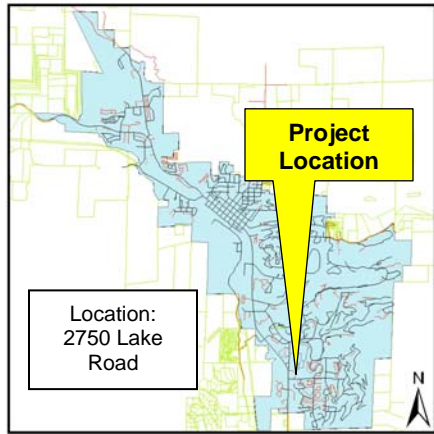


DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT

HISTORIC PRESERVATION COMMISSION AGENDA ITEM #5E:	
Project Name:	2750 Lake Road
Prepared By:	Alexis Casale, Historic Preservation Planner (Ext 202)
Through:	Tom Leeson, AICP Director of Planning & Community Development (Ext. 244)
Historic Preservation Commission (HPC):	March 4, 2010
Planning Commission (PC):	NA
City Council (CC):	NA
Zoning:	Resort Residential One-Low Density (RR-1)
Applicant:	Caseys Pond LLC PO Box 774687 Steamboat Springs, CO 80477
Request:	A Building Permit was submitted for the demolition of a building that is eligible to the Steamboat Springs Register of Historic Places



Project Location

Location:
2750 Lake Road

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2750 Lake Road



I. STAFF ANALYSIS SUMMARY

The referred Building Permit is for the property located at 2750 Lake Road in the Resort Residential One (RR-1) Zone District. The house is situated on the east side of Lake Road, east of Casey's Pond. The Building Permit was submitted for the demolition of a 1940 residence eligible to the Steamboat Springs Register of Historic Places. The resource is significant for its association with the theme of residential growth and as a collective group representative of vernacular architecture. The loss of this significant local resource would be detrimental to the community and therefore staff recommends a 30 day delay prior to the issuance of the Certificate of Approval.

II. BACKGROUND

Demolition of Eligible Resources Not on the Local Register

According to the Historic Preservation Ordinance Sec. **26-84 (n) 1**, HPC shall advise the owner of the building, structure, site or object about the benefits of listing such building, structure, site or object on the local Register and shall discuss alternatives to the proposed Demolition.

Provided proof by the owner that the building, structure, site or object is a Dangerous Building or that deferring Demolition would cause a Hardship, as defined in this ordinance, the HPC shall immediately issue a Certificate of Approval to allow the Demolition. Absent such proof, a Certificate of Approval to allow the Demolition will be issued by HPC thirty (30) days following the public meeting. A permit for the Demolition of an Eligible Resource shall only be issued after issuance of a Certificate of Approval.

III. PRINCIPAL DISCUSSION ITEMS

Benefits for listing a resource on the Local Register

- State Tax Credits

- Sales Tax Rebate
- Waive of Tap Fees
- Waive of Planning Fees
- Eligible for State Historic Fund Grants
- Bronze Plaque
- Preservation Fund

Alternatives to Demolition

- Incorporate buildings into future projects with rehabilitation or restoration as part of an overall adaptive reuse project.

IV. PROJECT DESCRIPTION

A Building Permit, SB-10-013, for the Demolition of an eligible Historic Resource has been submitted for the building located at 2750 Lake Road. In accordance with the Historic Preservation Ordinance Sec. **26-84 (n) 1** adopted in 2009, a Certificate of Approval to allow the Demolition will be issued by HPC thirty (30) days following the public meeting.

V. HISTORIC PRESERVATION COMMISSION

The Historic Preservation Commission will review the Building Permit for the demolition 2750 Lake Road on March 4, 2010.

VI. STAFF FINDING & RECOMMENDATIONS

Staff finds that the loss of an eligible resource is detrimental to the community and therefore recommends the following motion:

Recommended Motion

The Historic Preservation Commission moves that the Certificate for Approval for the Demolition of 2750 Lake Road be delayed for thirty (30) days from today, March 4, 2010.

VIII. ATTACHMENTS

Attachment 1 – Photographs

Photograph:



Attachment 1