

DRAFT
Demolition Evaluation Task Force
Meeting Notes
August 24, 2006

Attendees listed at end of notes.

Councilwoman Robb asked for corrections to the meeting notes of August 7th.
The notes were approved.

Overview of other cities' historic property surveys: Kathleen Brooker

Philadelphia:

2000 properties in 2 days using graduate students and G.I.S.

Los Angeles:

5 years, \$5 million

1st 2 years spent on establishing context

Purpose: helpful for commercial development, tied to environmental

San Antonio and Sante Fe:

Hybrid model using volunteers

Grants and city money

Previously undertaken Denver survey of several years ago: Tyler Gibbs

3 phases:

1. methodology (completed)

2. investigation (started)

3. implementation and city wide survey & plan

(Not known whether there any funds remain from this survey project)

Task Force member comments on the survey concept and whether it should be in this legislation or just be a recommendation from the group:

- Don't know cost; Is seen as a combined effort among:
 1. *city*
 2. *private (development community)*
 3. *preservation interests*
- Funding source needed to keep list updated.
- Very important, but how it's used is key.
- Possibly institute a tax incentive, maybe through the Zoning Code Task Force.
- Doesn't replace the demolition review so move forward with that.

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- Survey could be substitute for the 3-step filter but somebody would have to officially adopt list. LPC could be gatekeeper and approval body.
- Strife or comfort if on list?
- Having LPC do it doesn't have impact of City Council adopting it. If you want "certainty", has to be adopted by ordinance.
- Start out on neighborhood-by-neighborhood basis rather than city wide -- less unwieldy and less costly. Once a pilot project neighborhood is surveyed, can see how it goes and how useful it will be for further application. Get the RNO's involved; ask them for top 10 structures in the neighborhood and others of which they may be aware. Include an explanation of methodology, criteria & goals.
- Kathleen Brooker offers that there are some initial surveys done for the Washington Park area, perhaps an appropriate pilot RNO.
- Survey would be a great filter if done absolutely right but unrealistic to accomplish. Could be a separate tool in doing filter processes well.
- Not ready to hook demolition with survey at this time.
- Start survey process and see if it works. Could be added to legislation later.

Consensus of the group:

- Keep the survey separate from legislation for a demolition filter and for a filter-free certificate.

Filters:

Process: (See purple sheet)

1. *When to notify:* long discussion of the various levels of review in looking at demolition applications in determining when posting of the property should occur. No agreement whether it should be: 1. after 1st review (all properties are given a cursory look, involving 5 -10 minutes of staff time; 9 properties peaked interest during test); 2. after 2nd review (1 -2 hrs. of staff research; 4 properties merited more in-depth study); or 3. after 3rd review (after more study, no properties in the two-month trial potentially qualified for landmark designation). The point at which notification occurs depends on how long the notification period will be -- which is still being discussed.

2. *How to notify:* consensus on mailing/e-mailing notice to owner, District Council, At-Large Council, RNO's, historic entities, etc. and posting property with a sign.

3. *Timeline:*

A. Filter: Agreement on 1 – 10 days for LPC review and notification (posting occurs with notification and clock starts ticking when sign actually posted in ground). Further discussion needed on whether 10 working days is enough for public comment.

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B. Certificate: Not discussed in detail. However, it was noted that it is a more serious application as once you've received a filter free certificate, it guarantees you immunity from demolition for 5 years --- almost the equivalent of having been through Landmark.

Questions for next meeting:

1. **Where** in the process should notification occur and for how many working days?
2. What should be the **number of working days** for filter vs certificate?
3. General question: Did Landmark staff note which buildings and locations were caught in their review of building during the two month test period?

Members Present on August 24, 2006

Councilwoman Jeanne Robb
Kathleen MacKenzie

Pat Barron
Kathleen Brooker
Brad Buchanan
Rich Delanoy
Jerry Glick
Michael Henry
Fabby Hillyard
J.J. Martinez
Malcolm Murray
Max Silverman
Dennis Humphries

Alternates Present

Steve Turner
Carol Singer for Councilman Brown

Staff

Kerry Buckey
Tyler Gibbs
Nora Kimball (Councilwoman Robb's aide)

Others

Sean Maley of CRL
George Merritt of Denver Post