

What Places Qualify?

Age, Significance, & Integrity

Generally, a property* must be at least 50 years old and still look much the way it did in the past. However, younger properties may qualify if determined exceptionally important.

A property may also qualify for a historic register based on significance, such as:

- ◇ An association with events, activities, or developments that were important in the past.
- ◇ An association with the life of person(s) who made a significant contribution to history.
- ◇ An example of significant architectural history, landscape history, or engineering achievements.
- ◇ A geographic or archaeological potential of important historical information.

A geographic area of multiple buildings and structures may qualify for a historic district designation. For local designation, at least 50 percent of these properties must possess historic significance. The number of non-contributing properties for national designation depends on how these properties affect the district's integrity.

You may have heard that a property that has been moved or that a grave site or cemetery does not qualify for designation. However, there are additional considerations related to these and other special cases. It is also quite common for a property that is not eligible for state or national designation to qualify on the local level. Therefore, we encourage you to work with a historic-preservation representative when evaluating criteria.

Is the property protected? Can changes be made freely? What about costs?

* Private owners of state- and national-registered properties using private funds may alter or demolish properties within local building regulations. Properties involving federal- or state-agency actions or funding are reviewed by OAHP with the goal of preserving historic resources whenever possible. Locally-designated properties require a Certificate of Appropriateness (COA) for exterior alterations and demolition. * There are no fees associated with applying for or maintaining designation. Plaques may be purchased to commemorate state and national designation, and may be provided for local designations. * Cost impacts of material improvement costs may be offset when considering possible energy-savings, environmental impacts, any tax credits, and possible increased property values.

How to Apply?

First Steps

Local Designation of a historic landmark or historic district may be initiated by the owner (or at least 51 percent of property owners in a proposed historic district). The Brighton City Council, Historic Preservation Commission, or the City Manager may also nominate a property. Significant measures must be made to obtain the property owner's approval. If this consent is not obtained, the Brighton City Council may consider and approve a designation review.

To apply for local designation, complete and submit the *Nomination Questionnaire* and *Application* available on the City of Brighton Website <http://brightonco.gov/193/Historic-Preservation-Commission>. For additional information/assistance with local applications, contact the Brighton Community Development Department at 303-655-2015 or atibbs@brightonco.gov.

State and National Designation are made by property owners, historical societies, preservation organizations, governmental agencies, and other individuals or groups. All nominations require the active consent of the property owner.

Properties listed in the National Register of Historic Places are automatically placed in the Colorado State Register. However, properties may also be nominated separately to the Colorado State Register without inclusion in the National Register.

To begin the process, contact the Office of Archaeology and Historic Preservation (OAHP) by phone (303-866-3392) or e-mail oahp@state.co.us for helpful references and assessment of eligibility.

To designate or not to designate?

*A Guide to Historic Designation
for Brighton's Treasured Places*



**That
is the question . . .
Here are the answers**



For more information, contact the Outreach & Education Sub-Committee: <http://brightonco.gov/193/Historic-Preservation-Commission>

SAVING HISTORIC PLACES



To designate or not to designate?

That is the question . . . Here are the answers

Local

The City of Brighton Registry of
Historic Cultural Resources

<http://brightonco.gov/193/Historic-Preservation-Commission>

State

The Colorado State Register of Historic Places

<http://www.historycolorado.org/oahp/nominating-my-property>

National

The National Register of Historic Places

<http://www.nps.gov/nr/>

Why Historic Designation?

**Recognition of Historical Significance * Pride in Community & Heritage * Conservation of Fine Craftsmanship
Increased Property Values * Environmentally-Responsible Advantages over New Construction * Eligibility for State/Federal Tax Credits
Eligibility for Grants * Economic Sustainability and Growth * Cultural Enhancement * Heritage and Agritourism**

The history of Brighton dates back to 1887. You can trace back to appreciate the city's development and our heritage through its architectural styles and building details, as well as the significant events and people related to these places. Sadly, many places that trace our heritage have been lost to fire or progress. Saving our treasured places with historic designation ensures that present and future generations can appreciate the beauty and richness of Brighton's past. Rehabilitation of historic properties is an environmentally-responsible construction activity and can create new jobs and boost the local economy. Today, historic properties add to our quality of life as dynamic community centerpieces providing cultural places to shop, invest, create, and live.*

- ◇ Receive formal recognition of the significance and history of your property (including being eligible to display a commemorative plaque).
- ◇ Help generate community pride and heritage for this and future generations by creating a sense of place, and by preserving stories of significant events and people.
- ◇ Conserve the fine craftsmanship of distinctive characteristics of a type, period, method of construction, or artisan building details.
- ◇ Increase your property value and protect the value of your investment. Real estate experts have found that historic designation of a property increases saleability and attracts a wider market and a higher selling price than do non-historic properties.
- ◇ Promote an environmentally-responsible construction activity that conserves resources (vs. building new). Rehabilitation and redevelopment consume less energy than demolition, and take advantage to not waste past energy investments.
- ◇ Gain eligibility to apply for state tax credits for restoration, rehabilitation, or preservation.
- ◇ Gain eligibility to obtain federal rehabilitation tax credits for income-producing properties (national designations).
- ◇ Gain eligibility to compete for grants from the History Colorado State Historical Fund (for acquisition, development, education, survey, and planning projects).
- ◇ Foster neighborhood revitalization, local economic sustainability, the creation of new jobs, and even capital generation.
- ◇ Help strengthen Brighton's future. Historic buildings help create vibrant centers (downtowns, cultural and retail districts, and neighborhoods) that draw tourism, the arts, festivals, and other activities that in turn draw investment, revenue, and economic growth.
- ◇ Generate heritage tourism that typically attracts visitors that spend more and stay longer than other types of tourists.
- ◇ Preserve rural areas and examples of agricultural complexes and ways of life. Promote agritourism and its economic benefits.

**A historic place can include individual buildings, structures, objects, districts, and historic and archaeological sites.*