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19.04.010 Purpose. A. The purpose of this title is to promote the public health, safety and welfare through:

1. The protection and preservation of the town's historic and cultural heritage, as embodied in designated landmarks, contributing structures and districts by appropriate regulations;

2. The enhancement of property values and the stabilization of historic neighborhoods and streetscapes, promotion of harmonious, orderly growth and development of the town;

3. The increase of economic and financial benefits through the town's attractions to tourists and visitors; and

4. The provision of educational opportunities to increase public appreciation of the town of La Veta's unique heritage;

5. The purpose of this ordinance is not to preclude business or commercial development or uses in the town of La Veta, but is to promote appropriate and compatible development and uses that meet the requirements of all the town's ordinances and regulations and that meet the terms and spirit of the historic preservation ordinance.

B. The intention of this title is to create a method to further the public interest in preserving the town's unique historic character by ensuring that demolition of, moving, additions to, alterations to, and new construction of any type affecting designated landmarks, contributing structures and districts shall be carefully considered for impact to its contribution to the town's heritage. In so doing, the town is forthwith designating a historic district concurrent with the effectiveness of this chapter and has outlined the process for landmarks, contributing structures and additional districts to be so designated under the provisions of this title. (Ord. 197 (7/7/98) (part), 1998)

19.04.020 Committee established. There is created an historic preservation committee, hereinafter referred to as the "committee," which shall have principal responsibility for matters of historical preservation as set forth in this title.

A. Membership. The committee shall consist of no less than five members providing a balanced, community wide representation; to the extent possible, the committee shall consist of a representative who owns property in a historic district, a representative who has knowledge of construction, a representative from the town board of trustees, a member of the Huerfano County historical society who has been nominated by the Huerfano County historical society board of directors, and one other. It is desirable but not necessary that all members reside within the town of La Veta or its environs. The town of La Veta board of trustees shall appoint the committee members who shall serve two-year terms. Members may be appointed to serve succes-

sive terms. Members shall serve without compensation. Members may be removed by the town board of trustees for neglect of duty or malfeasance in office.

B. Quorum and Meetings. A quorum shall consist of a majority of the committee. The committee shall meet twice a month on alternate Tuesdays (when there are no town board meetings) if needed to conduct its business. Notice of time and place for committee meetings with an agenda shall be made public in the manner provided for in the town of La Veta's zoning ordinances for public meetings thereunder. Minutes shall be kept at each meeting and provided to the town of La Veta board of trustees. The committee shall elect one of its members as chairperson to convene and preside over its meetings. Rules and procedures may be established by the committee and shall be effective upon approval of the town board of trustees.

C. Powers and Duties. In accordance with the provisions of this title, the historic preservation committee shall:

1. Be guided at a minimum by the Secretary of the Interior's Standards for the Treatment of Historic Properties for Preservation and Rehabilitation (as they may be amended from time to time), such being incorporated herein by reference as if fully set forth; additionally, the committee shall adopt other criteria for review of historic resources and for review of proposals to alter, demolish or move designated resources;
2. Review resources nominated for designation as an historic landmark, district or contributing structures within historic districts and recommend to the town of La Veta board of trustees that it designate by ordinance those resources qualifying for such designation;
3. Review and make decisions on any application for alterations to a designated historic landmark, district or contributing structure within historic districts;
4. Review and make decisions on any application for moving or demolishing an historic landmark or contributing structure;
5. Advise and assist owners of historic properties on physical and financial aspects of preservation, renovation, rehabilitation and reuse, including nominations to the State and National Register of Historic Places;
6. Develop and assist in public education programs including, but not limited to, walking tours, brochures, marker programs for historic properties, lectures and conferences;
7. Conduct, update and maintain, or cause to be conducted, updated and maintained, surveys and official lists of historic landmarks, districts and contributing structures as well as other structures and buildings for the purpose of defining those of historic significance, and prioritizing their importance. The committee shall be re-

sponsible for updating the surveys and official lists at a minimum of every seven years;

8. Advise the town board of trustees on matters related to preserving the historic character of the town;

9. Actively pursue financial assistance for historic preservation related programs;

10. Review and make decisions and/or recommendations of any application for construction (whether such be new construction on vacant land or any other type of construction related to existing structures) within an historic district. In addition, the committee may advise an owner of a property that has not yet achieved contributing or landmark status on appropriate treatments, alterations and additions that will sustain the character-defining features of the structure and thus continue the prospect that the structure may become eligible for contributing or landmark status in the future;

11. Make reasonable efforts to seek input from all appropriate parties (including neighbors, adjacent property owners and others) whose property may be affected by its decisions. At a minimum such efforts shall include posting the property and notifying absentee adjacent owners by first class mail, such to be postmarked no later than seven days after the submission of the application for an alteration certificate. (Ord. 197 (7/7/98) (part), 1998)

19.04.030 Designation of historic landmarks, historic districts and contributing structures within historic districts. A. Designation Authorized.

1. Pursuant to the procedures hereinafter set forth in this section, the town board of trustees may, by ordinance, designate as an historic landmark an individual structure or other feature, or designate as an historic district an area containing a number of structures or features having special historical or architectural value, or designate as a contributing structure within an historical district an individual structure or other feature.

2. Each designating ordinance shall include a description of the characteristics of the historic landmark, historic district or contributing structure which justify its designation, a description of the particular features that should be preserved, and a legal description of the location and boundaries of the landmark, district or contributing structure. The designating ordinance may also indicate alterations which would have a significant impact upon, or be potentially detrimental to, the landmark, district or contributing structure.

The property included in any such designation shall be subject to the controls and standards set forth in this title.

B. Procedures for Designating Landmarks, Districts and Contributing Structures for Preservation.

1. A nomination for designation may be made by filing of an application with the town of La Veta clerk by any owner(s) of a proposed landmark, district or contributing structure, any resident of the town of La Veta, or any historic preservation committee member. The town clerk shall refer the application for nomination to the chairperson of the historic preservation committee within five business days upon receiving such application. The committee shall contact by mail the owner(s) of the nominated landmark, district or contributing structure outlining the reasons and effects of such designation. The committee shall hold a public meeting (with notice at least ten days prior to such meeting) on the proposal no more than sixty days after the filing of the application. The committee shall review the application for conformance with the established criteria for designation and with the purposes of this chapter. Within thirty days after conclusion of the public meeting, but in no event more than sixty days after the meeting date first set, unless otherwise mutually agreed by the committee, the applicant and the owner(s), the committee shall either approve, modify or disapprove the proposal. If either modified or approved, the committee shall refer the proposal with a copy of its report and recommendation to the La Veta town board of trustees. If disapproved, the committee shall promptly notify the applicant and owner(s) of its decision and the reasons therefore and keep a copy of the minutes of its deliberations on file.

2. Within thirty days after the date of any referral by the committee to the town of La Veta board of trustees, the town shall set the matter on its agenda at a regularly scheduled town board meeting. The matter shall be treated procedurally the same as any other proposed ordinance. (Ord. 197 (7/7/98) (part), 1998)

19.04.040 Revocation of designation. If a structure or special feature of a designated landmark or contributing structure was lawfully removed or demolished, or if new facts or evidence show that any designation was done in error, the committee may recommend revocation of the designation. The committee may recommend revocation of a designation if, after following the procedures of Section 19.04.030(B), it determines that without the demolished structure or feature the site as a whole no longer meets the purposes and standards of a designated landmark or contributing structure. Upon the committee's decision to recommend revocation of a designation, the committee shall so recommend to the town board for adoption of an ordinance pursuant to Section 19.04.030(B) of this chapter. (Ord. 197 (7/7/98) (part), 1998)

19.04.050 Limitation on resubmission and reconsideration of proposed designation. Whenever the committee or town of La Veta board of trustees disapproves a proposed designation, no person shall submit an application that is the same or substantially the same for at least six months from the effective date of the final action on the original proposal. (Ord. 197 (7/7/98) (part), 1998)

19.04.060 Amendment of designation. Designation of a landmark, district or contributing structure may be amended to add features or property by following the same procedures prescribed in this title for initial designation. (Ord. 197 (7/7/98) (part), 1998)

19.04.070 Alteration certificate required. A. Within a designated historic district or on a designated historic landmark or a contributing structure within an historic district, no person shall carry out or permit to be carried out any new construction or alteration, removal or demolition of a building or other designated feature without first obtaining an alteration certificate for the proposed work under this chapter as well as first obtaining any other permits required by the ordinances or codes of the town of La Veta. Without limiting the foregoing, this provision shall apply to vacant land within designated historic districts as well as to noncontributing structures within designated historic districts.

B. No person shall receive a permit to construct a new structure or building or to alter, remove or demolish any structure or other feature on a structure that has been proposed to be a designated landmark or contributing structure in a proposed historic district after the date an application has been filed with the town clerk to designate such structure a landmark contributing structure. No applications for building or other permits filed after an application for historic designation shall be approved while proceedings are pending on such designation application. Any work that takes place on a structure which is subject to a filed application that removes historic fabric, or alters the character of the structure through the process of demolition, addition or change shall be deemed to be in violation of this title as if the status of the subject property were already designated to be a landmark or contributing structure.

C. An owner of property within a historic district or property designated as a landmark or contributing structure located in an historic district may apply for a landmark alteration certificate and with the application shall submit any and all information that the committee determines is necessary to consider the application, including without limitation, plans and specifications showing the proposed exterior appearance, with texture, materials and architec-

tural design and detail, and the names and addresses of adjacent property owners. The committee shall review all applications for landmark alteration certificates within twenty-one days after a complete application is filed to determine if the proposed work would have a significant impact or potential detriment to the landmark, contributing structure or historic district. If it is determined that there would be no significant impact or potential detriment, the committee shall issue a certificate to the applicant. If the committee determines that the proposed work would create a significant impact or potential detriment, it shall process the application in the same manner as an initial application for designation under this title. (Ord. 197 (7/7/98) (part), 1998)

19.04.080 Issuance of an alteration certificate.

A. Upon an owner's application for any building permit or any other permit that affects the alteration, removal or demolition of any structure in the town of La Veta or would allow new construction within a historic district, or associated with a designated landmark or contributing structure, the town clerk shall determine if the proposal is subject to the rules and regulations of this chapter. The town clerk shall find that this chapter applies to the proposed work if the affected property is a designated landmark or contributing structure or if the property is situated within a designated historic district and shall refer the matter to the historic preservation committee which shall require the applicant to comply with the requirements for applying for an alteration certificate as described in this chapter.

B. If required to have an alteration certificate, the applicant must apply for such a certificate within sixty days of the date of the application for the building permit or other permit. The town shall issue an alteration certificate if approved by the committee or the town of La Veta board of trustees as authorized in this chapter and such certificate shall be valid for a term of one hundred twenty days during which work must be initiated. If there is no progress or substantial progress within one hundred eighty days, the alteration certificate becomes null and void unless extended, upon written request, by the town in the same manner as extensions for building permits under the International Building Code, International Residential

Code, International Mechanical Code and International Existing Building Code, 2006 Edition, as adopted by the town of La Veta. If the committee or town disapproves an application, no person may submit a subsequent application for the same construction, alteration, removal, or demolition within six months from the date of the final action upon the earlier application. Appeal rights are defined in Section 19.04.180. (Ord. 233 § 4(part), 2008; Ord. 197 (7/7/98) (part), 1998)

19.04.090 Unsafe or dangerous conditions exempted.

Nothing in this chapter shall be construed to prevent any measures of construction, alteration, removal or demolition necessary to correct the unsafe or dangerous condition of any structure, other feature, or parts thereof where such condition is declared unsafe or dangerous by the town and where the proposed measures have been declared necessary by the town to correct the condition, or by the town marshal when acting under conditions as outlined in the ordinances of the town, provided that, only such work that is absolutely necessary to correct the condition is performed. Any temporary measures may be taken without first obtaining an alteration certificate under this section but can only be undertaken after the town has declared the condition to be unsafe or dangerous. An alteration certificate is required for permanent alteration, removal or demolition. Any temporary measures or repairs are authorized for no longer than ninety days after the town has declared the unsafe or dangerous condition to be in existence, after which time the property must be in a state of permanent repair or condition that has removed the unsafe or dangerous condition and that conforms to all the regulations of the town as well as this title. (Ord. 197 (7/7/98) (part), 1998)

19.04.100 Property maintenance required. The intention of this title is to preserve from deliberate or inadvertent neglect the exterior portions of designated landmarks and contributing structures and all interior portions thereof whose maintenance is necessary to prevent deterioration of any exterior portion. Examples of such neglect shall include, but not be limited to, deteriorated or inadequate foundations; walls or other vertical supports that are insufficient to carry imposed loads with safety; fireplaces or chimneys which list or bulge or settle due to defective material or deterioration; deteriorated or crumbling or loose plaster; deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors including broken windows or doors; and defective or lack of weather protection for exterior wall covering, including lack of paint, or weathering due to lack of paint or other protective covering. No owner, lessee or occupant of any landmark or contributing structure shall fail to prevent deterioration of the exterior of the structure or special feature beyond the condition of the structure as exists on the effective date of the designating ordinance. The committee need not review and an alteration certificate is not required for normal maintenance work which would include, but not be limited to, repainting with the same color any existing features, repair of minor defects that do not include removal of historic fabric, roofing where the roof surfaces are not visible from a public walk, path or

street, interior modifications, revamping of existing light fixtures, repainting of existing signage with the same color and lettering, and landscaping. (Ord. 197 (7/7/98) (part), 1998)

19.04.110 Signage. All provisions of this title shall apply to all exterior signage and similar informational structures as well as to interior signage that is visible from the exterior. Any and all signs must be approved by the committee which will take into account permits, colors, texture and finish, materials, design, location and size. Any proposed signage should consider the character of the historic landmark, district or contributing structure, and consider the location within a district or effect on the general streetscape. This section on signage includes any and all exterior lighting. (Ord. 197 (7/7/98) (part), 1998)

19.04.120 Recognition of "structures of merit" and "supporting structures." The committee may approve a list of structures of historical or architectural merit ("structures of merit") that have not been designated as landmarks and are not situated in designated historic districts, to which the committee may add from time to time, in order to recognize and encourage the protection, enhancement and use of such structures. In addition, the committee may approve a list of structures of historical or architectural merit that have not been designated as contributing structures within a historic district but which support the designation of the district as a whole ("supporting structures"). Nothing in this section shall be construed to impose any regulations or controls upon, or to provide incentives or awards to structures of merit or supporting structures solely because they are so designated. After identifying any structures of merit or supporting structures, the committee may, but is not required to, authorize plaques to be affixed to the exteriors of such structures with the consent of the owner(s), the cost of which may be borne by the owner(s) or the town as appropriate in the circumstances. Such structures of merit or supporting structures shall be regularly reviewed (in no event longer than seven years) to determine whether they should be designated historic landmarks or contributing structures. (Ord. 197 (7/7/98) (part), 1998)

19.04.130 Criteria for designation. The historic preservation committee and the town of La Veta board of trustees will consider the following criteria in reviewing nominations of properties for designation.

A. Landmarks and Contributing Structures. Landmarks and contributing structures must generally be fifty years old and meet one or more of the criteria for architectural,

social or geographic/environmental significance as described below. Exemption from the age standard could be found if the structures or features are found to be exceptionally important in other significant criteria. Landmarks and contributing structures shall meet one or more of the following:

1. Architectural.
 - a. Exemplifies specific elements of an architectural style or period;
 - b. Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally or locally;
 - c. Demonstrates superior craftsmanship or high artistic value;
 - d. Represents an innovation in construction, materials or design or a style particularly associated with the La Veta area;
 - e. Represents a built environment of a group of people in an era of history;
 - f. Is a pattern or grouping of elements representing at least one of the above criteria;
 - g. Is a significant historic remodel.
2. Social.
 - a. Is the site of an historic event that had an effect upon society;
 - b. Exemplifies cultural, political, economic or social heritage of the community;
 - c. Is associated with a notable person or the work of a notable person.
3. Geographic/environmental.
 - a. Enhances a sense of identity of the community;
 - b. Is an established and familiar natural setting or visual feature of the community.

B. All properties will be evaluated for their physical integrity using the following criteria (a property need not meet all of the following criteria):

 1. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation;
 2. Retains original design features, materials and/or character;
 3. Has the original location or same historical context after having been moved;
 4. Has been accurately reconstructed or restored based on documentation.

C. Districts.

 1. For the purposes of this section, a district is a geographically definable area including a concentration, linkage or continuity of subsurface sites, buildings, vacant land, structures and/or objects. The district is related by a pattern of either physical elements or social

activities. Significance is determined by applying criteria to the pattern(s) and unifying element(s). District boundaries will be defined by visual changes, historical documentation of different associations or patterns of development, or evidence of changes in site type or density as established through testing or survey.

2. Historic districts shall meet the same criteria as outlined above for landmarks and contributing structures. Within a district there may be identified contributing structures which shall be defined as and treated the same as landmarks under this chapter. Within a district there may also be identified noncontributing structures which shall be those properties not declared to be contributing within the district, and supporting structures as defined in Section 19.04.120. (Ord. 197 (7/7/98) (part), 1998)

19.04.140 Criteria to review an alteration certificate. A. The historic preservation committee shall issue an alteration certificate for any proposed work on a designated landmark, on a contributing structure in an historic district, and on a property adjacent to and within one hundred feet of any such designated landmark or contributing structure only if the committee can determine that the proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historical designation. The committee must find a proposed structure or development is visually compatible with designated historic landmarks and/or contributing structures in terms of design, finish, material, scale, mass and height. When the subject is an historic district, the historic preservation committee must also find that the proposed development is visually compatible with the development on adjacent properties. For the purposes of this section, the term "compatible" shall mean consistent with, harmonious with, and/or enhances the mixture of complementary architectural styles either of the architecture of an individual structure or the character of the surrounding structures.

B. The historic preservation committee will use the following criteria to determine compatibility:

1. The effect upon the general historical and architectural character of the structure, property or district;
2. The architectural style, arrangement, texture and material used on the existing and proposed structures and their relation and compatibility with other structures;
3. The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site and the district;

4. The compatibility of accessory structures and fences with the main structure on the site, with other structures and with those in a district;

5. The effects of the proposed work in creating, changing, destroying or otherwise impacting the exterior architectural features of the structure upon which such work is done;

6. The condition of existing improvements and whether they are a hazard to public health and safety;

7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property. (Ord. 197 (7/7/98) (part), 1998)

19.04.150 Criteria to review relocating a structure.

In addition to the alterations criteria in Section 19.04.140, the historic preservation committee will use the following criteria in considering alteration certificate applications for relocating a landmark or contributing structure, a structure onto a landmark site, or a structure onto property in an historic district:

A. For consideration of the original site, the committee will review for compliance with all of the following criteria:

1. Documentation from a qualified professional in architectural engineering or contractor licensed to provide services in Colorado showing the structure cannot be rehabilitated or reused on its original site to provide for any reasonable beneficial use of the property;

2. The contribution the structure makes to its present setting;

3. Whether plans are specifically defined for the site to be vacated;

4. If the structure can be moved without significant damage to its physical integrity and the applicant can show the relocation activity is the best preservation method for the character and integrity of the structure;

5. Whether the structure has been demonstrated to be capable of withstanding the physical impacts of the relocation and re-siting;

6. Whether a structural report submitted by a licensed structural engineer adequately demonstrates the soundness of the structure proposed for relocation;

7. Whether what is proposed to replace the building being removed or demolished will tend to reestablish or reinforce the established streetscape or historic building patterns of the district.

B. For consideration of the new location, the committee will review for compliance with all of the following criteria:

1. Whether the building or structure is compatible with its proposed site and adjacent properties, and if the

receiving site is compatible in nature with the structure or structures proposed to be moved;

2. The structure's architectural integrity and its consistency with the character of the neighborhood;

3. Whether the relocation of the historic structure would diminish the integrity or character of the neighborhood of the receiving site;

4. Whether the relocated structure will tend to reestablish or reinforce an existing streetscape and historic street building patterns. (Ord. 197 (7/7/98) (part), 1998)

19.04.160 Criteria to review demolition of a structure. Applicants requesting an alteration certificate for total or partial demolition must provide data to clearly demonstrate that the situation meets all of the following criteria:

A. The structure or part of a structure proposed for demolition is not structurally sound despite evidence of the owner's good faith efforts to properly maintain the structure; and

B. The structure cannot be rehabilitated or reused on site to provide for any reasonable beneficial use of the property; and

C. The structure cannot be practically moved to another site in La Veta; and

D. The applicant demonstrates that the proposal mitigates to the greatest extent practical the following:

1. Any impacts that occur to the visual character of the neighborhood and district where the demolition is proposed to occur,

2. Any impact on the historic importance of the structure(s) located on the property and adjacent properties,

3. Any impact to the architectural integrity of the structure(s) located on the property or adjacent properties. (Ord. 197 (7/7/98) (part), 1998)

19.04.170 Exemptions from an alteration certificate. If an application for an alteration certificate does not conform to the applicable criteria set forth in this chapter, the applicant may request an exemption from the usual alteration certificate requirements. The applicant may be required to attend a public finding of fact hearing and must provide adequate documentation and/or testimony to establish qualification for an exemption. The data provided by the applicant must be substantiated by either a professional in an applicable field or through documentation of how the information was obtained. The historic preservation committee may request additional information from the applicant as necessary to make informed decisions and may approve, modify or reject the applicant's plans as it

deems appropriate. Any request for an exemption must be approved by at least two thirds of the members of the preservation committee. (Ord. 197 (7/7/98) (part), 1998)

19.04.180 Appeals and Permits. A. Appeal Rights. Any final decision of the historic preservation committee may be appealed by any property owner or resident of the town of La Veta to the town of La Veta board of trustees. All appeals must be in writing and filed with the town clerk no later than ten days after the final decision. The town board of trustees shall hear the appeal at the next regularly scheduled town board meeting and render a decision no later than the conclusion of the subsequent regularly scheduled town board meeting.

B. Permits. A building or other permit issued in compliance with this title will be held by the town and not released to the applicant for ten days. If no appeal is filed within that time with the town board of trustees, the permit shall be released. If an appeal is filed, the permit shall be held by the town until such time that the appeal is decided by the town board. If the appeal is resolved in such a manner to deny construction or other activity to proceed according to an issued permit, such permit shall be void. (Ord. 197 (7/7/98) (part), 1998)

19.04.190 Conflict with other ordinances. If a conflict exists between the historic preservation ordinance and any other ordinance of the town (including the zoning ordinance), the historic preservation ordinance shall take precedence. (Ord. 197 (7/7/98) (part), 1998)

19.04.200 Application to federal, state and county properties. This title may be applied to any and all property within the town of La Veta regardless of the record owner. (Ord. 197 (7/7/98) (part), 1998)

19.04.210 Legal description discrepancies. It is the intent of this title to include a structure or lot if the legal description of the landmark, district or contributing structure describes such structure or lot in a manner that causes ambiguity as to whether such structure or lot was to be included in the historic designation of the landmark, district or contributing structure. (Ord. 197 (7/7/98) (part), 1998)

19.04.220 Severability. If, for any reason, a section, provision, procedure or clause of this title shall be declared invalid by a court of competent jurisdiction, the remaining sections, provisions, procedures and clauses shall continue to be in full force and effect. (Ord. 197 (7/7/98) (part), 1998)

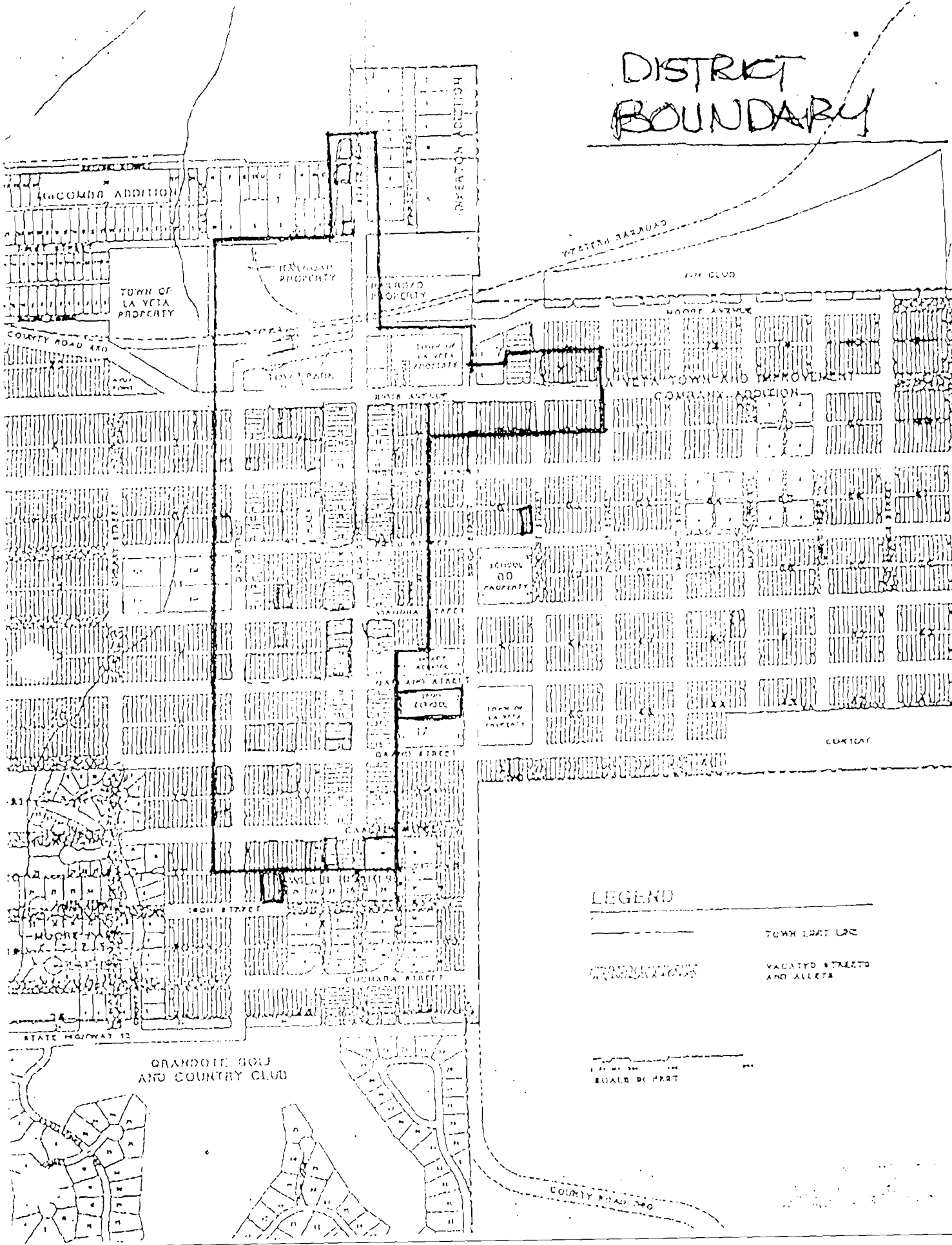
19.04.230 Designation of certain landmarks and districts.

After duly considering the provisions and criteria of this title to the municipal code of the town of La Veta, the town of La Veta board of trustees declares the following district to be a designated historic district. Such designation, being concurrent with the effectiveness of this title, shall be exempt from the procedures outlined in this chapter, the town board having found it has satisfactorily complied with the procedural and substantive provisions of this title in designating the district described in Exhibit A, attached to the ordinance codified in this chapter. (Ord. 197 (7/7/98) (part), 1998)

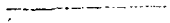
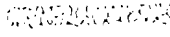
19.04.240 Enforcement and penalties.

This chapter shall be enforced by the zoning officer, the building inspector, or others designated by the board of trustees of the Town of La Veta. It shall be unlawful for any person to fail to comply with any of the provisions of this chapter. (Ord. 197 (7/7/98) (part), 1998)
(Ord. No. 250, § 17, 6-16-2009)

DISTRICT BOUNDARY



LEGEND

-  TOWN LOT LOC
-  VACATED STREETS AND ALLEYS

SCALE IN FEET
0 100 200 300

Historical District Description

Town of La Veta and La Veta Town and Improvement Company's Addition to the Town of La Veta

Block 1	-	Lots 1-20 and 28-40
Block 2	-	All
Block 3	-	Lots 21-26
Block 6	-	Lots 21-26
Block 7	-	All
Block 8	-	Lots 1-13 and 28-40
Block 9	-	Lots 1-13 and 28-40
Block 10	-	All
Block 11	-	The East 75 feet
Block 14	-	Lots 21-26
Block 15	-	Lots 21-26
Block 16	-	Lots 1-13 and 35-40
Block 17	-	Lots 1-6 and 35-40
Block 18	-	All
Block 19	-	Lots 21-26
Block 22	-	Lots 21-26
Block 23	-	All
Block 24	-	Lots 1-6 and 35-40
Block 26	-	Lots 1-22
Block 27	-	Lots 21, 22 and 23
Block 73	-	Lots 1-12
Block 74	-	Lots 1-12
Block 75	-	Lots 1 and 3-8
Block 76	-	Lots 13-24

McCombs Addition

Lot 1, Block 1 and all that property located East of Lot 1 and Lot 18 of Block 1 and West of State Highway #12.

All that Tract of land lying West of Block 75, La Veta Town and Improvement Company's Addition to the Town of La Veta and bounded on the North by Moore Avenue, on the East of by Birch Street, on the South by Ryus Avenue and on the West by Colorado State Highway #12.

All that Tract bounded on the East by Colorado State Highway #12, on the south by Ryus Avenue, on the west by a line running North from the lot line between Lots 20 and 21 of Block 3, Town of La Veta, to the south line of First Street, and bounded on the North by First Street.

The Goemmer property located on the NW corner of the intersection of Colorado State Highway #12 with Second Street.

Lot 19 Willis Heights
