

Effective April 1, 2010

**Uptown Façade Board
Amendment to Design Guidelines
Chapter 3, Section 3.5 - Demolition**

Section 3.5 Demolition:

The Uptown Façade Board has the authority to approve and/or deny a request for a Certificate of Appropriateness for the demolition of any structure within the Uptown Façade District.

Each structure being proposed for demolition should be evaluated for its architectural and historic importance to the site and the district based on the following criteria:

- The importance of the building, structure, site, or object to the ambiance of the district.
- The historic, scenic or architectural significance of the building, structure, site, or object.
- Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be.
- The difficulty or the impossibility of reproducing such a building, structure, site, or object because of its design, texture, material, detail, or unique location.
- Whether the building, structure, site, or object is one of the last remaining examples of its kind in the District, City, State or the Country.
- Whether reasonable measures can be taken to save the building, structure, site, or object from collapse.

Demolition By Neglect:

Property owners within the Uptown Façade District shall not allow their buildings to deteriorate by failing to provide ordinary maintenance or repair. The Board shall be charged with the following responsibilities regarding deterioration by neglect:

The Board, along with the Inspection and Code Department shall monitor the condition of properties/structures in the Uptown Façade District to determine if they are being allowed to deteriorate by neglect. Such conditions as broken windows, doors and openings which allow the elements and vermin to enter, or the deterioration of a building's structural system shall constitute failure to provide ordinary maintenance or repair.

In the event the Board determines a failure to provide ordinary maintenance or repair, the Board shall request the Inspections and Code Department to notify the owner of the property and set forth the steps which need to be taken to remedy the situation. The owner of such property shall have ninety (90) days to comply.

In the event that the condition is not remedied in ninety (90) days, action by the City shall be taken as provided in Section 9.2.5 of the Unified Development Ordinance of the City of Columbus.