

ORDINANCE NO. 4529

AN ORDINANCE AMENDING ALBANY MUNICIPAL CODE SECTION 18.04.200.

THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1. Section 18.04.200 of the Albany Municipal Code is hereby amended to read as follows:

Section 18.04.200 Demolition/Alteration - Permit - Issuance

- (a) The application and drawings filed by an applicant for a demolition or exterior alteration shall be checked by the building official, who may issue the permit forthwith if the following conditions exist:

For Demolitions - The structure is less than 750 square feet or the structure has been damaged in excess of 70% of its previous value due to fire, flood, wind, or other Act of God.

For Exterior Alterations (including additions) - The structure is not listed as primary or secondary in a city recognized historic survey.

- (b) The Building Official shall submit to the Planning Director all other requests for demolitions or exterior alterations not exempted in (a) above. Within five working days, the Planning Director shall review permit applications for compliance with the following criteria:

For Demolitions

- (1) That the subject building or structure is not listed as primary or secondary on a City Architectural Survey recognized by the Historic Advisory Museum Commission;
- (2) That the subject building or structure is not located within an Historic District;
- (3) That the building or structure's removal will not have an adverse effect on surrounding properties;
- (4) That the building or structure's removal will not reduce available retail or office space within a commercial district;
- (5) That the building or structure's removal will not reduce needed housing supply unless appropriate relocation efforts have been made.

For Exterior Alterations and Additions

The architectural style and finish materials of the proposed alteration is, so far as possible under current technology and codes, the same as those employed in the historic building. (Permits shall be issued for these alterations which comply with the Secretary of Interior's standards for historic preservation.)

- (c) If the Planning Director finds that the above criteria have been satisfied, then upon reporting such to the Building Official, a demolition or alteration permit shall be issued. If, however, the Planning Director determines that any of the above criteria has not been or cannot be satisfied, then the Director shall immediately issue a "Notice of Delay" to the Building Official and forward a copy to the applicant with a request to establish a meeting date between the subject property owner(s) or his authorized agent and the Historic Advisory and Museum Commission (HAMC). Such meeting shall be held within 30 days of issuance of the "Notice of Delay" unless the property owner(s) or his authorized agent requests a further delay or has not met with the HAMC within the 30-day delay period. Permits shall not be issued until the property owner(s) or his authorized agent has met with the HAMC.
- (d) For demolitions, the purpose of the meeting is to discuss alternatives for economically rehabilitating or moving the structure and the impact the removal of the structure would have on the city and surrounding neighborhood. For alterations, the purpose of the meeting is to discuss how the design and materials can be consistent with the original character and period of the structure.
- (e) If a joint meeting has been held pursuant to Subsection (c) and the HAMC has concluded its study of the proposed demolition or alteration, then the HAMC shall direct the Planning Director to remove its hold on the application. However, in no event shall demolition or alteration be delayed beyond the 30-day period unless the property owner(s) or his authorized agent has failed to meet with the HAMC. The HAMC must provide two meeting dates within the 30-day period.

Passed by the Council: September 1, 1982

Approved by the Mayor: September 1, 1982

Effective Date: October 1, 1982

Donald B. Brudwig
Mayor

ATTEST:

Debbie Andrews
Deputy City Recorder