owner</u> <u>[Mailing Address]</u>
Reynolds Home	130 S. Fulton	Salvador Ramirez [130 S. Fulton]
Scott Home	247 S. Park Avenue	Ronald H. Neb [247 S. Park Avenue]
Hardenburg Home	201 9th Street	Patrick Marek [201 9th Street]
Ottensen Mill	815 7th Street	La Familia [815 7th Street]
Fort Lupton Middle School (Old Fort Lupton High School)	201 S. McKinley Avenue	Weld County School District Re-8 [301 Reynolds]
Murals (Fort Lupton Middle School)	201 S. McKinley Avenue	Weld County School District Re-8 [301 Reynolds]
Fort Lupton Cemetery	13750 WCR 12	City of Fort Lupton [P.O. Box 148]
Brick Sidewalks	Fourth Street (West of the Railroad Crossing)	City of Fort Lupton [P.O. Box 148]
Silver Moon Bar & Cafe	334 Main Avenue	

City staff and the Board are charged with working with the above property owners in the historic preservation of these sites, structures, and objects.

### *B. Historic District*

Since the Board was established in 1994, there has been discussion between City staff and the Board regarding the designation of a historic district within the City. As a starting point for the City's efforts, the Board has defined the following boundaries for such a district: Park Street on the west, Main Street on the east, 2nd Street on the south and 6th Street on the north. Please see Appendix E for a Historic District Map.

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The City and the Board, in their consideration of a historic district, need to examine the following options:

- A historic district in which 100% of the property owners initially consent and participate in the historic district.
- A historic district in which at least 50% (or some other percentage) of the property owners initially consent and participate in the historic district. This type of district may have participating and nonparticipating property owners. The provisions and guidelines of the district shall apply only to the participating property owners in the district. Additionally, a process needs to be established for allowing nonparticipating property owners to become participants in the district, as they desire.

Thus, City staff and the Board are charged with initiating the creation of a historic district. This involves determining the district's boundaries, establishing guidelines for the district, and soliciting interest from the property owners within the district.

### C. *Educational Component*

The City is confronted with two related issues regarding the long-term viability of its historic preservation efforts:

- Generally, what activities do City staff and the Board have to perform in order to create a long-term interest in preservation within the community?
- Specifically, how does the City encourage the owners of the prioritized structures, sites, objects, and districts to work with City staff and the Board toward designation?

Presently, the primary answer to the above questions is linked with the educational component of the Board's duties. With the cooperation of City staff, the Board needs to organize and implement a historic preservation educational campaign within the community.

The following actions need to be performed, in a cooperative manner, by City staff and the Board within the realm of historic preservation education:

- Prepare a monthly brief for the Fort Lupton Press. This brief should summarize the previous Board meeting and give the date, time, place, and agenda of the upcoming meeting. *Responsibility: City staff.*
- Create a one-page summary of the benefits and responsibilities of historic preservation. *Responsibility: City staff and Board members.*
- Apply for Colorado Historical Society funds to conduct a survey of the appropriate historic buildings in Fort Lupton. *Responsibility: City staff and Board members.*

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- Create a brochure regarding the historic preservation program within the City, to supplement the above one-page summary. This brochure is to provide an overview of the history of the City as a whole, a description of how the program relates to preserving that history, and an outline of the benefits and responsibilities of the program. *Responsibility: City staff and Board members.*
- Conduct educational meetings with a number of community groups within the City. First, the Board needs to decide which community groups to meet with (Chamber of Commerce, Senior Citizens Advisory Committee, Optimists Club, etc.). Second, the Board needs to decide how these groups can assist the Board in its historic preservation efforts, if at all. Third, the Board needs to meet with these groups, discuss the benefits and responsibilities of historic preservation, and ask for the appropriate assistance. *Responsibility: City staff and Board members.*
- Conduct educational meetings with property owners of prioritized structures and possible historic district sites and structures. First, City staff and the Board need to mail letters and make follow-up phone calls to these property owners regarding such meetings. Second, possibly invite guest speakers from the Colorado Historical Society. Third, provide food and refreshments for the property owners and guest speakers. Finally, once sufficient interest is garnered, begin to consistently hold additional educational meetings with the goal of individual structure or historic district designation. *Responsibility: City staff and Board members.*
- Conduct educational meetings and periodic updates with the City Council. *Responsibility: City staff and Board members.*

### D. Implementation

In order to successfully implement the educational component, both City staff and Board members need to cooperatively work together and with community groups and property owners. Additionally, if historic preservation is to succeed in the long-term within the City, both City staff and Board members need to begin to work in a proactive manner.

Thus, if the City's historic preservation efforts are to have a realistic chance of success, then the City Council needs to delegate a certain amount of staff hours strictly to historic preservation; preferably, 10-20 hours per week. With this more significant assignment of staff to the Board, Board members can begin to take a more active role in the City's historic preservation efforts as well. To reiterate, it is desired that City staff and Board members work in a cooperative and proactive manner toward the goal of long-term interest in historic preservation within the City.

Therefore, upon completion and approval of the plan by the Board, it is recommended, as part of the implementation process, that the Board present the plan to the City Council for their approval and decision regarding staff time. Once these decisions are made by the Council, City staff and the Board can earnestly begin their historic preservation educational efforts.

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### *E. Updating the Plan*

The goal of this Plan is to be a "living document." That is, the Plan is to be actively used by City staff and the Board in their implementation efforts. The Plan needs to be changed as conditions within the City change. Thus, City staff and the Board are charged with reviewing and updating the Plan at least every two years. After the Plan has been revised and re-approved by the Board, it is to be presented to the City Council for their review and re-approval.

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### **APPENDIX A HISTORIC PRESERVATION TAX CREDITS**

#### **Federal Tax Credits**

- Property has to be on the national register
- Aimed at income-producing properties; preferably commercial establishments; also, residential rentals
- Substantial rehabilitation is necessary to qualify for the tax credit; rehabilitation costs must be greater than the value of the building before rehabilitation in order to receive the tax credit
- 20% of the costs of rehabilitation is credited

#### **State Tax Credits**

- Property has to be designated either at the local, state or national level
- Aimed at both residential and income-producing properties
- At least \$5,000 in rehabilitation is necessary in order to qualify for the tax credit
- 20% of the costs of rehabilitation is credited

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## APPENDIX B STANDARD DESIGNATION PROCEDURE: WITH OWNER'S CONSENT

### Step One

Applicant provides a completed Fort Lupton Historic Designation Application Package to the Planning Department.

- Fort Lupton Historic Designation Application Packages available at the Planning Department.

### Step Two

Planning Department reviews application and makes subsequent recommendation to the Historic Preservation Board.

### Step Three

Historic Preservation Board reviews the application and establishes, via resolution, a public hearing date.

### Step Four

Not less than thirty (30) days prior to the public hearing, written notice of the time, date, place, and subject of the public hearing shall be sent by the Planning Department to all owners of record on the date of the resolution who own the real property being proposed for designation as a historic site or historic district.

### Step Five

Not less than thirty (30) days prior to the public hearing, written notice of the proposed historic designation, including the identification of the property, the basis for commencing with the designation procedure and the time, date, and place of the hearing, is given by the Planning Department to the Planning and Zoning Commission.

### Step Six

Not less than fifteen (15) days prior to the public hearing, signs indicating that recommendation for historic designation is being considered by the Historic Preservation Board are posted by the Planning Department on all property proposed for historic designation and on the boundaries of all areas proposed for historic district designations.

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### Step Seven

A legal notice indicating the nature of the hearings is sent by the Planning Department to a local newspaper of general circulation to be published once not less than fifteen (15) days prior to the public hearing.

### Step Eight

Public hearing.

- By the date of the public hearing, the Planning and Zoning Commission transmits its recommendation to the Historic Preservation Board.

### Step Nine

Within thirty-five (35) days of the public hearing, the Historic Preservation Board acts officially on each proposed designation.

### Step Ten

Within fifteen (15) days after reaching its decision, the Historic Preservation Board transmits to the City Council and the owner of the property its recommendation on the designation of the historic site or historic district, including the description of the property involved and the findings upon which the recommendation was based.

### Step Eleven

City Council Workshop.

- City Council conducts an initial review of the application for historic designation.

### Step Twelve

By the Friday preceding the City Council meeting in which the City Council is to take action on the historic designation of a given property, an Action Memorandum is completed and given by the Planning Department to the City Clerk.

### Step Thirteen

City Council Meeting.

- Upon receipt of the recommendations transmitted by the Historic Preservation Board, the City Council may by resolution designate property as a historic landmark, site, or district.

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### Step Fourteen

Within fifteen (15) days of the effective date of a resolution designating the property as a landmark, historic site, or district, the City shall record among the real estate records of the Weld County Clerk and Recorder either:

- A certified copy of the resolution designating the specified property as a historic site or historic district and listing the individual properties included therein; or
- A notice stating that the specified property has been designated as a historic site or historic district and citing the resolution and the effective date of the resolution which made the designation effective. The notice may also contain a brief summary of the effects of such designation as set forth in Ordinance No. 651.

### Step Fifteen

Within ten (10) days after the recording of the resolution or the notice of designation of property as a historic site or historic district, the secretary of the Historic Preservation Board shall send to the owner of each property so designated by registered or certified mail a letter outlining the reasons for such designation and the obligations and restrictions created by such designation.

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## APPENDIX C STANDARD DESIGNATION PROCEDURE: WITHOUT OWNER'S CONSENT:

### Step One

The Historic Preservation Board contacts the owner of the historic site, structure, object, or district in question and outlines the reasons and effects of designation as a landmark or district.

### Step Two

Following such contact, if an owner fails to notify the City Clerk in writing that he or she objects to the historic designation of the property within fifteen (15) days from the date of receipt of the request for consent to designation, the City Clerk notifies the Board and the City Council of such and the Board, upon the affirmative vote of at least four (4) of its members may proceed by officially adopting a resolution stating that:

- The preliminary investigation by the Board indicates that the described property is eligible for designation as a historic site, landmark, object or district.
- The reason the Board feels that it should proceed without the consent of the owner to such designation.
- A public hearing by the Board on the question of designation is scheduled, at a specified time, date and place, and the appropriate notice of hearing be given.

### Step Three

Not less than thirty (30) days prior to the public hearing, written notice of the time, date, place, and subject of the public hearing is sent by the Planning Department to all owners of record on the date of the resolution who own the real property being proposed for designation as a historic site or historic district.

### Step Four

Not less than thirty (30) days prior to the public hearing, written notice of the proposed historic designation, including the identification of the property, the basis for commencing with the designation procedure and the time, date, and place of the hearing, is given by the Planning Department to the Planning Commission.

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### **Step Five**

Not less than fifteen days prior to the public hearing, signs indicating that recommendation for historic designation is being considered by the Historic Preservation Board are posted by the Planning Department on all property proposed for historic designation and on the boundaries of all areas proposed for historic district designation.

### **Step Six**

A legal notice indicating the nature of the hearings is sent by the Planning Department to a local newspaper of general circulation to be published once not less than fifteen (15) days prior to the public hearing.

### **Step Seven**

Public hearing.

- By the date of the public hearing, the Planning and Zoning Commission transmits its recommendation to the Historic Preservation Board.

### **Step Eight**

Within thirty-five days (35) of the public hearing, the Historic Preservation Board acts officially on each proposed designation.

### **Step Nine**

Within fifteen (15) days after reaching its decision, the Historic Preservation Board transmits to the City Council and the owner of the property its recommendation on the designation of the historic site or historic district, including the description of the property involved and the findings upon which the recommendation was based.

### **Step Ten**

City Council Workshop.

- City Council conducts an initial review of the application for historic designation.

### **Step Eleven**

By the Friday preceding the City Council meeting in which the City Council is to take action on the historic designation of the given property, an Action Memorandum is completed and given by the Planning Department to the City Clerk.

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### **Step Twelve**

#### **City Council Meeting.**

- Upon receipt of the recommendations transmitted by the Historic Preservation Board, the City Council may by resolution designate property as a historic landmark, site, or district.

### **Step Thirteen**

Within fifteen days of the effective date of a resolution designating property as a landmark, historic site, or district, the City records among the real estate records of the Weld County Clerk and Recorder either:

- A certified copy of the resolution designating the specified property as a historic site or historic district and listing the individual properties included therein; or
- A notice stating that the specified property has been designated as a historic site or historic district and citing the resolution and the effective date of the resolution which made the designation effective. The notice may also contain a brief summary of the effects of such designation as set forth in Ordinance No. 651.

### **Step Fourteen**

Within ten (10) days after the recording of the resolution or the notice of designation of property as a historic site or historic district, the secretary of the Historic Preservation Board sends to the owner of each property so designated by registered or certified mail a letter outlining the reasons for such designation and the obligations and restrictions created by such designation.

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## APPENDIX D STANDARD PROCEDURE FOR CONSTRUCTION, ALTERATIONS, DEMOLITIONS AND RELOCATIONS

### Work Requiring Building Permit

Action on an application for a building permit including any permit for the demolition of a building shall be deferred by the Building Inspector except as provided in s/s 23 of Ordinance No. 651 until the application is accompanied by a report of acceptability from the Historic Preservation Board for the proposed work when the proposed work involves any of the following:

- Alteration or reconstruction of or addition to the exterior of any improvement which constitutes all or part of a historic site.
- Demolition or relocation of any improvement or object which constitutes all or part of a historic site.
- Construction or erection of or addition to any improvement upon any land included on a historic site.

### **STEP ONE**

Applicant shall submit to the Building Department, at a minimum, the following:

- 1) completed application for a building permit;
- 2) complete plans and specifications for the project;
- 3) complete plot plan showing locations of existing buildings, proposed new buildings, and any proposed additions or alterations; and,
- 4) any other documentation as may be required by the Building Department, Planning Commission, or Historic Preservation Board.

### **STEP TWO**

The Building Department shall submit the information to the Planning Commission for comments and/or action related to the Conceptual Review. The Planning Commission shall review the application and submit concerns and recommendations to the Historic Preservation Board for action.

### **STEP THREE**

The Historic Preservation Board shall conduct a conceptual review of the application, along with the Planning Commission recommendations, and shall submit written comments to the Planning Commission.

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### NOTES:

- Conceptual review is an opportunity for applicants to discuss requirements, standards and policies that apply to historic sites or structures within a historic district (as defined in Attachment 1). Problems can be identified and solved prior to final review of the application.
- Conceptual approval of any proposed work may be limited to certain portions of the work as deemed appropriate by the Historic Preservation Board.
- Conceptual approval does not guarantee final approval of proposed work.
- If, upon review of the proposed work, the Historic Preservation Board determines that conceptual review is not necessary, given the absence of a significant impact on the historic site or historic district involved, it may be waived by the Historic Preservation Board, and the Historic Preservation Board may then proceed to consider the proposed work on final review at the same meeting.

### **STEP FOUR**

The Planning Commission shall furnish the applicant with written comments regarding the conceptual review.

### **STEP FIVE**

Final review by the Historic Preservation Board. If an application is conceptually approved, it shall be finally reviewed by the Historic Preservation Board at a subsequent meeting of the Board.

### NOTE:

During final review, the Board shall consider the application or parts thereof that have received conceptual approval and any changes made by the applicant since conceptual review.

### **STEP SIX**

If the Historic Preservation Board finds that the proposed work is of a nature that will not erode the authenticity or destroy any distinctive exterior feature of the improvements and is compatible with the distinctive characteristics of the historic site or historic district and within the spirit of Ordinance No. 651, the Board shall advise the applicant in writing by issuing a report of acceptability and shall affix its seal to the plans and specifications for the approved work.

### NOTE:

- In determining the decision to be made concerning the issuance of a report of acceptability, the Historic Preservation Board shall consider the following criteria:

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- (a) The effect of the proposed work upon the general historical and/or architectural character of the historic site, landmark, or district.
- (b) The architectural style, arrangement, texture and materials of existing and proposed structures, and their relation to the structures in the district.
- (c) The effects of the proposed work in creating, changing or destroying the exterior architectural features of the structure upon which such work is to be done.
- (d) The effect of the proposed work upon the protection, enhancement, perpetuation and use of the historic site or historic district.
- (e) The Secretary of the Interior's Standards for Historic Preservation Projects with Guidelines for Applying the Standards.
- (f) Such additional criteria, as established by the Historic Preservation Board, which it deems to be in the best interests of the city.

### *STEP SEVEN*

Upon receipt of the Board's report of acceptability, the Building Inspector shall proceed with the review of the application for a building permit. If the proposed work is not approved by the Historic Preservation Board, the Building Inspector shall deny the application for the building permit and shall advise the applicant.

### NOTES:

- No change which would defeat the purpose of this Ordinance shall be made in an application for a building permit or the plans and specifications for the proposed work approved by the Board without resubmittal to the Board and approval of such changes in the same manner as the original application.
- No reapplication shall be submitted pursuant to s/s 18 et seq. of Ordinance No. 651, under the original plans and specifications found unacceptable by the Board except upon a showing of changed circumstances sufficient to justify the reapplication.

### *STEP EIGHT*

If the proposed work is not acceptable, the Historic Preservation Board, acting with all due diligence, shall explore with the applicant all means for substantially preserving the historic structure or historic district which would have been affected by the required permit.

### NOTE:

- These investigations may include, by way of example and not of limitation:
  - (a) Feasibility of modification of the plans.
  - (b) Feasibility of any alternative private use of the structure which would substantially preserve the original character.

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- (c) Possibility of public acquisition for a public purpose of the structure involved.

### **STEP NINE**

If the Historic Preservation Board is unsuccessful in developing either alternate plans or an appropriate public or private use for such structure, which are acceptable to the applicant, it shall notify the owner and the Building Inspector in writing.

### **Work Not Requiring Building Permit**

#### **STEP ONE**

Applicant submits an application for approval and a specific statement of the work proposed, together with such details as the Board may require.

#### **STEP TWO**

If the Historic Preservation Board finds that the proposed work is of a nature that will not erode the authenticity or destroy any distinctive exterior feature of the improvements and is compatible with the distinctive characteristics of the historic site or historic district and within the spirit of Ordinance No. 651, the Board shall advise the applicant in writing by issuing a report of acceptability and shall affix its seal to the plans and specifications for the approved work.

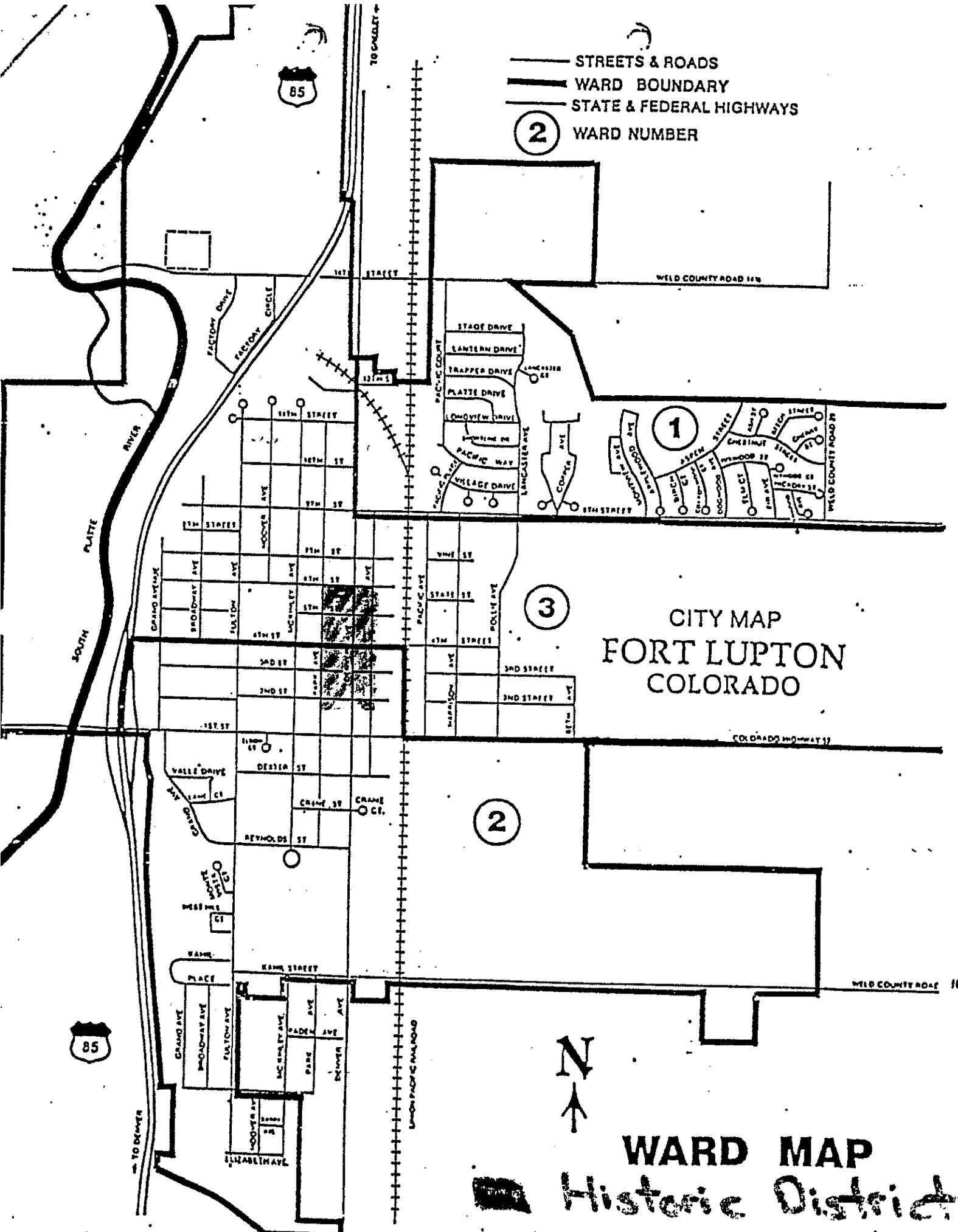
#### **NOTE:**

- In determining the decision to be made concerning the issuance of a report of acceptability, the Historic Preservation Board shall consider the following criteria:
  - (a) The effect of the proposed work upon the general historical and/or architectural character of the historic site, landmark, or district.
  - (b) The architectural style, arrangement, texture and materials of existing and proposed structures, and their relation to the structures in the district.
  - (c) The effects of the proposed work in creating, changing or destroying the exterior architectural features of the structure upon which such work is to be done.
  - (d) The effect of the proposed work upon the protection, enhancement, perpetuation and use of the historic site or historic district.
  - (e) The Secretary of the Interior's Standards for Historic Preservation Projects with Guidelines for Applying the Standards.
  - (f) Such additional criteria, as established by the Historic Preservation Board, which it deems to be in the best interests of the city.

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**APPENDIX E  
HISTORIC DISTRICT MAP**

- STREETS & ROADS
- WARD BOUNDARY
- STATE & FEDERAL HIGHWAYS
- ② WARD NUMBER



CITY MAP  
FORT LUPTON  
COLORADO



**WARD MAP**  
*Historic District*



①

③

②

WELD COUNTY ROAD 10

COLORADO HIGHWAY 10

WELD COUNTY ROAD 10

WELD COUNTY ROAD 20

TO GALEY

TO DENVER

UNION PACIFIC MAIN ROAD

WASH. PLACE

ELIZABETH AVE

HOOPER DR

BOBBY DR

MC ENLEY AVE

PARK AVE

DENVER AVE

KAMP STREET

WASH. PLACE

WASH. PLACE

WEST HILL C

WASH. PLACE

WASH. PLACE

REYNOLDS ST

CRANE ST

CRANE CT.

DESER ST

VALLE DRIVE

18TH ST

2ND ST

2ND ST

3RD ST

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**HISTORIC PRESERVATION BOARD  
RESOLUTION NUMBER H-96-15**

**A HISTORIC PRESERVATION BOARD RESOLUTION RECOMMENDING FORT LUPTON  
CITY COUNCIL ADOPTION OF THE CITY OF FORT LUPTON PRESERVATION PLAN**

**WHEREAS**, it is necessary to provide long-term direction to the City of Fort Lupton's historic preservation efforts; and

**WHEREAS**, the City of Fort Lupton Preservation Plan, attached as Exhibit "A," fulfills the desires of the Historic Preservation Board for such a direction; and

**WHEREAS**, it is the responsibility of the Historic Preservation Board to adopt and implement the plan; and

**WHEREAS**, it is desired that the Historic Preservation Board present the plan to the City Council for their comment and approval.

**BE IT THEREFORE RESOLVED**, that the Historic Preservation Board of the City of Fort Lupton hereby recommends Fort Lupton City Council adoption of the City of Fort Lupton Preservation Plan.

Done this 24th day of June, 1996, by the Historic Preservation Board of the City of Fort Lupton, Colorado.

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Don McPherson, President

ATTEST:

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