

ARTICLE VII Traditional Neighborhood Design Overlay District

§ 375-41. Purpose and intent.

- A. The Common Council finds and determines that there is a rich diversity of architectural styles and traditional neighborhood development patterns that contribute to the quality of life in the City of Albany. Many of Albany's neighborhoods built between the turn of the century and World War II have substantial concentrations of structures with architectural detailing, design features and craftsmanship rarely employed in more contemporary construction. Yet these neighborhoods may not be old enough or of such architectural or historical significance to qualify for formal historic district designation. An overlay district will serve to protect the character and special qualities of various neighborhoods by helping to maintain the design and architectural quality of individual properties within the context of these neighborhoods. The district shall be established in such neighborhoods that possess a high degree of original design integrity, that have a strong neighborhood cohesiveness and that are outside of formally designated historic districts where design is regulated under provisions of the Historic Resources Commission Ordinance. *Editor's Note: See Ch. 42, Departments and Commissions, Part 4, Historic Resources Commission.*
- B. These characteristics are also found in many of the neighborhood-oriented commercial districts that are typically designated C-1 Neighborhood Commercial. More importantly, these commercial districts are frequently immediately adjacent to residences, and their size, scale and overall compatibility should enhance the neighborhood, not overwhelm it. Therefore, these C-1 Zoning Districts shall be included in the overlay district.

§ 375-42. Traditional Neighborhood Overlay District boundary.

- A. The eastern boundary of the residential district shall be Lark Street from Dana Avenue to Myrtle Avenue then west along Myrtle Avenue to South Lake Avenue, south on South Lake Avenue to New Scotland Avenue. Then west to Academy Road, then south to Bethlehem Avenue, then west to Forest Avenue, then north to Helderberg Avenue, then west to Ramsey Place, then south to Hackett Boulevard, then west to Weis Road, then north to New Scotland Avenue, then west on New Scotland Avenue to Lenox Avenue, then north on Lenox Avenue to the imaginary intersection of Linden Road, then east across to Linden Road to Marion Avenue, then north on Marion Avenue to Woodlawn Avenue, then west to and north on Marion Avenue to Cortland Street, then west to Holmesdale Avenue, then north on Holmesdale Avenue to Western Avenue, then west to Brevator Street. Then north to Washington Avenue, then west to Jermain Street, then north to Westland Hills Park, then east to Verplanck Street, then south to Lincoln Avenue, then east to West Lawrence Street, then south to Manning Boulevard, then east to North Main Avenue, then north to Central Avenue, then east to Manning Boulevard, then southwest to Kent Street, then east to West Street, then east to North Lake Avenue, then south to the rear property line of the south side of Madison Avenue, then east to Dana Avenue and east to Lark Street.
- B. The commercial districts shall be any property located in a C-1 Neighborhood Commercial Zoning District.

- C. The map at the end of this chapter displays the Residential Overlay District. It may be similarly displayed on the Official Zoning Map of the City of Albany.

§ 375-43. Building permit requirements.

No building permit for exterior repair, alteration, new construction or signage, that will be visible from a public right-of-way, shall be issued by the Commissioner of Buildings until a review of the proposed work has been completed by the Planning Office staff as per the provisions of §§ 375-44, 375-45 and 375-46.

§ 375-44. Review procedures.

The Planning Office shall review any building permit application referred to it under this section based on the design guidelines outlined in §§ 375-45 and 375-46. If the permit is deemed to be in compliance with these guidelines, then the Planning Office staff shall recommend approval of the permit by the Building Commissioner. If the proposed work is not consistent with these guidelines, the Planning Staff may either:

- A. Recommend conditions of approval that may be incorporated into the building permit, prior to approval by the Commissioner; or
- B. Recommend denial, which may result in the denial of the permit by the Commissioner.

§ 375-45. Design guidelines for residential properties.

- A. New construction. Infill construction shall be designed so as to be compatible with the general character of residences on the street frontage. The setback, height, bulk, gable and pitch of roofs, use of porches, shutters and other exterior design elements should result in an overall design that complements the existing character of the streetscape.
- B. Porches. All porches should be retained in their original style with appropriate supports, balusters, railings and framed latticework. All pressure-treated lumber must be painted within six months of installation. Where appropriate, applicants will be encouraged to replace missing porches.
- C. Fences. All fences shall be painted or finished with a solid color or stain within six months of installation.
- D. Wooden staircases. Where houses are on raised sites and detached, wooden stairs are employed in front yards, they should be painted or stained to complement the colors of the house.
- E. Fenestration. Original window and door arrangements shall be maintained. Window replacements shall match, to the greatest extent practical, existing window size, style and configuration.
- F. Siding and trimwork. Original architectural trimwork and detailing shall be preserved. All new siding shall be appropriate to the style of architecture and installed in a manner that would preserve original trimwork, such as window crowns, dentils, modillions, brackets, ornamental cornices or other design features of distinction.
- G. Additions/expansions. Additions and expansions shall be designed so that the bulk, design, dimensions and materials used are compatible with the character of the existing structure.