

Preservation Plan Proposed Definitions

Terminology	UDC Definition (Local)	SHPO Sample	Recommended Definition
<b>Alteration</b>	For purposes of historic preservation regulations, <b>any act that changes one or more of the historic or architectural features</b> identified in an ordinance placing property in the HP-O district.	<b>any act or process that changes one or more historic, architectural or physical features</b> of an area, site, landscape, place and/or structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure; the expansion or significant modification of agricultural activities; and clearing, grading or other modification of an area, site, or landscape that changes its current condition.	For purposes of historic preservation regulations, any act or process that changes one or more historic, architectural or physical features of an area, site, landscape, place and/or structure identified in an ordinance placing property in the HP-O district; including, but not limited to, the erection, construction, reconstruction, or removal of any structure; the expansion or significant modification of agricultural activities; and clearing, grading or other modification of an area, site, or landscape that changes its current condition.
<b>Area</b>		A specific geographic division of the City of _____.	A specific geographic division of the City of Columbia
<b>Board of Adjustment</b>		The board established pursuant to Article _____.	N/A
<b>Certificate of Appropriateness</b>	<b>A certificate issued by the historic preservation commission indicating its approval of the architectural appropriateness of plans for construction, alteration, removal or demolition of a landmark or of a structure within a historic district.</b>	<b>A certificate issued by the Historic Preservation Commission (HPC) indicating its approval of plans for alteration, construction, removal or demolition of a landmark or of a structure within a historic district.</b>	A certificate issued by the historic preservation commission indicating its approval of the architectural appropriateness of plans for construction, alteration, removal or demolition of a landmark or of a structure within a historic district.
<b>Certificate of Economic Hardship</b>		A certificate issued by the HPC authorizing an alteration, construction, removal or demolition, even though a certificate of appropriateness has previously been denied.	A certificate issued by the HPC authorizing an alteration, construction, removal or demolition, even though a certificate of appropriateness has previously been denied.
<b>Construction</b>	For purposes of historic preservation regulations, <b>the act of adding an addition to an existing structure or the erection of a new principal or accessory structure.</b>	<b>The act of adding an addition to an existing structure or the erection of a new principal or accessory structure on a lot or property.</b>	For purposes of historic preservation regulations, the act of adding an addition to an existing structure or the erection of a new principal or accessory structure.
<b>Cultural Resource</b>		Districts, buildings, sites, structures, objects and evidence of some importance to a culture, a subculture, or a community for scientific, engineering, art tradition, religious or other reasons, significant in providing resource and environmental data necessary for the study and interpretation of past lifeways and for interpreting human behavior.	Districts, buildings, sites, structures, objects and evidence of some importance to a culture, a subculture, or a community for scientific, engineering, art tradition, religious or other reasons, significant in providing resource and environmental data necessary for the study and interpretation of past lifeways and for interpreting human behavior.
<b>Demolition</b>		Any act or process which destroys in part or in whole a Landmark or a structure within a Historic District, or which threatens to destroy a Landmark or a structure within a Historic District, or which destroys or threatens to destroy a potentially significant property or structure by failure to maintain it in a condition of good repair and maintenance.	For purposes of historic preservation regulations, any act or process which destroys in part or in whole a Landmark or a structure within a Historic District, or which threatens to destroy a Landmark or a structure within a Historic District, or which destroys or threatens to destroy a potentially significant property or structure by failure to maintain it in a condition of good repair and maintenance.

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<b>Design Guideline</b>		A standard of appropriate activity that will preserve the historic, prehistoric, architectural, scenic or aesthetic character of a landmark or historic district.	A standard of appropriate activity that will preserve the historic, prehistoric, architectural, scenic or aesthetic character of a landmark or historic district.
<b>Exterior Architectural Appearance</b>		The architectural character and general composition of the exterior of a structure, including but not limited to the kind, color and texture of the building material and the type, design and character of all windows, doors, light fixtures, signs, and appurtenant elements.	The architectural character and general composition of the exterior of a structure, including but not limited to the kind, color and texture of the building material and the type, design and character of all windows, doors, light fixtures, signs, and appurtenant elements.
<b>Historic District</b> (Historic Preservation Overlay District)	<b>An area designated as a historic district by ordinance, and included in the HP-O district, which may contain one or more landmarks and which may have within its boundaries other properties or structures which, while not of such historic or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics and historical significance of the historic district.</b>	<b>An area designated as a "historic district" by ordinance of the City Council which may include individual Landmarks, as well as other properties or structures which, while not of such historic and or architectural significance to be designated as Landmarks, nevertheless contribute to the overall visual characteristics and historical significance of the Historic District.</b>	An area designated as a historic district by ordinance, and included in the HP-O district, which may contain one or more landmarks and which may have within its boundaries other properties or structures which, while not of such historic or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics and historical significance of the historic district.
<b>Historic Preservation Commission (HPC)</b>		Members of the Historic Preservation Commission.	Seven-member commission representing disciplines such as architecture, design, law, real estate appraisal, construction, and general contracting, each serving a term of three years.
<b>Historic Resource</b> (Compare to "Cultural Resource" above)	Any structure that: 1) is fifty (50) years old or older; or 2) is located in a historic resources survey area; or 3) is within an actual or proposed National Register of Historic Places district; or 4) has been recognized or nominated by the historic preservation commission as a "most notable property"		Any structure that: 1) is fifty (50) years old or older; or 2) is located in a historic resources survey area; or 3) is within an actual or proposed National Register of Historic Places district; or 4) has been recognized or nominated by the historic preservation commission as a "most notable property"
<b>Historic Significance</b>		Character, interest or value as part of the development, heritage, or culture of the community, county, state or country; as the location of an important local, county, state or national event; or through identification with a person or persons who made an important contribution to the development of the community, county, state or country.	Character, interest or value as part of the development, heritage, or culture of the community, county, state or country; as the location of an important local, county, state or national event; or through identification with a person or persons who made an important contribution to the development of the community, county, state or country.

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<p><b>Historic Structure</b></p>	<p><b>For purposes of floodplain regulations or applicability of parking regulations</b>, any structure that is:</p> <p>Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;</p> <p>Certified or preliminarily determined by the Secretary of the Interior as contributing the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;</p> <p>Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or</p> <p>Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:</p> <p>(a) by an approved state program as determined by the Secretary of the Interior; or</p> <p>(b) directly by the Secretary of the Interior in states without approved programs.</p>		<p><b>For the purposes of historic preservation regulations, any structure that is:</b></p> <p>Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;</p> <p>Certified or preliminarily determined by the Secretary of the Interior as contributing the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;</p> <p>Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or</p> <p>Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:</p> <p>(a) by an approved state program as determined by the Secretary of the Interior; or</p> <p>(b) directly by the Secretary of the Interior in states without approved programs.</p>
<p><b>Landmark (Local)</b></p>	<p><b>A property or structure</b> placed in the HP-O district and <b>designated as a landmark by ordinance, which is worthy of rehabilitation, restoration, and preservation because of its historic or architectural significance.</b></p>	<p><b>A property or structure designated as a "Landmark" by ordinance</b> of the City Council, pursuant to procedures prescribed herein, <b>which is worthy of rehabilitation, restoration, interpretation and preservation because of its historic, architectural or archaeological significance</b> to the City of _____.</p>	<p>A property or structure designated as a "Landmark" by ordinance of the City Council, pursuant to procedures prescribed herein, which is worthy of rehabilitation, restoration, interpretation and preservation because of its historic, architectural or archaeological significance to the City of Columbia.</p>
<p><b>Minimum Maintenance</b></p>		<p>The minimum regulations governing the conditions and maintenance of all existing structures, as set out in the BOCA Basic National Existing Structures Code, First Edition (1984), as published by the BOCA Building Officials &amp; Code Administrators International, Inc., and adopted by reference, with certain amendments thereto by the City Council of the City of _____, Missouri, as such existing structures code shall be amended from time to time by the City of _____.</p>	<p>The minimum regulations governing the conditions and maintenance of all existing structures, as set out in the Internatioal Existing Building Code, (2018) as adopted by reference, with certain amendments thereto by the City Council of the City of Columbia, Missouri, as such existing structures code shall be amended from time to time by the City of Columbia.</p>

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<b>Ordinary Maintenance</b>		Any work for which a building permit is not required by municipal ordinance, where the purpose and effect of such work is to correct any deterioration or decay of, or damage to, a structure or any part thereof and to restore the same, as nearly as may be practical, to its condition prior to the occurrence of such deterioration, decay or damage, and does not involve change of materials nor of form.	Any work for which a building permit is not required by municipal ordinance, where the purpose and effect of such work is to correct any deterioration or decay of, or damage to, a structure or any part thereof and to restore the same, as nearly as may be practical, to its condition prior to the occurrence of such deterioration, decay or damage, and does not involve change of materials nor of form.
<b>Owner of Record</b>		The person, corporation or other legal entity listed as owner on the records of the County Recorder of Deeds.	The person, corporation or other legal entity listed as owner on the records of the Boone County Recorder of Deeds.
<b>Public Improvement Project</b>		An action by the City of Columbia or any of its departments or agencies involving major modification or replacement of streets, sidewalks, curbs, street lights, street or sidewalk furniture, landscaping, parking, or other portions of the public infrastructure servicing commercial, residential, recreational or industrial development; or any undertakings Sample Historic Preservation Ordinance 4 affecting city parks or city owned structures.	An action by the City of Columbia or any of its departments or agencies involving major modification or replacement of streets, sidewalks, curbs, street lights, street or sidewalk furniture, landscaping, parking, or other portions of the public infrastructure servicing commercial, residential, recreational or industrial development; or any undertakings Sample Historic Preservation Ordinance 4 affecting city parks or city owned structures.
<b>Removal</b>		Any relocation of a structure, object or artifact on its site or to another site.	Any relocation of a structure, object or artifact on its site or to another site.
<b>Repair</b>		Any change that is not construction, alteration, demolition or removal and is necessary or useful for continuing normal maintenance and upkeep.	Any change that is not construction, alteration, demolition, or removal and is necessary or useful for continuing normal maintenance and upkeep.
<b>Secretary of the Interior's Standards</b>		The Secretary of the Interior's Standards for the Treatment of Historic Properties are sets of treatment standards intended to assist users in making sound historic preservation decisions for the preservation, rehabilitation, restoration or reconstruction of historic properties. The Standards are codified as 36 CFR Part 68 in the July 12, 1995, Federal Register (Vol. 60, No. 133).	<a href="#">The Secretary of the Interior's Standards for the Treatment of Historic Properties are sets of treatment standards intended to assist users in making sound historic preservation decisions for the preservation, rehabilitation, restoration or reconstruction of historic properties. The Standards are codified as 36 CFR Part 68.</a>
<b>Site</b>		The traditional, documented or legendary location of an event, occurrence, action or structure significant in the life or lives of a person, persons, groups, or tribe, or any place with evidence of past human activity. Sites include, but are not limited to, cemeteries, burial grounds, occupation and work areas, evidence of farming or hunting and gathering, battlefields, settlements, estates, gardens, groves, river crossings, routes and trails, caves, quarries, mines or significant trees or other plant life.	The traditional, documented or legendary location of an event, occurrence, action or structure significant in the life or lives of a person, persons, groups, or tribe, or any place with evidence of past human activity. Sites include, but are not limited to, cemeteries, burial grounds, occupation and work areas, evidence of farming or hunting and gathering, battlefields, settlements, estates, gardens, groves, river crossings, routes and trails, caves, quarries, mines or significant trees or other plant life.

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<b>Stablization</b>	For purposes of historic preservation regulations, the process of applying measures designed to halt deterioration and to establish the structural stability of an unsafe or deteriorated resource while maintaining the essential form as it presently exists without noticeably changing the exterior appearance of the resource.		For purposes of historic preservation regulations, the process of applying measures designed to halt deterioration and to establish the structural stability of an unsafe or deteriorated resource while maintaining the essential form as it presently exists without noticeably changing the exterior appearance of the resource.
<b>Stop Work Order</b>		An order directing an owner, occupant, contractor or subcontractor to halt an action for which a certificate of appropriateness is required, and notifying the owner, occupant, contractor or subcontractor of the application process for a certificate of appropriateness.	An order directing an owner, occupant, contractor or subcontractor to halt an action for which a certificate of appropriateness is required, and notifying the owner, occupant, contractor or subcontractor of the application process for a certificate of appropriateness.
<b>Structure</b>		Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including, but without limiting the generality of the foregoing, buildings, fences, gazebos, advertising signs, billboards, backstops for tennis courts, radio and television antennae and towers, and swimming pools.	For purposes of historic preservation regulations, anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including, but without limiting the generality of the foregoing, buildings, fences, gazebos, advertising signs, billboards, backstops for tennis courts, radio and television antennae and towers, and swimming pools.
<b>Survey</b>		The systematic gathering of information on the architectural, historic, scenic, and archaeological significance of buildings, sites, structures, areas, or landscapes, through visual assessment in the field and historical research for the purpose of identifying landmarks or districts worthy of preservation.	The systematic gathering of information on the architectural, historic, scenic, and archaeological significance of buildings, sites, structures, areas, or landscapes, through visual assessment in the field and historical research for the purpose of identifying landmarks or districts worthy of preservation.