RESOLUTION NO. 3951

A RESOLUTION APPROVING A PROCEDURE TO REVIEW DEMOLITION OF HISTORICALLY SIGNIFICANT BUILDINGS, LANDMARKS AND SITES WITHIN DESIGNATED HISTORIC DISTRICTS IN MILES CITY

WHEREAS, The City has previously adopted Ordinance 1109 which established that the historic resources and cultural heritage of Miles City contribute and provide cultural, educational, entertainment, recreational and economic benefits available to and used by the citizens of the City of Miles City and the State of Montana and thereby enhance the general welfare and environment, and

WHEREAS, The City wishes to protect, preserve and enhance the outward appearance and architectural features of structures within designated historic districts or designated historic sites or landmarks as well as the essential character of designated districts by protecting relationships of groups of buildings and structures when possible, and

WHEREAS, The City's historically significant buildings, designated historic sites and landmarks cannot be replaced once destroyed, and

WHEREAS, Section 2:(I) of said Ordinance charges the Preservation Commission with the responsibility to "create guidelines for restoration, alteration, decoration, demolition, landscaping or maintenance of buildings within designated historic districts, new construction within those districts and individual building or sites listed or having the potential to be listed on the National Register" and has recommended to the Council that certain administrative guidelines pertaining to the demolition of historically significant buildings be adopted, and

WHEREAS, The City, based on the recommendation of the Preservation Commission, wishes to provide a review process prior to issuance of a demolition permit for historically significant buildings through which the Historic Preservation Office may work with the property owner, if the property owner so chooses, to develop feasible alternatives which may lead to the preservation of the City's historically significant properties whenever possible,

NOW THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF MILES CITY, MONTANA AS FOLLOWS:

1. The City hereby adopts the "Demolition Procedure – Historic Buildings" attached hereto as "Exhibit A".

SAID RESOLUTION FINALLY PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE CITY COUNCIL OF THE CITY OF MILES CITY, MONTANA, THIS 9th DAY OF AUGUST.

John Hollowell, Mayor

ATTEST:

Lorrie Pearce, City Clerk

DEMOLITION PROCEDURE - HISTORIC BUILDINGS

In instances where a property owner applies for a demotion permit for a potentially historically significant building, the City of Miles City's Building Inspector and Historic Preservation Officer shall follow the procedure as set forth herein. The steps shall be completed within the current sixty (60) day period during a demolition permit must be issued. The applicant's participation in this process is purely voluntary, and it is the goal of this process to provide the property owner with realistic and financially feasible alternatives to demolition. The proposal will utilize HPO staff time in a parallel process that begins when the Building inspector receives a Demolition Permit application:

Building Inspector	Historic Preservation Officer
Receive PermitDetermine purpose of demolitionForward or confer with HPO	Receive and review permit
 Request information justifying demo Structurally sound? If cost of infill construction, or remore than 50% of market value? Request appraisal, extend permit necessary 	 On National Register Eligible for listing on Register Local Significance
 Inform HPO of justification and stru integrity or lack thereof Provide HPO appraisal when comple Work with HPO to provide profession developing financial analyses Prepare alternatives and recommends 	 Prepare financial CBA using tax credits adherent to SOI Standards Request Historic Preservation Commission if necessary for alternatives, recommendations
•	Meet and confer with property owner Provide CBA Present Recommendations/Alternatives
 Issue or deny permit; Require bonding for City easements 	