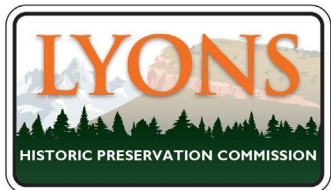


Town of Lyons Historic Designation Program

Presented by: Sarah Lorang
Historic Preservation Commission Chair



Objectives

- Review the Purpose and Intent of Historic Designation
- Benefits of Historic Preservation
- Eligibility for Local Designation
- Designation Process
- Town-Owned Properties Identified for Local Designation
- The Historic Significance of the Lyons Depot Building
- Next Steps and Conclusion

Purpose and Intent of Historic Designation

Preserving our historical landmarks, like the Depot building, is not just about honoring our past; it's a forward-looking approach to community identity and economic vitality.

Purpose of Designation *Per the Town's Municipal Code, Sec. 16-12-10*

- Protection and preservation of the Town's architectural, cultural, and heritage landmarks
- Enhancement of property values and stabilization of historic neighborhoods
- Promotion of civic pride and community planning

Intent

To balance private property rights with public interest in preserving the Town's unique character

Benefits of Historic Preservation

- Economic incentives for restoration or rehabilitation (Sec. 16-12-130)
 - State Tax Credit Eligibility – 20% of Renovation Expense, Up to \$50,000 (Residential)
 - Federal Tax Credit Eligibility - 20% of Rehabilitation Expenses for Certified Historic (Commercial)
 - State Tax Credit Eligibility – 20-30% of Rehabilitation Expenses for Certified Historic (Commercial)
- Increased tourism and business due to historic attractions
- Preservation of community identity and historical significance
- Access to Historic Main Street Resources (e.g. Historic Architect Consultations)

Eligibility

Eligibility Criteria *Per the Town's Municipal Code, Sec. 16-12-30*

- Property must be 50 years old and meet one (1) or more of the following criteria:
 - Association with patterns or events that have made a significant contribution to history;
 - Connection with persons or groups significant in history;
 - Distinctive characteristics of a type, period, method of construction, or artisan;
 - Possibility to yield important information related to prehistory or history; and/or
 - Geographic importance.
- A Property may be exempted from the age standard if the Commission and Board of Trustees find it to be exceptionally important in other criteria

Integrity Criteria *Per the Town's Municipal Code, Sec. 16-12-30*

- Properties are evaluated for their physical integrity using the following criteria:
 - Location, Design, Setting, Materials, Workmanship, Feeling, Association



REQUIRED MATERIALS FOR ALL APPLICATIONS:

- ☐ Signed application
- ☐ Current photographs of all sides of the property, including the view from the street.
- ☐ Application fee of \$25 (waived until June 2024); checks made payable to "Town of Lyons".

TO SUBMIT YOUR HISTORIC DESIGNATION APPLICATION:

→ Email application to kbruckner@townoflyons.com (put "Historic Designation Application" in the subject line), or deliver application to Town Hall (432 5th Ave, Lyons, CO 80540).

→ Questions? Contact:

- ◆ Alex Painter (Community Development, Planner II) at 303.823.6622, Ext. 22 / apainter@townoflyons.com
OR
- ◆ Kristen Bruckner (Community Relations and Programs) at 303.823.6622, Ext. 66 / kbruckner@townoflyons.com

OWNER CONTACT INFORMATION

☐ ALL OWNERS SUPPORT HISTORIC DESIGNATION

Name: _____

Phone Number: _____

Email Address: _____

Address: _____

City: _____ State: _____ Zip: _____

APPLICANT CONTACT INFORMATION☐ SAME AS OWNER

Name: _____

Phone Number: _____

Email Address: _____

Address: _____

City: _____ State: _____ Zip: _____

Town of Lyons | 432 5th Avenue | P.O Box 49 | Lyons, CO 80540 | Phone: 303.823.6622

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OWNER MAILING ADDRESS (if different from Contact Information)

Address: _____

City: _____ State: _____ Zip: _____

PROPERTY INFORMATION (INCLUDE ALL KNOWN INFORMATION)

Address: _____

Legal Description (can be found by searching <https://maps.boco.solutions/propertysearch/>): _____

Date of Construction: _____

Architectural Style: _____

Architect and/or Builder: _____

Additions and/or Alterations to Exterior, Including Dates (if known): _____

Brief Description of the Property (This could include architectural details like distinctive features or construction materials; historical details like family ownership, or other information pertinent to individual historic designation):

Signature of Owner or Owner's Authorized Agent: _____ Date: _____

Town of Lyons | 432 5th Avenue | P.O. Box 49 | Lyons, CO 80540 | Phone: 303.823.6622

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PHOTOGRAPHS



STAFF USE ONLY

Reviewed by: _____ Date: _____

☐ Shared with Historic Preservation Commission (hpcchair@townoflyons.com)

Town of Lyons | 432 5th

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Designation Process

- The Nomination/Application is submitted to the Town's Cultural Services Coordinator, Kristen Bruckner
 - Application Fee will be \$25, but the HPC would like to waive the fee for the first year of the program
- Designation Hearing with Historic Preservation Commission (HPC) *Within 45 Days*
 - The Secretary shall provide notice of the date, time, and location of the public hearing to the Applicant, the Owner or Owners of record, the Owners of adjacent properties and, if known, to other persons having a legal or equitable interest in the Properties or district nominated for designation at least ten (10) days prior to the hearing.
 - A legal notice indicating the nature of the hearing, the Property involved, and the time, date, and place of the scheduled public hearing, shall be published in the Town's publication of record at least ten (10) days prior to the hearing.
 - The notice shall be posted at the Property's physical location at least ten (10) days prior to the hearing
 - A Property may be exempted from the age standard if the Commission and Board of Trustees find it to be exceptionally important in other criteria
 - The Commission will vote to approve, approve with conditions, or deny the application
- If Approved, HPC will Send the Application and Their Report to the Board of Trustees
 - If denied, the HPC must notify, in writing, the Board of Trustees and the Applicant within thirty (30) days of such denial. Such denial shall state the reasons for the denial and the procedures for appeal to the City Council.

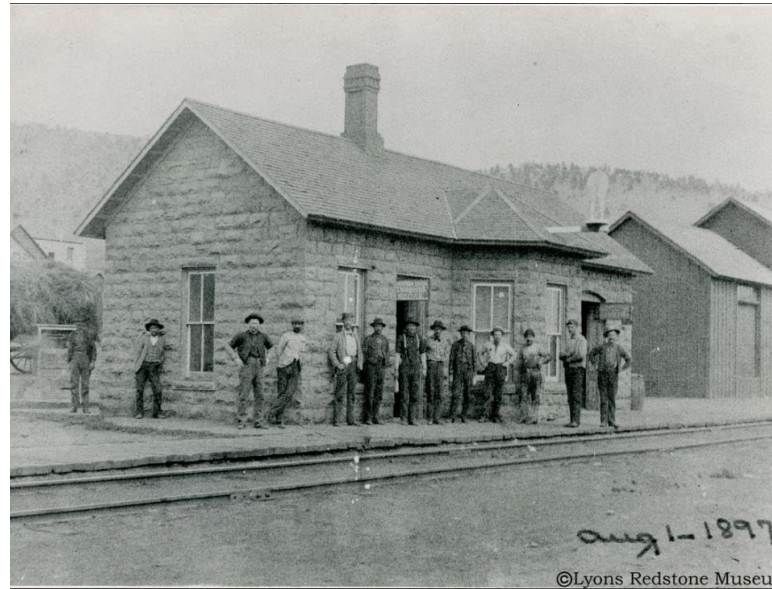
Designation Process, Continued

- **Public Hearing with Board of Trustees** *Within 30 Days of HPC Hearing*
 - The public hearing is held to consider adopting by ordinance those properties qualifying for designation. Such notice and hearing shall be conducted in conformance with the procedures set forth in [Section 16-12-40\(b\)\(1\)–\(4\)](#), except the Town Clerk shall perform the responsibilities assigned therein to the Secretary.
 - The Board of Trustees will vote to approve, approve with conditions, or deny the application and shall issue written findings based on the Commission's recommendations
- **Recording Designation** *Within 30 Days of BOT Approval*
 - The Town shall record the ordinance with the clerk and recorder of Boulder County
 - The Town shall maintain a current record of all Landmark Properties and Landmark Districts and pending designations
 - Applicant(s) and/or Owner(s) shall have the right to appeal such decision to the Board of Trustees by filing a written notice within fifteen (15) days after the date of receipt of the Commission's denial

Town-Owned Properties Identified for Local Designation

Lyons Depot Building

- Address: 430 5th Avenue; Lyons, CO
- Date of Construction: 1885
- Original Use: Train Depot (Closed in 1960)



Lyons Town Hall

- Address: 432 5th Avenue; Lyons, CO
- Date of Construction: 1936
- Original Use: A Diesel-Electric Power Plant



Historic Significance of the Depot Building

1885: The Lyons Railroad Depot was constructed of local sandstone; supporting shipping needs such as ore from area mines as well as significant recreational travel to Lyons and beyond via stagecoach or later via Stanley Steamer

1960: The Depot was closed after many years of serving as the center of the community

1974: Reports that the Depot may be moved prompted formation of the Lyons Historical Society and nomination of the building to the National Register of Historic Places

1975: The Depot was purchased by the Town of Lyons for preservation and use as a community library

2013: The Depot was impacted by the September 2013 flood; an extensive restoration began in 2015

Minimal Alterations

1984: The original baggage building was returned to the site and was attached to the eastern side of the building, in which the interior was renovated for library use

Next Steps

- Town Representative to sign application/nomination for Depot's local historic designation
- The HPC will schedule a hearing for approval; Town to issue public notice(s)
- Assuming approval, the HPC will forward the application and internal report to the Board of Trustees
- BOT to hold a public hearing to consider adopting, by ordinance, the property within 30 days
- If approved, the Town will record the ordinance with the clerk and recorder of Boulder County

Thank you.

Questions?

