

RESOLUTION NO. 2540

WHEREAS, the City Council, in September, 1982, requested that the Historic Advisory and Museum Commission take a comprehensive approach in looking at the protection of historic resources in Albany, and

WHEREAS, the Historic Advisory and Museum Commission drafted revisions to the current Alteration/Demolition Ordinance. The Historic Advisory and Museum Commission membership included businessmen, attorneys, instructors, and other Albany residents appointed by the City Council, and

WHEREAS, the City Council and the Historic Advisory and Museum Commission met jointly for three work sessions. One work session included a review of how other Oregon communities protected their historic resources, and

WHEREAS, the City Attorney helped develop the ordinance and reviewed the final draft, and

WHEREAS, the Historic Advisory and Museum Commission meetings were open to the public, and at least three newspaper articles were written regarding the changes to the existing regulations, and

WHEREAS, a public hearing was held before the City Council on March 13, 1985, NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that it does hereby adopt the attached findings for the Albany Alteration/Demolition Revisions, 1985.

Dated this 22nd day of May, 1985.



Mayor

Attest:



City Recorder

**FINDINGS FOR THE ADOPTION OF
THE ALTERATION/DEMOLITION REVISIONS - 1985**

The following findings are presented to indicate that the revisions to the Alteration/Demolition Ordinance are consistent with applicable state goals in the acknowledged Albany Comprehensive Plan.

These findings relate to changes in the existing Alteration/Demolition Ordinance. These revisions strengthen the ordinance which was accepted as part of the acknowledgement process. Because the existing ordinance was specifically acknowledged as part of state review, and because the protection mechanisms incorporated in these revisions were discussed as acceptable during discussion of the Goal 5 conflict resolution process, these revisions are not considered a land use goal issue.

The criteria used have been specifically selected as those most relevant to changes in the Alteration/Demolition Ordinance. Changes to the ordinance were determined to have no significant impact on those goals and policies not listed in this exhibit.

To reduce the length of the report, major documents are attached or referred to section and page number. Major documents are:

State Goals - Exhibit 1 (by reference only)
Albany Comprehensive Plan - Exhibit 2 (by reference only)
Proposed Revision To Alteration/Demolition Ordinance

FINDINGS

CRITERIA:

State - Goal 1, Public Involvement (Exhibit 1)
City - Public Involvement Section (Exhibit 2)
Goal, page 115
Policies 5, 6, 7, 9; page 116

FACTS:

1. The Historic Advisory and Museum Commission developed the draft ordinance during two years of open meetings. HAMC membership included businessmen, attorneys, and other members of the general public appointed by the City Council
2. At least three articles regarding proposed changes to the ordinance appeared in the local paper.

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3. Individual mailings were sent to downtown property owners detailing the proposed changes.
4. Three work sessions, open to the general public, occurred between the City Council and the HAMC to discuss possible changes in the ordinance.
5. A public hearing before the City Council occurred on March 13, 1985.

CONCLUSIONS:

Because of the length of time these changes have been discussed, and because of the information that was available to the public through the local paper, mailings, and open meetings, and because of the public hearing, the public involvement criteria have been met.

CRITERIA:

State - Goal 2, Land Use Planning (Exhibit 1)

FACTS:

1. The Alteration/Demolition Ordinance was part of the acknowledgement package approved during the state review of the Albany Comprehensive Plan and related documents. The Plan background document has information on the type and location of historic structures.
2. In order to receive state acknowledgement, alteration review was added in September, 1982. At that time, the City Council requested of staff and the HAMC to develop a more comprehensive approach to preserve Albany's historic resources. The Historic Advisory and Museum Commission is a City commission established by ordinance with members appointed by the City Council. As part of their specific duties, they recommend such rules and regulations as necessary or appropriate to protect Albany's historic resources.
4. The HAMC proposed amendments to the Alteration/Demolition Ordinance only after reviewing alternative approaches. That research showed that communities having historic districts comparable to Albany's have protective regulations similar to the proposed Code.

CONCLUSION:

As the Alteration/Demolition Ordinance is an integral part of City development review, and various review alternatives were discussed and particular revisions proposed, the Alteration/Demolition Ordinance does meet proper planning procedures as established in State Goal No. 2.

CRITERIA:

State - Goal 5, Historic Resources (Exhibit 1)
City - Special Areas, Historic and Archaeological Resources
Goal, page 35; Policies 1, 7; pages 35-36.

FACTS:

1. Specific criteria are used in reviewing historic alteration, new construction in historic districts, and the proposed demolition of historic structures.
2. Clearly inappropriate alterations to historic structures can be prevented.
3. Within historic districts, alterations to compatible structures and new construction is given special review.
4. Possible review times are increased for the proposed demolition of historic structures.

CONCLUSION:

The more specific criteria and stronger protection mechanisms will better protect Albany's historic resources.

CRITERIA:

State - Goal 9, Economy of the State (Exhibit 1)

City - Economic Development (Exhibit 2)

Goal, page 44; Policies, 3, 4, 5, 6, 15, 16, pages 44-45.

FACTS:

1. There are two major historic home tours each year plus numerous privately-arranged tours.
2. Home tour attendance has increased over what it was five years ago.
3. Tourism is a low-pollution industry and represents a partial source of income for many Albany residents.
4. The historic resources of Albany are emphasized in promoting Albany's image to potential new employers.
5. Emphasizing historic structures is one part of improving the central business district as set forth by the Main Street Program and the Albany Downtown Association.
6. Many demolitions which have occurred in the downtown area resulted in less intensive land uses or uses which have a low flow area to site-size ratio.
7. In order to obtain immediate building demolition, an applicant will need to show why demolition is needed and how the use benefits the City. A review criteria states the demolition or moving is allowed when it can be shown that the structure cannot be economically used at the particular site.
8. Compatibility criteria for new construction in the historic districts will allow a wide range of styles and features. In the downtown, new construction can be built higher than adjacent structures, limited by existing zoning

restrictions.

9. When the proposed alteration matches the existing building or the building facade prior to 1920, the alteration must be approved. This type of alteration is done by the staff under an administrative-type review.
10. Notification procedures (due Process) meet all legal requirements and reduce the potential for lengthy court review. Owners of historic properties within historic districts gain a specific financial benefit by having those historic areas continued to be certified as National Register Historic Districts.

CONCLUSION:

Protecting historic resources will help maintain or improve Albany's tourism industry and City image. Increasing tourism will increase the number of jobs and help diversify the local economy. A better City image will help attract new industry and provide new jobs. Applicants who wish to demolish buildings in order to provide a less-intensive land use will have to prove why the particular land use is for the long-term benefit of the City.

New review procedures will have little or no impact on existing time requirements for reviewing appropriate historic alteration. The criteria for new construction will not eliminate design options and will have little or no effect on the amount of value of new construction in Albany. Any negative impact on the review time or design of new development is more than offset by the job-producing benefits of increased tourism, better Albany image, and special downtown identification.

CRITERIA:

State - Housing, Goal 10

City - Housing, Goal, page 51; Policies 3, 5, 6; pages 51-52.

FACTS:

1. Many Albany residents choose to live in historic homes or historic districts.
2. Neighborhood identity has been highest within the residential historic district.
3. Many residents of historic districts have expressed a desire to maintain historic characteristics of existing structures within the neighborhood.
4. There are specific financial benefits to home owners of owning historic structures within a National Register District. When historic renovation occurs and neighborhood residents--not only those who reside in historic structures.

CONCLUSION:

The protection of residential historic resources provides an important housing alternative and neighborhood identity for Albany. New housing development on

vacant lots within historic districts can occur in a variety of styles and sizes and any negative impact on review time or design of housing is more than offset by the protection of existing areas of historic housing.

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