



Historic Preservation Code Review
Karen McWilliams, Historic Preservation Manager

Topic 1: Landmark Designation

- Study more flexible alternatives to landmark districts
- Add time to multiple property designations:
 - verify application
 - hold meetings with owners
- Improved non-consensual designation process
- Allow alterations during process

Not Recommending:

- Consider including a criterion that qualifies properties listed or eligible for the National or State Register for local landmark designation
- Consider more specific requirements for commission members
- Raise number of signatures needed on application

Topic 2: Changes to Designated Landmarks

- District-specific design standards & guidelines
- Expedited review
 - Optional LPC conceptual reviews
 - LPC Design Review Subcommittee
 - Administrative approval
 - Design Assistance Program

Not Recommending:

- Consider more specific requirements for appellants

Topic 3: New Development & Historic Buildings

- Predictability:
 - Historic survey
 - Searchable Historic Resources GIS map
 - Area of Adjacency – 200 feet
 - Promote variability through review criteria

Not Recommending:

- Consider reviewing impact on eligible resources only if they are on-site or abutting a development project

Recommending:

Topic 4: Demolition/Alteration Review

- Survey
- Design Review Subcommittee
- Additional study of options by Clarion

Not Recommending:

- Re-evaluate the criteria for approval and potentially add an economic hardship determination.
- Reconsider the five-year period of validity. Consider a process...to obtain a certificate of ineligibility with a five-year limit on validity.

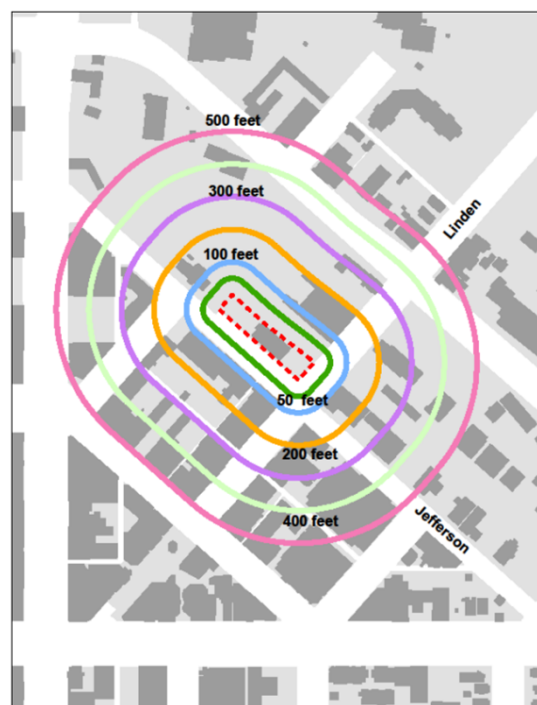
Recommending:

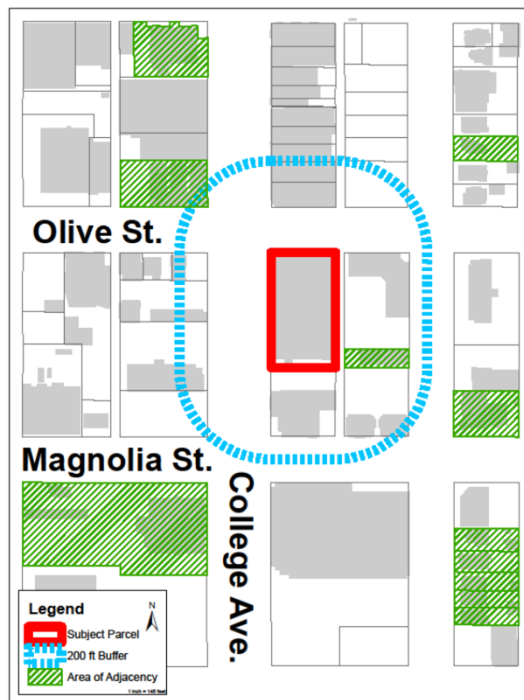
Topic 4: Demolition by Neglect & Dangerous Buildings

- Prevention
- Provide assistance through incentives
- Increase penalties for repeat violations
- Better define dangerous & feasibly repaired vs imminently dangerous & need action now
- Clearly define “at any time”

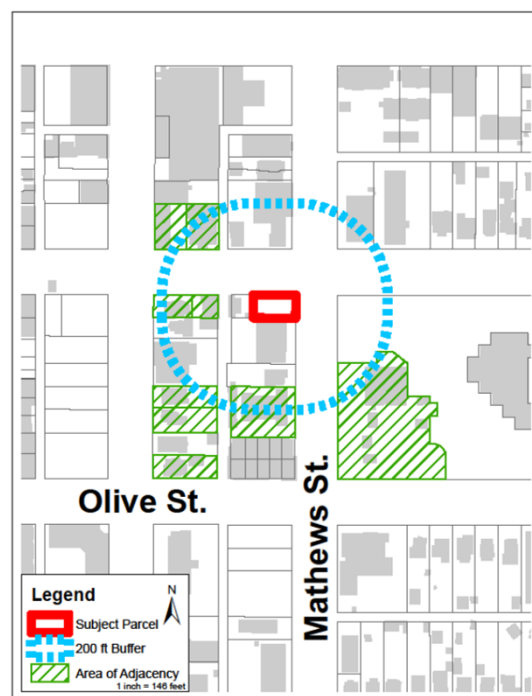
- Building Codes, not Historic Preservation Codes
- Code Revisions brought forward in Q-4 2018

I. Data Collection	March 2017 – March 2018
II. Outreach	October 2017 - April 2018
III. Council Work Session	April 24, 2018
IV. Draft Changes	April 2017 – June 2018
V. Council Adoption	July 17, 2018





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ADDRESSING DESIGN COMPATIBILITY		
DISTANCE		OPTIONS FOR COMPATIBILITY CONSIDERATIONS
New Development...	ABUTTING (Touching)	Height Massing Setbacks Step-backs Materials Scale Solid/void ratio & character Proportion Pattern
	NEAR (Inside Radius)	Height Massing Setbacks Scale Proportion Pattern