

# final thoughts...

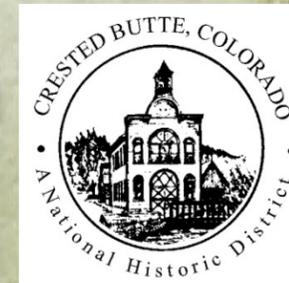
Part of what makes one community unique from any other is its history. Preserving our unique properties, which are physical components of history, is the best way to reflect that history.

Remember that Staff are always available to answer questions!



This brochure will provide you with more information about:

- Benefits of Preservation
- Design Review Process
- Key Guidelines
- State and Federal Tax Credits



## State and Federal Tax Credits

State and Federal Income Tax Credits are available to property owners who engage in qualified rehabilitative work in refurbishing their historic buildings. Tax credits help offset the higher cost of labor and materials. There are three types of credits:

1. 20% State Income Tax Credits (STC) are administered by the Town of Crested Butte, a certified local government under the auspices of the Colorado Historical Society. Forms are available in the Building Department or by contacting Molly Minneman at (970) 349-5338 or [mollym@crestedbutte-co.gov](mailto:mollym@crestedbutte-co.gov).
2. 20% Federal Income Tax Credits (ITC) are administered through History Colorado's Office of Archaeology and Historic Preservation [www.historycolorado.org/oahp/taxcredit-application-forms](http://www.historycolorado.org/oahp/taxcredit-application-forms)
3. 10% Federal Income Tax Credits (ITC) are also administered by History Colorado's Office of Archaeology and Historic Preservation and available through the website above.

### Step 1: Is the building historic?

First, the building must be historic. This means that some authority must designate the building as being historic. There are three levels of designation:

- Local landmarks, which are designated by local preservation groups and city governments.
- The State Register, which is a list of historic properties designated by History Colorado.
- The National Register, which is a list of historic properties reviewed by History Colorado and designated by the National Park Service. Properties listed on the National Register are automatically listed on the State Register.

\*A property may be on one or more of these lists

### Step 2: What is the building's current use?

The State Tax Credit applies to any building that can meet the requirements listed above. The Federal Tax Credit only applies to certain uses, as listed in the chart below:

I own the building, and:	STC	20% ITC	10% ITC
I live in the building	X		
I rent out the building for others to live in	X	X	
I live in one part of the building, and rent out another part to others	X	X*	
I run a business in the building	X	X	X
I live in one part of the building, and run a business in another part	X	X*	X*
I don't own the building, but I lease all or part of it for my business	X	X	X

For more information on these tax credits please contact the Design Review Coordinator in the Town of Crested Butte's Building Department or visit: <http://www.historycolorado.org/online-community-asked-preservation-tax-credit-questions>

Type of Credit	Requirements for Credit
STC	Must be on the State Register OR be a Local Landmark
20% ITC	Must be on the National Register, OR a contributing structure in a National Register district, OR eligible for the National Register, OR a contributing structure on a National Register-eligible district.
10% ITC	Must be considered NOT eligible for the National Register, or NON-contributing to an existing National Register district. Must also have been built before 1936.

## Helpful Information >>>

### Town of Crested Butte Contact

#### information:

**Physical:** 507 Maroon Avenue  
**Mailing:** PO BOX 39, Crested Butte, CO 81224

**Phone:** (970) 349-5338

**Website:** [www.crestedbutte-co.gov](http://www.crestedbutte-co.gov)

#### Other links:

- National Trust for Historic Preservation:  
[www.preservationnation.org](http://www.preservationnation.org)
- History Colorado:  
<http://www.historycolorado.org/>

# About Your Historic Property

## Terminology

**Preservation** – The act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic property.

**Rehabilitation** – The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

**Restoration** – The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

**Reconstruction** – The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

## Preservation and You

**As a historic home owner you are a steward of Crested Butte's heritage...**

You are receiving this publication because your property is either a historic structure, is located in the Town's historic district or because you have expressed interest in learning more about preserving our historic buildings

### Historic Preservation in Crested Butte

All changes to exterior elements of existing buildings and new structures must be approved through the design review process. As a National Historic District the Town is very sensitive to the appearance and scale of structures within the Town. This is particularly true with regard to alterations to historic structures. The Town has adopted a set of Design Guidelines which regulate the appearance of structures within Town. The Board of Zoning and Architectural Review (BOZAR) reviews all proposed new structures and changes to existing structures for compliance with the guidelines.

### Benefits of Historic Preservation and Owning a Historic Building:

- Increases and sustains property values
- Enhances neighborhood
- Encourages community reinvestment

- Stimulates a sense of pride
- Protects our sense of time and place
- Creates jobs during rehabilitation
- Ensures the protection of your building's character for future generations.
- Decreases waste and maintains energy efficiency: "Don't build a new building unless it's absolutely necessary. The most responsible thing to do is to buy used buildings, construction materials, and furniture." Yvon Chouinard, founder and owner of Patagonia.

Through grant funding, the Town of Crested Butte conducted a historic buildings survey of buildings within the Town. The staff in the Building Department can help you determine if your building has a historic designation.

# Can I make changes to this historic building?

You can update and make changes to your historic structure. Here's how:



Figure 1 - 609 Elk Avenue

## Contact the Building Department

First, Building Department staff will help you to determine if there is room on your parcel for the addition, which is called "floor area ratio." With this information, staff will guide you with regards to setbacks, height allowances, parking, water/sewer tap fees and recommended addition location.

## Survey

Do you have a survey for the property? Many historic buildings encroach into the setbacks and it is necessary to have a survey or otherwise known as an Improvement Location Certificate (ILC).

## Design Review Process with the Board of Zoning and Architectural Review

Figure 2 – (Top Row) 209-211 Sopris Avenue Before and After



(Bottom Row) – 309 Third Street Before and After



Figure 3 - 512 Second Street

## What will the Board look for with regards to my project?

Recommendations from the Board are based upon the following:

- **Site plan:** building placement, setbacks, landscape, required parking, lighting
- **Context:** how the building relates to the neighborhood and historical architectural forms
- **Mass, scale and form:** Floor area ratio is reviewed together with, apparent mass of the building as seen from the primary street or streets
- **Design details:** including dormers, porches, window placement including style and size, and doors
- **Materials:** siding type, window trim and color schemes
- **Accessory buildings or dwellings:** size, design, style, use

## What will I need to submit for the Design Review Process?

- Completed and signed Development permit application
- Limited Power of Attorney (if represented by someone besides the owner)
- Copy of the Recorded Conveyance Deed
- Payment for the publication and/or process
- Vested Property Right Form & Fee (if applicable)
- Materials list
- Plans, Full scale – 1/4 or 1/8 scale and reduced set on 11"x17" paper

If it is determined that there is room on the parcel, the project will go through the design process. There are three types of review:

**Informal** – sketch plan or concept stage where the BOZAR offers suggestions on potential issues based upon Design Guidelines;

**Insubstantial** – minor changes to an existing structure or previously approved plans;

**Formal** – this review requires publication for public hearing and attendance at least one Design Review Committee (DRC) meeting, where the members will offer a recommendation for the full Board meeting

### These plans should include:

- Existing and proposed **elevations** at 1/8 or 1/4 inch scale
- Adequate **exterior elevations** including: dimensions, lighting, ridge heights above natural and finished grades, roof pitches and materials
- **Floor Plans** including: dimensions, door location, and window size both new and existing
- **Cross sections** of the buildings including: dimensions, double line drawings, door operation, and window size both new and ghosting of existing
- **Site plan** including: topography if grade varies more than 2 feet on the site or 1 foot vertically within the building footprint; mature vegetation and proposed landscaping; setbacks should be dimensioned to the closest piece of structure (typically the eaves); snow storage; and parking arrangement.

# What resources are used in reviewing a project?

When thinking about changes or additions to your historic home, it is best to stick to the Secretary of Interior Standards for Rehabilitation, "First maintain, then repair and as a last resort replace." Here are some of the essential Design Guidelines to keep in mind:



Figure 4 – 108 Sopris Avenue

The Design Guidelines can be found in the Building Department as a hard copy or on our website at [www.townofcrestedbutte.com](http://www.townofcrestedbutte.com) in electronic form.

Key Guidelines for all historic properties the Board will use to review your project are as follows:

- 3.2 - Remain on the historic footprint
- 3.4 – Keep to uses that are compatible with the building
- 3.5 – Respect the historic character of the building
- 3.18 – Compatibility with main building of size and scale of addition
- 3.19 – Additions should be products of their own time
- 3.23 – Minimize negative effects on existing character-defining features
- 3.41 – New dormers should remain subordinate to the historic roof in scale and character
- 3.47 – Preserve the original porch
- 3.49 & 3.55 - Preserve functional and decorative features of original windows and doors.
- 3.50 & 3.56 – Avoid changing the position of historic windows & doors.
- 3.51 & 3.57 - Maintain original window & door proportions.
- 3.60-3.61 – Preserve original roof form and materials

## Ask the experts >>>

**Q:** What is the advantage of historic preservation?

**A:** "Historic Preservation has many advantages, but most of all it's simply a matter of good sense. It's smart to protect older buildings and neighborhoods because they're aesthetically appealing, they're useful, and they help us understand ourselves as individuals and as a nation." ~ National Trust for Historic Preservation



## Commercial Buildings – Important design elements

- Front openings
- Front walls
- Recessed entries
- Kick plates
- Transoms
- Size and shape of windows
- Awnings
- Ornaments and details of façade

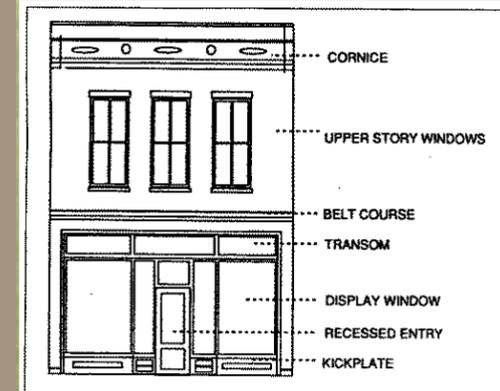


Figure 6 - Typical storefront elements that should be preserved