

**CHAPTER 7: DEVELOPMENT STANDARDS**  
**7-20: Rural Character, Environmental Protection, and Natural Hazards**  
**7-20-100: Historic Preservation ORD. 024-2007**

- (b) In the event work requiring a Certificate of No Effect or a Certificate of Appropriateness is being performed without such an approval, the County will contact the person performing the work and require that all work cease. If the work continues, the Chief Building Official will issue a Stop Work Order. In the event that work is being performed that is not accordance with an approved Certificate of No Effect or Certificate of Appropriateness, the Chief Building Official will issue a Stop Work Order. The County may seek an injunction to enforce a Stop Work Order.
- (c) The provisions for the issuance of Certificates of No Effect or Appropriateness shall not be construed to prevent ordinary maintenance or repair that does not change the design, materials or, architectural elements or site features of a designated property. Selected activities are exempt from the review procedures including interior remodeling, exterior repainting and paint color selection, and the repair of exterior walls with materials and finishes to match the existing walls.

**(2) CERTIFICATE OF NO EFFECT**

An application for a Certificate of No Effect is subject to Administrative Review pursuant to Sec. 2-30-20(g)(14). If the Community Development Department determines that the proposed work is not eligible for a Certificate of No Effect, then the property owner must apply for and obtain a Certificate of Appropriateness.

**(3) CERTIFICATE OF APPROPRIATENESS**

An application for a Certificate of Appropriateness is subject to Administrative Review pursuant to Sec. 2-30-20(g)(15). However, if there are any issues about the appropriateness of the proposed work, or if the project is of a magnitude that community input is desired, the Community Development Director may determine that the application is subject to a One-Step Review process before the Board of County Commissioners, pursuant to Sec. 2-30-30.

**(d) Avoiding Demolition**

Historic properties are irreplaceable assets of a community. Once demolished they are forever gone and can not be replaced. It is the intent of this section to preserve the historic and architectural resources that have a demonstrated significance to Pitkin County, to require reasonable measures to ensure that historic properties are not inadvertently or unnecessarily destroyed, and to require consideration of alternatives to their demolition.

**(1) DEMOLITION PERMIT REQUIRED**

- (a) No permit shall be issued by the Chief Building Official or designee to demolish a property designated on the Pitkin County Historic Register or listed on the Pitkin County Historic Inventory and for which a growth management exemption for an additional single family dwelling unit was granted prior to the 5th of July, 2006 without a Certificate of Demolition approval.
- (b) An application for a Demolition Permit shall be subject to Administrative Review pursuant to Sec. 2-30-20. If the Community Development Department determines that a Demolition Certificate cannot be issued based on those criteria set forth in Sec. 2-30-20(g)(16), then the applicant may appeal that decision to the Board of County Commissioners pursuant to Sec. 2-20-180.

**(2) APPEALS OF DENIAL OF DEMOLITION CERTIFICATE**

- (a) In addition to those actions listed in Sec. 2-20-180, the Board of County Commissioners may delay the demolition for a specified period of time or continue the application to obtain additional information necessary to consider the demolition request.
- (b) If a demolition request is delayed in an attempt to find an alternative to demolition, the County will work: (i) with the property owner(s) to determine what types of assistance might be provided by the County to retain the property and/or place it in productive use; and (ii) to investigate methods of acquisition by a private, non-profit or public entity that

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will preserve the property; and (iii) to make the larger community aware of the impending loss of the historic resources.

- (c) At the end of the specified period of time for the delay of demolition, a report will be made to the Board of County Commissioners and (i) if no prudent or practicable alternative has been identified, the demolition permit will be issued in conformance with the procedures established in this section, or (ii) if substantial financial, development or technical assistance has been offered by the County to the property owner or if an offer for purchase at fair market value of the property is refused by the property owner, the application for demolition may be denied or the delay period extended.
- (d) If the demolition request is denied because it does not meet the aforementioned criteria, the applicant may request a determination that such denial constitutes a taking of private property pursuant to Sec. 2-40-150.

**(3) PROPERTIES FOR WHICH DESIGNATION TO THE PITKIN COUNTY HISTORIC REGISTER HAS BEEN INITIATED**

- (a) While it is the intent of this Sec. 7-20-100 to preserve historic properties that have been formally recognized as significant through designation to the Historic Register, it is understood that the identification, evaluation and designation of all sites, structures, buildings, objects and districts within the county of importance to the general welfare, economic prosperity and civic pride of the community is an on-going process. Therefore it is important to establish reasonable measures to protect properties that potentially qualify for designation and allow for a review and hearing process to ensure they are not needlessly lost.
- (b) When an application has been filed requesting permission to demolish any property for which designation to the Historic Register has been initiated, the application shall be stayed for a period of six (6) months. During that six (6) month period, the County shall consider the application for designation to the Historic Register as set forth in this Land Use Code. If a public hearing on the application for designation is not held within the six (6) month stay period, the stay shall expire and the application for demolition shall be processed. An additional six (6) month stay period may be extended by a resolution by the Board of County Commissioners for a showing of good cause.

**(4) PROPERTIES LISTED ON THE PITKIN COUNTY HISTORIC INVENTORY**

When a demolition application is filed for a property listed on the Pitkin County Historic Inventory, the following procedures will be followed:

- (a) The demolition request may be approved by the Community Development Department if it is determined the criteria for demolition approval have been met.
- (b) The demolition request may be delayed for thirty (30) days to allow for notification to the larger community of the planned demolition. During the thirty (30) day period notice will be published in the newspaper, the property will be posted and preservation-related organizations and known interested parties will be contacted to seek assistance in developing alternatives to the demolition.
- (c) At the end of the thirty (30) day period if no alternative acceptable to the property owner has been identified, the demolition permit will be issued without further review.

**(e) Redstone Historic District**

**(1) GENERAL**

When development occurs within the Redstone Historic District, and the activity is not listed as a minor development activity in subsection (2) below, the following standards shall apply:

- (a) The project shall be compatible in general design, massing, volume, and scale with historical structures that are located on the parcel and/or in the surrounding neighborhood.