

ATTACHMENT X: DEMOLITION CRITERIA OF OTHER JURISDICTIONS

<p>Boulder</p>	<p>The eligibility of the building for designation as an individual landmark The relationship of the building to the character of the neighborhood as an established and definable area The reasonable condition of the building The reasonable projected cost of restoration or repair When considering the condition of the building and the projected cost of restoration or repair as set forth in paragraphs (3) and (4) above, the board may not consider deterioration caused by unreasonable neglect</p>
<p>Broomfield (Non Designated Properties in Districts) (Certificate of Historic Appropriateness)</p>	<p>The effect of the proposed change on the general architectural or historic character of the structure or district The uniqueness of the structure and how it ties in with the history of the area The effect of the proposed work on the protection, enhancement, perpetuation, and use of the structure, area or district The condition of the existing improvements and whether they are a hazard to the public health or safety</p>
<p>Broomfield (Designated Property)</p>	<p>The structure proposed for demolition is not structurally sound despite evidence of the owner's efforts to properly maintain the structure. The structure cannot be rehabilitated or reused on-site to provide for any reasonable beneficial use of the property. The structure cannot be practically moved to another site. The applicant demonstrates that the proposal mitigates to the greatest extent practical the following: Any impacts that occur to the visual character of the neighborhood where demolition is proposed to occur. Any impact on the historic importance of the remaining structures located on the property and adjacent properties. Any impact to the architectural integrity of the remaining structures located on the property and adjacent properties. In the case of archeological sites, consideration will be given to whether information can be recovered as part of the demolition process</p>
<p>Englewood</p>	<p>The structural soundness of any buildings or structures on the property and their potential for rehabilitation. The economic feasibility of rehabilitation or reuse of the existing property in the case of a proposed demolition For investment or income-producing properties, the ability to obtain a reasonable rate of return on the property in its present condition, or in a rehabilitated condition pursuant to the requirements of this Title. For non-income producing properties consisting of owner-occupied single-family dwellings or non-income producing institutional properties not solely operating for profit, the ability to maintain or to convert the property to a reasonable residential or institutional use in its present condition or in a rehabilitated condition or the ability to transfer the property for a reasonable rate of return. The consideration for economic hardship shall not include any of the following Willful or negligent acts by the owner Purchase of the property for substantially more than its market value Failure to perform normal maintenance and repairs Failure to diligently solicit and retain tenants Failure to prescribe a rental amount which is reasonable Failure to provide normal tenant improvements</p>
<p>Fort Collins</p>	<p>If property is not landmarked and over 50 years old it is publically noticed and Historic Preservation Commission notified at preceding meeting. Landmark Designation can be initiated by 3 members of public or Commission</p>
<p>Golden</p>	<p>Contributing Status - If the Board determines not contributing, approval can be granted at this point Condition of the Building Economic Infeasibility</p>
<p>Greeley</p>	<p>The structure must be demolished because it presents an imminent hazard The structure proposed for demolition is not structurally sound despite evidence of the owner's efforts to properly maintain the structure The structure cannot be rehabilitated or reused on site to provide for any reasonable beneficial use of the property The structure cannot be moved to another site because it is physically or economically impractical The applicant demonstrates that the proposal mitigates to the greatest extent practicable the following Significant impacts that negatively alter the visual character of the neighborhood where demolition is proposed to occur Significant impact on the historical importance of other structures located on the property and adjacent properties Significant impact to the architectural integrity of other structures located on the property and adjacent properties</p>
<p>Longmont</p>	<p>Is the property eligible for Landmark Designation without owner consent? A Certificate of Hardship may be granted For economic hardship. Compliance with the regulations of this chapter will result in a substantial economic burden on the applicant The property cannot be reasonably maintained in a manner consistent with the pertinent architectural standards and guidelines No reasonable means of saving the property from deterioration, demolition or collapse other than the applicant's proposal exists</p>
<p>Loveland</p>	<p>The structure proposed for demolition is not structurally sound despite evidence of the owner's efforts to properly maintain the structure The structure cannot be rehabilitated or reused on site to provide for any reasonable beneficial use of the property The structure cannot be practically moved to another site in Loveland The applicant demonstrates that the proposal mitigates to the greatest extent practical the following Any impacts that occur to the visual character of the neighborhood where demolition is proposed to occur Any impact on the historic importance of the structure or structures located on the property and adjacent properties Any impact on the historic importance of the structure or structures located on the property and adjacent properties</p>