

111.A Powers and Duties

3. Review building permit and sign permit applications for alterations, relocations and demolitions to the exterior of any principal or accessory building, structure, object, ~~or site~~, or sign which is designated on the Local Register or is an Eligible Resource. Properties with an approved development application will be exempt from building permit review by the Historic Preservation Commission.
4. Review development applications that involve alterations and demolitions to the exterior of any principal or accessory building, structure, object, ~~or site~~, or sign which is designated on the Local Register or is an Eligible Resource.

111.C Review of Eligible Resources

1. Alteration or Relocation

Building permits or sign permits for alterations to the exterior of any principal or accessory building, structure, object, ~~or site~~, or sign, which is an Eligible Resource, or relocation of an Eligible Resource, or the addition of a sign or other structure to an Eligible Resource shall be reviewed as follows:

- b. If the staff or consultant determines the proposed alteration or relocation will not significantly alter the historic character of the Eligible Resource, the staff or consultant may recommend approval without referring the application to a public hearing of the Historic Preservation Commission. The staff or consultant shall notify the Commission of the recommendation in writing. The recommendation shall become an approval seven days after the date of notification unless a member of the Historic Preservation Commission objects in writing prior to the expiration of the seven days. A commissioner's objection shall be based on an incorrectly applied standard, guideline, or other code provision.
- c. If staff or consultant determine the proposed alteration or relocation will significantly alter the historic character of the Eligible Resource, the staff or consultant shall provide a recommendation and forward the application to the Commission for a public hearing.
- e. At the hearing, the Commission shall advise the applicant of the benefits of listing the building, structure, object, ~~or site~~, or sign on the Local Register and shall discuss its determination as to compliance with the Historic Preservation Design Guidelines and the Secretary of the Interior Standards.
- g. Non-approval by the Historic Preservation Commission shall not be considered a denial. The applicant may proceed with the proposed building permit or sign permit after all other applicable approvals have been obtained.

2. Demolition

Building permits, sign permits, or de-construction permits for demolition of any Eligible Resource shall be reviewed as follows:

- c. At the hearing, the Commission shall advise the applicant of the benefits of listing the building, structure, object, ~~or site~~, or sign on the Local Register and shall discuss alternatives to the proposed demolition.
- d. If the applicant demonstrates the Eligible Resource is a dangerous buildingstructure, as defined by the Building Code, or that deferring demolition is a hardship in accordance with [Section 112.H](#), the Commission shall approve the application.
- f. No building permit or sign permit for demolition of an Eligible Resource shall be issued until the Historic Preservation Commission has approved it.

111.D Review of Historic Resources, Local Landmarks, and Contributing Properties

1. Alteration or Relocation

Building permits or sign permits for relocations of or alterations to the site of or to the exterior of any Historic Resource, Local Landmark, or Contributing Property shall be reviewed as follows:

- c. The Historic Preservation Commission shall hold a public meeting to review the application and determine compliance with the Historic Preservation Design Guidelines, Secretary of the Interior

Standards, and Historic District Guidelines, if applicable. Alterations need not comply with every applicable guideline, but there must be sufficient compliance that the characteristics that made the property an Historic Resource, Local Landmark, or Contributing Property are retained and that following the Alteration or relocation, the building, structure, object, site, or sign site, or object will continue to be an Historic Resource, Local Landmark, or Contributing Property.

- e. No building permit or sign permit for alteration or relocation of an Historic Resource, Local Landmark, or Contributing Property shall be issued until the Historic Preservation Commission has approved it.

2. Demolition

Building permits, sign permits, or de-construction permits for demolition of any Historic Resource, Local Landmark, or Contributing Property shall be reviewed as follows:

- d. If the applicant demonstrates the Historic Resource, Local Landmark, or Contributing Property is a dangerous buildingstructure, as defined by the Building Code, or that deferring demolition of an Historic Resource is a hardship in accordance with [Section 112.H](#), the Commission shall approve the application.
- f. No building permit, sign permit or de-construction permit for demolition of an Historic Resource, Local Landmark, or Contributing Property shall be issued until the Historic Preservation Commission has approved it.

112.B Eligibility Criteria

1. Historic Resource Designation

A building, site, structure, or object may be eligible for designation as an Historic Resource on the Local Register if it meets at least one criterion in ~~one or more of the following~~ categories a, b, or c. A sign may be eligible for designation as an Historic Resource on the Local Register if it meets at least one criterion in categories a, b, and c and if it meets all criteria in category d. :-

a. Historic Importance

The building, site, structure, ~~or~~ object, or sign:

- i. Has character, interest, or value as part of the development, heritage, or cultural characteristics of the City, state, or nation; or
- ii. Is the site of an historic event with an effect upon society; or
- iii. Is identified with a person or group of persons who had some influence on society; or
- iv. Exemplifies the cultural, political, economic, social, or historic heritage of the community.

b. Architectural Importance

The building, site, structure, ~~or~~ object, or sign:

- i. Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; or
- ii. Embodies those distinguishing characteristics of an architectural-type specimen; or
- iii. Is the work of an architect or master builder whose individual work has influenced the development of the City or contains elements of architectural design, detail, materials, and craftsmanship which represent a significant innovation.

c. Geographic Importance

The building, site, structure, ~~or~~ object, or sign:

- i. Because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on an historic, cultural, or architectural motif; or

- ii. Due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community, or City.

d. Additional Criteria for Signs

A sign may be eligible for designation as an Historic Resource on the Local Register if it meets the following additional criteria:

- i. The sign shall have been established in the current location and configuration for at least 25 years; and
- ii. The sign has not been significantly modified or altered over time; and
- iii. The value of the sign's historic contribution to the community is greater than the negative impacts of the sign's violation of standards; and

2. Local Landmark Designation

A governmental, commercial, institutional, residential, or other private or public building, site, structure, sign, or object within the City's boundaries may be eligible for designation as a Local Landmark on the Local Register if it meets the criteria for Historic Resource designation and at least two of the following additional criteria:

112.C Procedures for Designation

1. Historic Resources and Local Landmarks

- a. The owner of any building or other structure, object, sign, or site meeting the eligibility criteria set forth in [Section 112.B](#), or the Historic Preservation Commission with the written consent of the owner, may propose designation of the building, structure, object, sign, or site as an Historic Resource or Local Landmark.
- b. Proposals for designation shall include a ~~brief~~ description of the characteristics of the building, structure, object, sign, or site that justify its designation and shall include a legal description of the location and boundaries of the resource.

112.F Demolition of Historic Resources, Local Landmarks, and Contributing Properties

1. Designated Properties

Demolition of a designated Historic Resource, Local Landmark, or Contributing Property within an Historic District is prohibited unless the Historic Resource, Local Landmark, or Contributing Property is demonstrated to be a dangerous ~~buildingstructure~~, as defined by the Building Code, or deferring demolition of an Historic Resource is demonstrated to be a hardship in accordance with [Section 112.H](#). The foregoing exceptions shall not apply in the case of demolition by neglect.

2. Properties Within Proposed Historic Districts

- a. Commencing upon the date of the Historic Preservation Commission meeting described in [Section 112.C.2.g](#), no demolition or alteration permit shall be issued for any structure within the boundaries of a proposed Historic District for a period not to exceed 90 days, except for dangerous ~~buildings-structures~~ as defined by the Building Code.
- b. If the Historic Preservation Commission denies the application for designation, or if at the end of the 90-day period the Historic District has not been approved by City Council, the demolition ~~or~~, alteration or sign permit shall be issued, unless the structure is listed on the Local Register.

802 Definitions of Terms

Contributing Property. A lot containing a building, structure, site, feature, ~~or object,~~ or sign within a Historic District that:

Eligible Resource. A public or private resource in the City, including any building, structure, object, or site that is 50 years of age or older, or a sign that is 25 years or older identified and deemed eligible by the City's historic preservation staff for listing on the Steamboat Springs Register of Historic Places.

Building. A construction that was intended for the purpose of creating shelter for any form of activity. A building shall include all parts of the whole.

Object. A construction, other than a building or structure, that may exist independent of associated buildings and structures and that may be primarily artistic in nature or relatively small in scale and simply constructed. An object may be movable but is associated with a specific setting or environment and is in a location appropriate to its significant historic use, role, or character. Objects shall not include items that were not designed for a specific location, such as transportable sculpture, furniture, or decorative art that does not possess an ongoing association with a specific place.

Sign. Any object, device or part thereof situated outdoors or indoors that is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, purpose, product, service, event, activity, or location by means of copy or graphics. A sign may exist independent of associated buildings and structures but is associated with a location appropriate to its significant historic use, role, or character. Signs are not considered art.

Site. A place, parcel of land, or natural landmark that is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure. A site does not need to be marked by physical remains if no buildings, structures, or objects marked it at the time of the prehistoric or historic event or pattern of events and if sufficient documentation exists that can substantiate the site.

Structure. A construction that was intended for purposes other than creating shelter for human activity and that has not lost its historic configuration or pattern of organization through deterioration or demolition. A structure shall include all extant parts of the whole.

Historic District. An area of two or more contiguous Eligible Resources that possesses "a significant concentration, linkage, or continuity of sites, buildings, structures, signs, or objects united historically or aesthetically by plan or physical development," as defined by the criteria for inclusion as a Historic District in the National Register of Historic Places, and is designated by City Council and listed on the Steamboat Springs Register of Historic Places as a Historic District.

Historic Exterior. The character and general composition of the outside of an affected property, including but not limited to the kind of building material and the type, design, and character of all windows, doors, light fixtures, signs and appurtenant elements.

Historic Resource. A public or private resource in the City, including any building, structure, object, ~~or~~ site, or sign that has importance in the history, architecture, archeology, or culture of the City, state or nation and is listed on the Steamboat Springs Register of Historic Places as a Historic Resource.

Local Landmark. A public or private resource in the City, including any building, structure, object, ~~or~~ site, or sign that has outstanding importance in the history, architecture, archaeology, or culture of the City, state or nation and is listed on the Steamboat Springs Register of Historic Places as a Local Landmark.