



Historic Resources Code Improvement Project

What is the problem?

Property owners in Historic and Conservation districts are concerned about the fees and time involved for Historic Design Review. Fees for small home remodeling projects can cost up to \$900, and the design review process can take from 6-8 weeks. The fees, in some cases, can be more than the cost of the job itself. As a result, some property owners decide to make repairs and modifications without going through historic design review, while others decide not to make improvements at all.

What will this project do?

Under the City's current regulations pertaining to historic resources, the majority of exterior development proposals are reviewed through historic design review. Only minor maintenance and repair are exempt from review. While historic design review provides for flexibility and public dialogue, it also takes time and money on the applicant's part. The overall purpose of this project is to reassess when historic design review is necessary and appropriate.

Specifically, this project will explore the following amendments to the Zoning Code:

1. **Historic Resources Definitions** - Clarify terminology related to historic resources regulations, including the terms "repair," "maintenance" and "replacement."
2. **Redefine Historic Review Triggers/Exemptions** - Determine the appropriate level of review in historic and conservation districts for the following:
 - a. minor alterations to structures;
 - b. improvements that are not visible from the public right-of-way.
3. **Procedure Type** - Create a land use review procedure with a shorter timeline and no local appeal. This could be a new land use review or a revision of the Type I procedure.

Duration: 8 months (July 2012 - February 2013)

Budget: \$60,000 for BPS staff
Support from various staff in the Bureau of Planning and Sustainability and the Bureau of Development Services

Tasks:

- Collect data needed to assess impact of options
- Public Involvement with communities in historic districts, conservation districts, historic preservationists, and the general community
- Policy decisions
- Code drafting (writing, editing, ensuring internal consistency, etc.)



- Coordination with Bureau of Development Services, Historic Landmarks Commission, and Development Review Advisory Committee
- Legislative process, including public notice and hearings at the Historic Landmarks Commission, Planning and Sustainability Commission, and City Council.

Issues NOT addressed by this project:

1. Revise the Bureau of Development Services’ Historic Design Review fee structure
2. Update the City’s Historic Resource Inventory
3. Create or update design guidelines for historic or conservation districts - including adopting the Secretary of Interior’s Standards for Rehabilitation
4. Reorganize the Bureau of Development Services’ historic design review website

Draft Project Schedule

Timeframe	Milestones	Public Events
July – Aug 2012	Problem identification, research and background	Check-in with Planning and Sustainability Commission, Historic Landmarks Commission, and the Development Review Advisory Committee
Sept - Oct 2012	Develop alternative concepts	Meetings with stakeholders
Nov – Dec 2012	Discussion Draft	Historic Landmarks Commission with public testimony
Jan 2012	Public Hearing	Planning and Sustainability Commission
Feb 2012	Public Hearing	City Council