

# Town of Silverton

Land Use Code Learning Session:  
Town Character & Historic Preservation

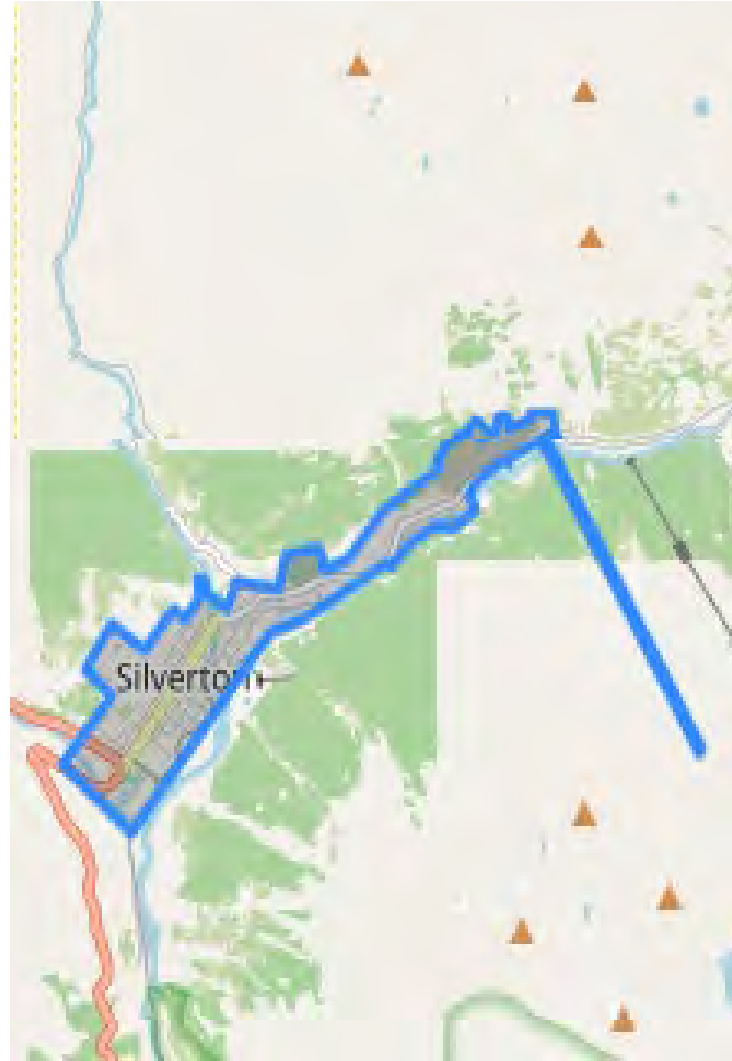


CLARION

URBANrural  
—continuum—



# Silverton Historic District National Historic Landmark



- July 4, 1961, Silverton Historic District was designated a National Historic Landmark
- This designation created an opportunity to access state and national funds
- Silverton has the responsibility to maintain historic designation



# Historic Preservation in Silverton's LUC

The Land Use Code (LUC) sets regulatory standards for new construction, exterior renovation, and demolition within the Historic Overlay District and Architectural Review Overlay District

## SILVERTON COLORADO



## ARCHITECTURAL DESIGN STANDARDS FOR HISTORIC DISTRICTS

Historic Guidelines explain these standards by providing the context of the districts as well as examples of what is appropriate.



**SILVERTON LAND USE CODE**

*Moving the Community Plan into Action*

# Overlay Districts Subject to Review

## Silverton's Architectural Review Overlay Zone



Legend:  
Building Footprints  
Architectural Review Overlay  
Town Boundary

N

0 100 200 Feet

Date last revised: 10/15/2023

Town of Silverton

DISCLAIMER:  
This map has been generated from the existing Silverton's Planning Commission, adopted and approved on 10/15/2023 and adopted into the Town Code Section 7.2.2.

## Silverton's Historic Overlay Zone



Legend:  
Historic Overlay District  
Building Footprints  
Town Boundary

N

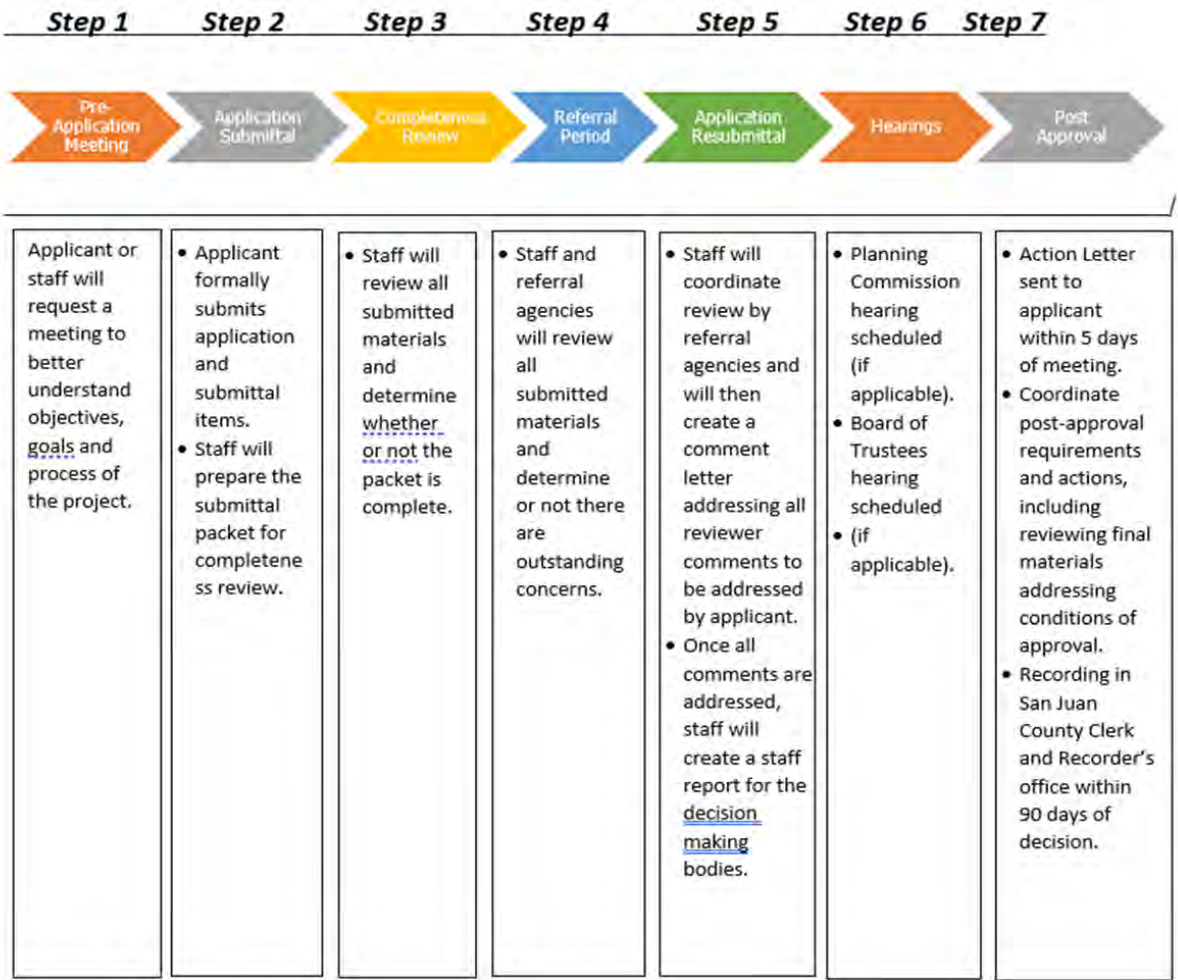
0 100 200 Feet

Date last revised: 10/15/2023

Town of Silverton

DISCLAIMER:  
This map has been generated from the existing Silverton's Planning Commission, adopted and approved on 10/15/2023 and adopted into the Town Code Section 7.2.2.

# Requirements & Process



## Applicability

- New Construction
- Exterior renovation viewable by the public from the heritage tourism corridor
- Demolition of a 50+ year old building over 1000sqft

## Procedure

- Land Use Application Procedure

## Application requirements

- Site plan
- Elevations
- Materials
- Historic Photographs
- Fee

## Historic Review Committee



# Issues with Current Code



- The LUC regulatory standards are vague
- The current code makes the use and enforcement of Design Guidelines unclear
- Design Guidelines are outdated and do not address the full extent of architectural history in Silverton
- Both minor and major renovations are subject to the same review process

# Where are we headed?

## STRATEGIES & ACTION ITEMS

Timeline: Ongoing, Short: 0-18 months; Mid: 18 months - 5 years; Long: 5+ years

### STRATEGY A: Update Local Land Use Policies

#	ACTION ITEM	TIMELINE	RESPONSIBLE	FUNDING
1	Reduce zoning districts to create flexibility to expand building types throughout town.	Short	Planning	N/A
2	Update dimensional standards to provide more flexibility for a variety of building types while maintaining the historic character. a. Reduce parking requirements for small-scale infill projects. b. Reduce setbacks. c. Reduce minimum lot areas and floor area. d. Reduce lot coverage percentages. e. Increased height limits. f. Enact maximum footprint and lot size for single family housing.	Short to Mid	Planning	<a href="#">DOLA Affordable Housing Development Incentives Grant Program</a>
3	Limit regulation of uses and building types to provide flexibility for home/building reuse, and non-traditional creative/maker/office spaces in neighborhoods.	Short to Mid	Planning, Building & Code Enforcement	N/A
4	Develop systems for property owners by creating more efficient and predictable development review and permitting processes including: a. A simple, visual process overview/flowchart addressing key steps and considerations. b. Training for planning commissioners - legal council. c. Include all town departments up front for proposed projects to set applicants up for success. d. A pattern book of pre-permitted projects. e. A project approval checklist that can be shared with builders.	Short	Planning, Building & Code Enforcement, Builders, Developers	<a href="#">DOLA Affordable Housing Development Incentives Grant Program</a>

- The 2022 Compass Master Plan calls for
- updating land use standards while maintaining the historic character
  - Developing systems for property owners by creating more efficient and predictable development review and permitting processes.

Through our LUC update, we are also working towards achieving Certified Local Government Status



**History Colorado**



**SILVERTON LAND USE CODE**

*Moving the Compass Plan into Action*



# Silverton: HP Best Practices

April 10, 2024





**COLORADO**  
**Department of Local Affairs**

# Introductions

- Gayle Langley, Main Street Coordinator  
gayle.langley@state.co.us, 720-498-0563
- Larry Lucas, Main Street Architect  
larry.lucas@state.co.us, 720-402-9303
- Jessica Rupe, Fiscal & Compliance Coordinator  
jessica.rupe@state.co.us, 720-557-4902
- Traci Stoffel, Main Street Specialist  
traci.stoffel@state.co.us, 720-467-4327



**COLORADO**  
Department of Local Affairs

# PRESERVATION BEST PRACTICES

- ✦ GATHER
- ✦ PROTECT
- ✦ IMPROVE

Preservation keeps historic properties and places in active use while accommodating appropriate improvements to sustain their viability and character.

It also keeps historic resources for the benefit of future generations.



# GATHER

- ★ Local Stakeholders
- ★ Town Government
- ★ State Preservation Programs
  - Main Street Program
  - Certified Local Government (CLG) Program
- ★ Other groups...

Involve:

Local Historians & Preservationists



**COLORADO**

Department of Local Affairs



# Historic District Boundaries

- ★ Silverton Historic Overlay
- ★ Main Street District boundaries



# Research

- ★ **District NHL Designation!**
- ★ Volunteers to create a photo file of existing buildings “look book”
- ★ Build a Building Inventory  
Vacant & Underutilized Space
- ★ Conduct Historic District Survey  
Updated period of significance  
Intensive Level Survey needed?

Include:

Local Historians & Preservationists



**COLORADO**  
Department of Local Affairs

# Historic District Survey

- ★ Reconnaissance level:
  - Basic property information and present use
- ★ Historic context:
  - Development, geography, theme(s), and periods of significance
  - Evaluate resources for land use planning purposes
- ★ Intensive level (determines properties eligibility):
  - Historic resources inventory
  - Detailed construction and ownership history
  - Architectural Styles
  - Types of Materials
  - Condition of properties, and more...

## Downtown La Junta Historic Resource Survey



Prepared by Erika Warzel, *Clerestory Preservation*  
and Amy Unger, *Pine Street Preservation*  
for the City of La Junta

June 2022

Funded by Certified Local Government Grant CO-21-10005

  
CLERESTORY  
PRESERVATION

Pine Street  
Preservation 



**COLORADO**  
Department of Local Affairs

# KEY RESOURCE

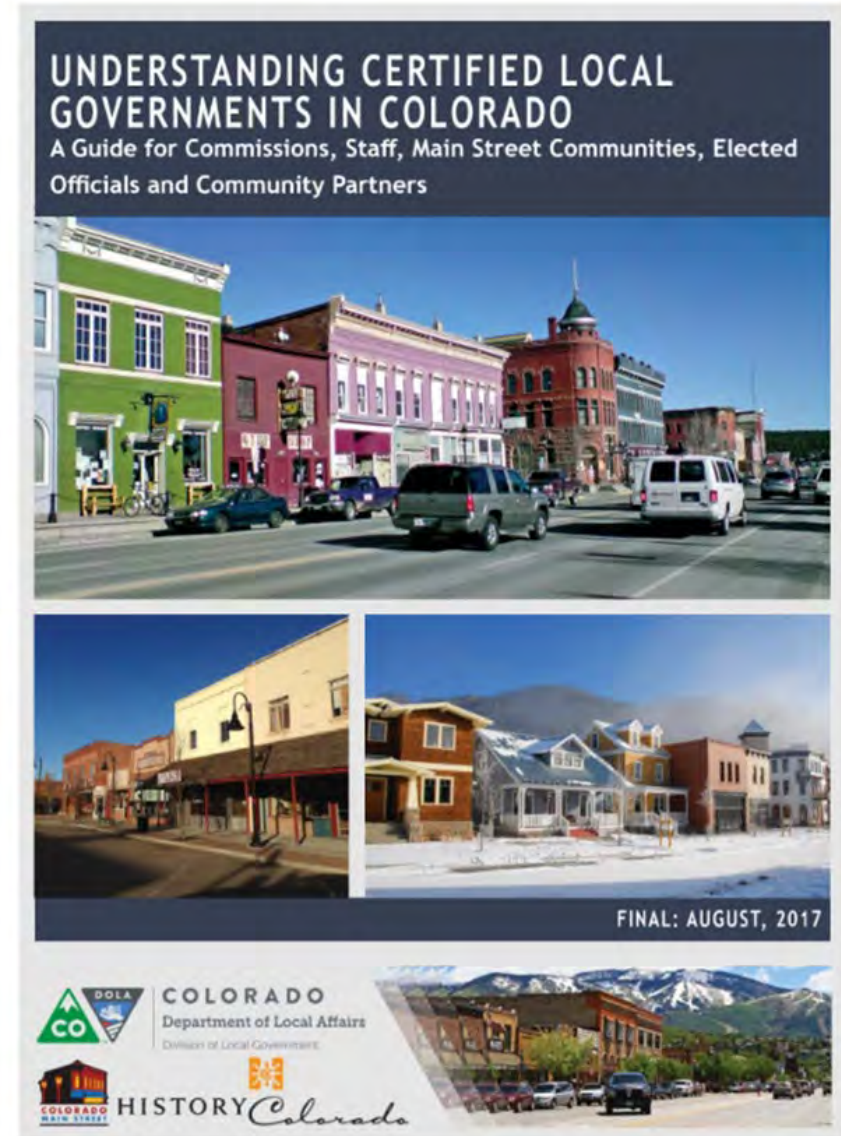
Available online!

Contact:

Dr. Lindsey Flewelling  
CLG Program Coordinator  
History Colorado



**COLORADO**  
Department of Local Affairs





# Main Street & CLG Tools

Funds & financial incentives

Training

Technical assistance

Networking

Surveys

Design guidelines

Ordinances

Codes



# PROTECT

- ★ Property Maintenance Ordinance
- ★ Vacant/underutilized Space Study
- ★ Historic Preservation Ordinance
  - Updates to HP Ordinance?
  - Preservation Commission
  - Permitting & Design Review Process
  - Design
  - Standards/Guidelines



# Common Issues

- #1: Deferred Maintenance
- #2: Inappropriate Materials
- #3: Apathetic & Absentee Ownership
- #4: Incompatible Development



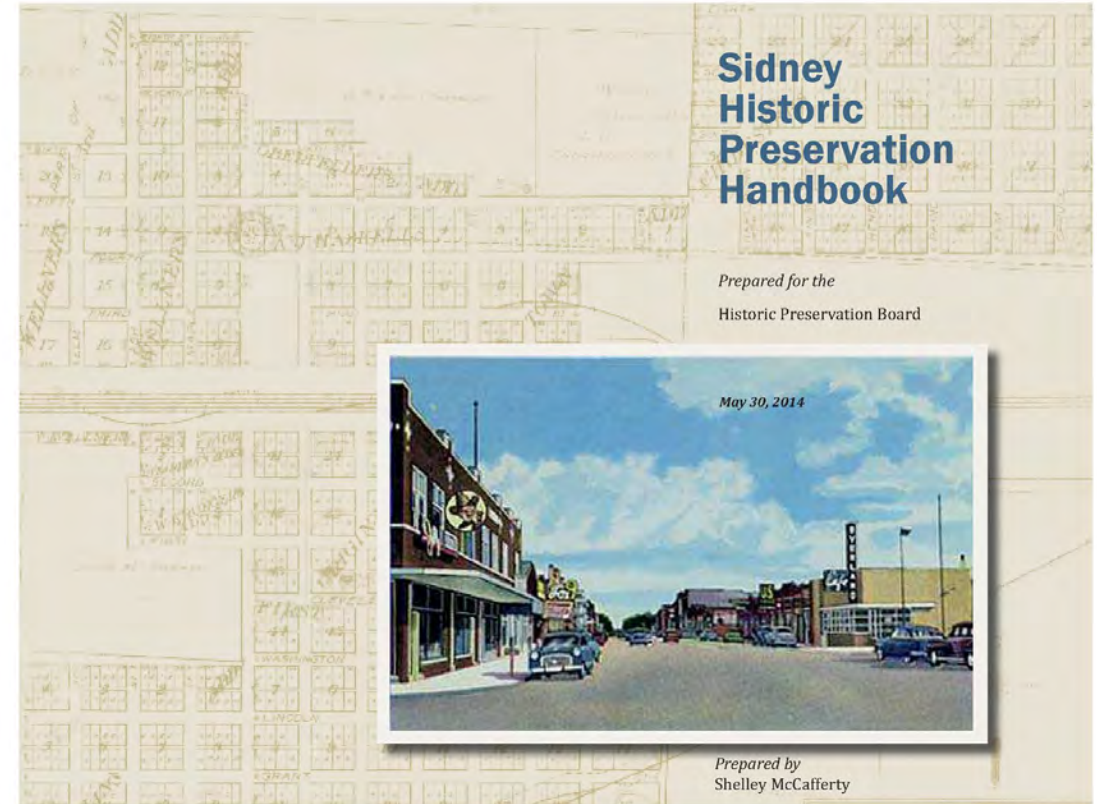
# Integrity



**COLORADO**  
Department of Local Affairs

# Guidelines/Standards

- ★ Understand past building & design styles
- ★ Define clear criteria in non-technical terms
- ★ Educate through detailed explanation and accurate historical information
- ★ Provide guidelines with illustrations - with non/recommended examples
- ★ Use district-specific photographic examples from both the past and the present



# KEY RESOURCE

## 4 Treatment Paths

- ★ Preservation
- ★ Rehabilitation
- ★ Restoration
- ★ Reconstruction

Gate Keepers:  
National Park Service



**COLORADO**  
Department of Local Affairs



THE SECRETARY  
OF THE INTERIOR'S  
**STANDARDS** FOR  
THE TREATMENT  
OF HISTORIC  
PROPERTIES

WITH  
**GUIDELINES** FOR  
PRESERVING,  
REHABILITATING,  
RESTORING &  
RECONSTRUCTING  
HISTORIC  
BUILDINGS



# KEY RESOURCE

## KEEPING UP APPEARANCES

What makes a Main Street business successful? There is no single formula. Product, price, display, service, location and market all play a part. So does the outward appearance of the business.

Many store owners regard appearance as secondary to the more immediate concerns of price, product and service. Too often, the building itself is neglected or mishandled.

Yet experience shows, time and again, that appearance is important to a healthy commercial district. With merchants working together to create an attractive image, the downtown as a whole can benefit.

Through the National Main Street Center, the National Trust for Historic Preservation has demonstrated the value of keeping up appearances. Without gimmicks or themes, it has shown how to build on resources and strengths that already exist in traditional commercial centers across the country. The time-tested methods for keeping up appearances are presented in this publication.

### Recognizing the Problem

Most downtowns had their beginnings more than 150 years ago as the hearts of their communities. They grew in times very different than today, when merchants directed their attention to the walking trade and the fastest moving vehicle was the horse-drawn carriage.

The 20th century brought changes to Main Street. With the automobile grew competition from commercial strips and shopping centers. Downtown retailers turned their attention to passing cars, erecting shiny storefronts and eye-catching signs. Main Street stores tried to imitate their competitors.

In many ways, the result has been a sorry one. In too many communities, downtown now appears as a curious cross between neglected old buildings and a commercial strip. It presents a confused image to the shopping public, satisfying neither the pedestrian nor the driving customer.

The key to improving appearances lies in recognizing a simple fact: The traditional business district is neither a shopping mall nor a commercial strip and should not pretend to be either.

With its buildings, history, setting and place within the community, downtown is unique and special. It makes sense to acknowledge these resources and take full advantage of them, to develop the qualities that are already present downtown—qualities a mall or strip will never have.

### REAR ENTRANCES

3. Rear entrances can potentially benefit all businesses by allowing direct entry from the parking lot strip stores. Customers don't need to walk around the block or through a shop.

If you don't have an attractive rear entrance at your business but are considering making improvements, think about these issues:

1. Would additional walk-through traffic help or hinder your business? Would a rear entrance be an added convenience to your customers?
2. What changes would you need to make to give your store an attractive rear entrance? How would you handle the circulation, displays, and security throughout the building?
3. Although the two are similar, the rear entrance should not duplicate with the storefront. In particular, it must create the rear entrance should include a readily small sign on the back facade and utilize more of a utilitarian character. The sign should be functional and developed to support the overall appearance and convenience of the district.

**REAR ENTRANCE**

4. Like the storefront, the rear entry requires the same attention to detail. It should be inviting and attractive. A glass panel in the back door is one way to open your store to potential customers. A small sign on or near the door is another way to identify your business. Be sure to keep it clean and don't clutter the area with too many signs. An attractive metal grille can provide security and add to the visual appeal of a rear entry.

5. If your building has rear windows on the ground floor, use them for displays, they will attract people to your door. An awning or small canopy can be a pleasant addition and a convenience to shoppers during inclement weather. If there is enough sun, awning trees might also be added but only if you attend to them properly.

**REAR ENTRANCE**

6. Rear, use them for displays, they will attract people to your door. An awning or small canopy can be a pleasant addition and a convenience to shoppers during inclement weather. If there is enough sun, awning trees might also be added but only if you attend to them properly.

### ENERGY CONSERVATION

1. Energy conservation in a building means minimizing its energy needs and maximizing the comfort of its occupants. It properly invests, most old commercial buildings can be as energy efficient as new ones. The process is not particularly costly, but it does require a commitment to identify and solve some specific problems.

1. The traditional commercial building has some basic characteristics that help save energy:
  - Relatively large of the building is exposed. Sides are usually covered (and insulated) by adjacent buildings.
  - Above the storefronts, the windows tend to be small and widely spaced. Compare this to the typical facade of a new building.
2. However, old commercial buildings do have some typical energy problems:
  - Energy losses, old windows and doors have not been maintained. Consequently, they leak air and moisture.
  - Uninsulated flat roofs lose much needed heat during the winter.
  - Large, unshaded windows lose heat in the winter and are in "on" or "during" the summer.
3. Windows and doors should be sealed as tightly as possible. When closed, they should not leak air or moisture.
  - Repair all windows and doors so that all their parts fit together tightly.
  - Replace old windows broken window panes.
  - Carefully weather-strip all windows and door frames.
  - Check the cracks between all connecting window and door parts, as well as any cracks between the window or door and its opening.

Old heating systems are often inefficient and outdated.

### 1. Proportion

The characteristic proportion (the relationship between height and width) of existing buildings should be maintained.

### 2. Composition

The composition of the building facade (that is, the organization of its parts) should be similar to that of existing buildings.

### 3. Proportions of openings

The proportions of the windows and door openings should be similar to those of existing buildings. The same goes for the size of windows and door openings. They should be similar to those of existing buildings.

### 4. Relationship to Street

The new building's relationship to the street (that is, its "footprint") should be consistent with that of existing buildings.

### 5. Mass and Form

The form of the new building should be similar to that of existing structures. On Main Street, the usual form is a flat roof building with a cornice.

### 6. Materials

An entry facade should be composed of materials that complement adjacent facades. The new building should not stand out against others.

### 7. Rhythm

Elements that carry throughout the block (such as window spacing) should be incorporated into the new building.

### 8. Color

The colors chosen for a building should be similar to those of its neighbors.

# Out of Print!

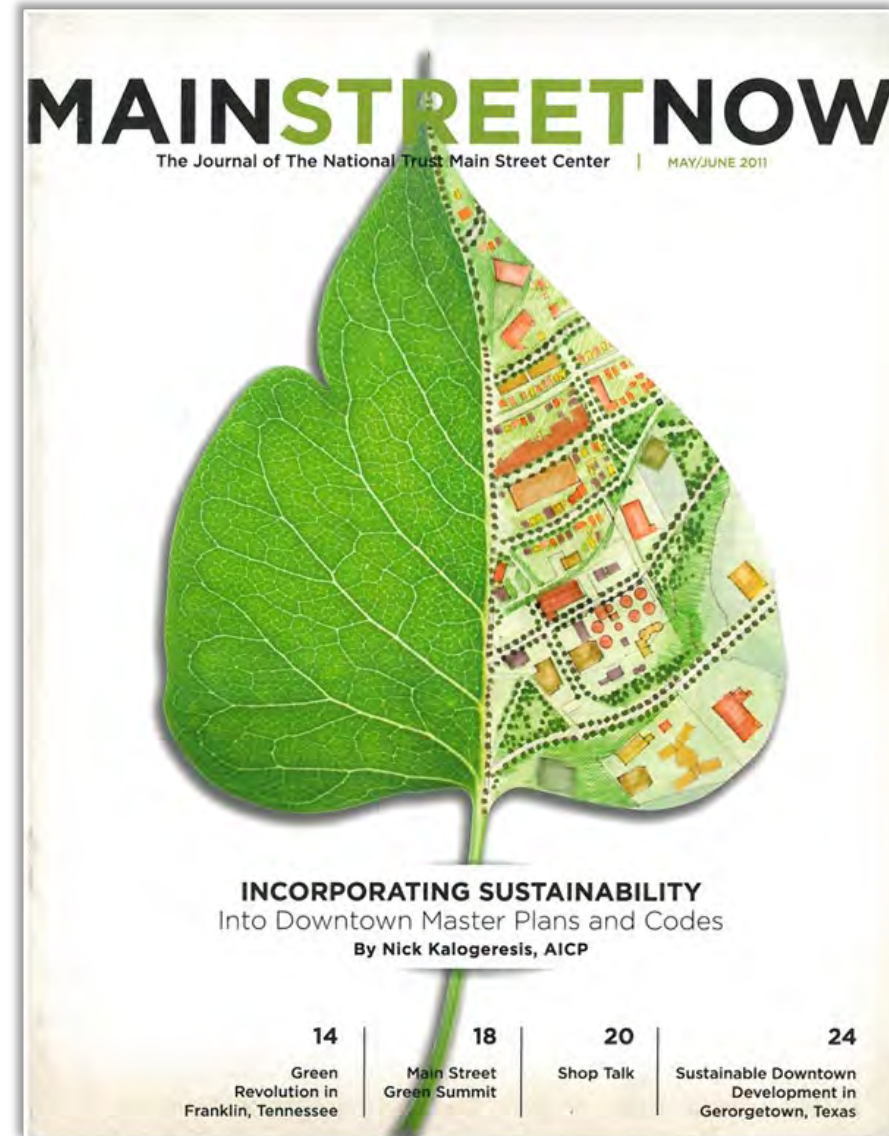
# Email Larry for a copy



**COLORADO**  
Department of Local Affairs

# Local Regulation

- ★ Comp Plan & Preservation Plan (DOLA Planning Grant)
- ★ Specialized Zoning (Mixed-use)
- ★ Adopted Building Codes (IEBC)
- ★ HPO & Commission (CLG)
- ★ Design Guidelines & Design Review (CLG)
- ★ Enforcement & Incentive Programs (Local)



**COLORADO**  
Department of Local Affairs



# KEY RESOURCE

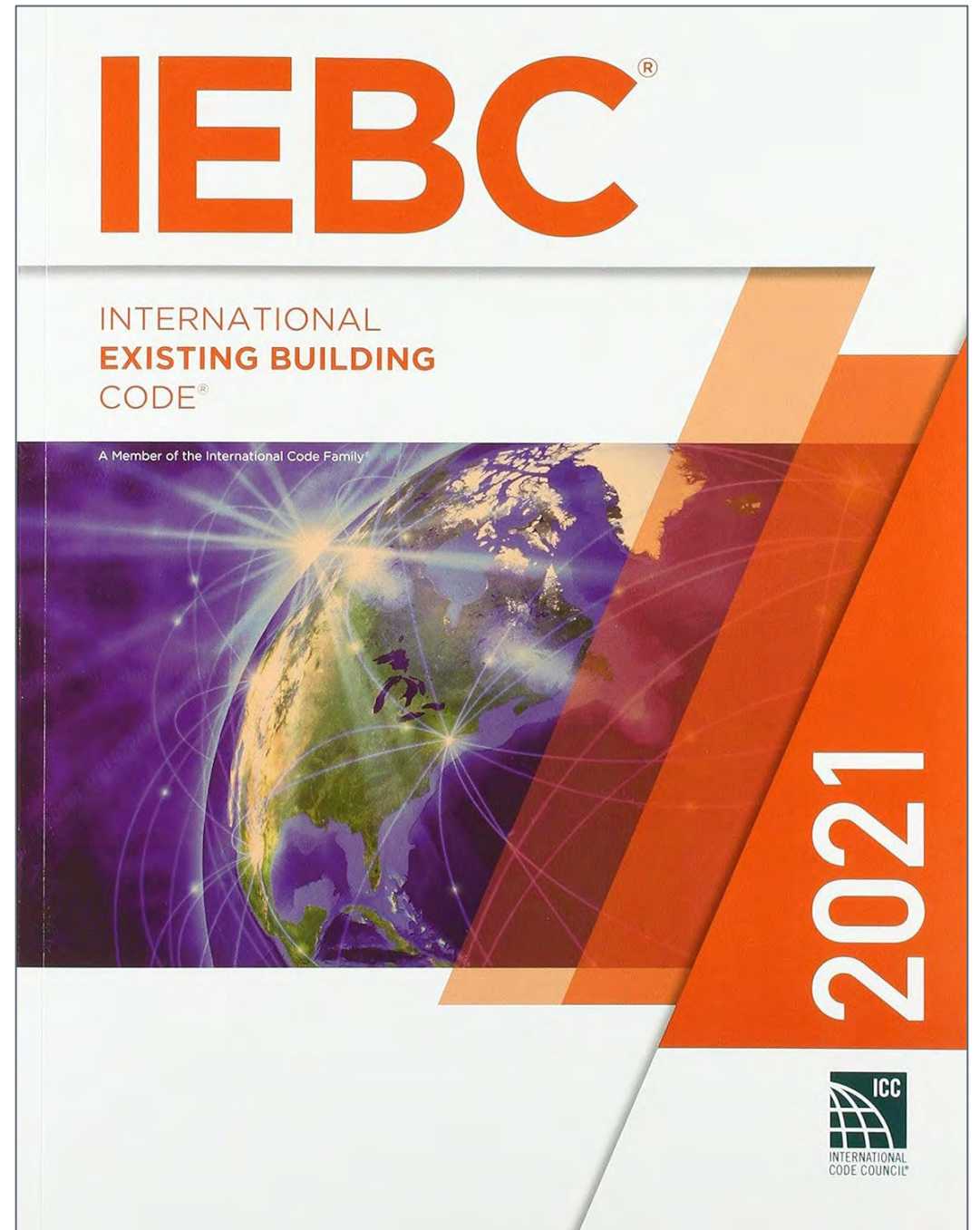
## International Existing Building Code

Must be Adopted:  
By Local Government

Should be Used:  
**FOR ALL EXISTING BUILDINGS!**



**COLORADO**  
Department of Local Affairs



# IMPROVE

- ★ **Local Consensus for HP Efforts!**
- ★ **State & Local Main Street Program!**
- ★ **Building/business guidance & support**  
**Architectural/Design**
- ★ State Grants (DOLA, and many more)
- ★ Preservation Incentives (...follow Design Standards)
- ★ Town Amenities (streetscape, pocket parks, etc.)

For Support: Contact Larry



**COLORADO**  
Department of Local Affairs



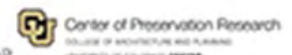
# KEY RESOURCE

Free for Members:  
Colorado Municipal League



**COLORADO**  
Department of Local Affairs

## HISTORIC PRESERVATION BASICS FOR MUNICIPALITIES



# Education

- ★ **Involve community in planning!**
- ★ Advocate the value of HP
- ★ Strong partnership between the Town leaders and HP Commission
- ★ Volunteer Engagement and Support
- ★ Resources and training from:
  - Colorado Main Street
  - History Colorado & Others...
- ★ Have fun working together!!



Thank you!

QUESTIONS?

Larry Lucas, Main Street Architect  
larry.lucas@state.co.us  
720-402-9303



**COLORADO**  
Department of Local Affairs



# Land Use Code Update

Historic Preservation

CLARION

URBANrural  
—continuum—



SILVERTON LAND USE CODE

*Moving the Compass Plan into Action*

# Project Goals

“Plan for responsible growth & development that contribute to our community & sense of place.”

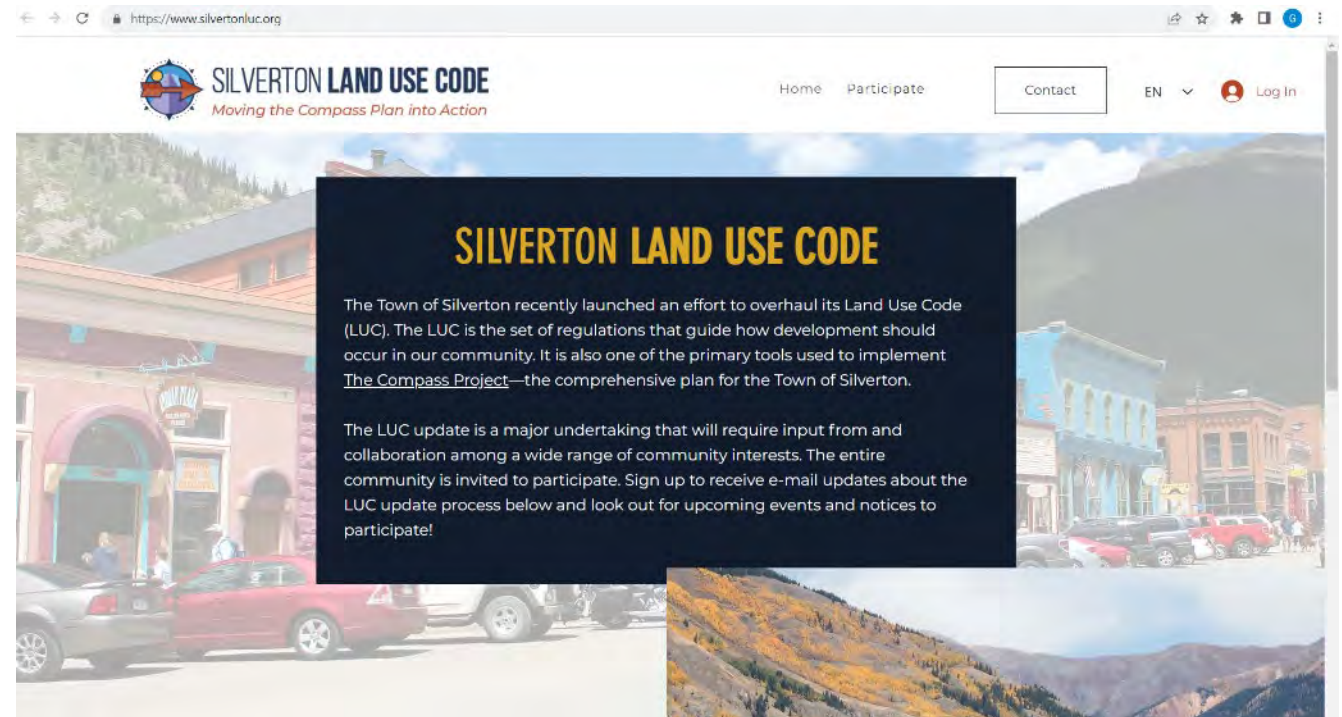
- Update the Town’s regulations to better reflect and **align with** the vision for the future of the Silverton community established in the Compass **Master Plan**
- Create **more predictable development outcomes** by simplifying and clarifying development standards and procedures
- Consolidate multiple chapters of the Silverton Municipal Code (Chapter 15, Annexation; Chapter 16, Zoning; and Chapter 17, Subdivision) to establish a more **clear and consistent structure**
- Make the LUC more **user-friendly** and easier to understand.



# Project Website

[www.silvertonluc.org](http://www.silvertonluc.org)

Sign up for project updates, review documents, and other project information





# Historic Preservation in the LUC Update

## Outline of LUC Update:

- Article 1: General Provisions
- **Article 2: Zoning Districts**
- Article 3: Use Standards
- Article 4: Subdivision Design and Improvement
- Article 5: Environmentally Sensitive Lands
- **Article 6: Site Development Standards**
- Article 7: Signs
- **Article 8: Administration and Procedures**
- Article 9: Nonconformities
- Article 10: Enforcement and Penalties
- **Article 11: Definitions and Measurements**

**Historic Preservation will mostly be addressed in the bold Articles.**



# Historic Preservation in the LUC Update

## Article 2: Zoning Districts

- Updating Historic District Overlay to include language to become a CLG.
- Clarifying design standards related to building setbacks and footprint, façade treatments, basic architectural elements, and ground-floor commercial requirements.
- Converting the Builder's Handbook into Design Guidelines within the Historic District Overlay.
- Removing the Architectural Review Overlay District.

- Purpose
- Applicability
- Establishment of Town Register and Designation Criteria
- Alternations of New Construction of Properties in Historic Districts
- Effect of Denial
- Relocation of Listed Properties
- Demolition of Listed Properties
- Alteration Exemptions
- Design Standards for All Development
- Design Guidelines



# Historic Preservation in the LUC Update

## Article 6: Site Development Standards

- Adding simple Site and Building Design Standards to the code (as a replacement of the Architectural Review Overlay District) to:
  - Regulate the placement of structures on a lot (like contextual setbacks) and provides baseline structure design standards (like for roofs, eaves and parapets and façade materials).
  - Help new development and redevelopment “fit” with surrounding development and be sited in a pedestrian-friendly manner.



# Historic Preservation in the LUC Update

## Article 8: Administration and Procedures

- Cleaning up Historic Review Committee (HRC) information to address all topics for decision-making bodies.
- Modifying Historic Overlay District Review to be administrative, requests for special exemptions to be reviewed by the HRC.



# Historic Preservation in the LUC Update

## Article 11: Definitions and Measurements

Compiling all definitions into this one article.

### Historic Review-Related Definitions<sup>172</sup>

#### **Alteration or Alter**

Any act or process that changes one or more of the exterior architectural or landscape features of a building, structure, site, object, or district.

#### **Certificate of Appropriateness**

Certificate issued by the Committee authorizing any proposed repair, restoration, Alteration, Construction, Relocation, or Demolition of a Historic Property or element within a Historic District pursuant to Section 15-2-80(a).

#### **Certificate of Economic Hardship**

A certificate issued by the Committee authorizing the repair, restoration, Alteration, Construction, Relocation, or Demolition of a designated Building, Structure, Object, Site, or element within a designated Historic District in accordance with the provisions of Section 15-2-80(a), even though a Certificate of Appropriateness has previously been denied.

#### **Colorado State Register of Historic Properties**

The official listing of state designated cultural resources.



# Thank you!

**Shay Coburn | Urban Rural Continuum**

shay@urbanruralcontinuum.com

**Elizabeth Garvin | Clarion**

egarvin@clarionassociates.com

**Gabby Heart | Clarion**

ghart@clarionassociates.com



**SILVERTON LAND USE CODE**

*Moving the Community Plan into Action*