

Historic Preservation Proposed Revisions

Updated Timeline

- **April 2016** – HLC & CC briefed and input received to go forward with amendment process
- **June & July 2016** – Public meetings held with 3 districts and an additional public follow up meeting along with public input solicitation via an online survey.
- **September, 2017** – Draft presented to HLC with Public Hearing
- **September, 2017** – Draft to be presented to P&Z
- **October, 2017** – Draft to be presented to City Council



Major Changes

– Clean-Up & Efficiency

- Ordinance structure
- Multiple references to Certificates of Appropriateness have been centralized in one section that clearly delineates administrative approval (35.3.15.4)
- Definitions have been aggregated (35.23.2)
- The criteria and procedures for designations of Historic Landmarks, Historic Districts, and Conservation Districts have been arranged sequentially and revised for clarity and consistency (35.3.15.2, 35.3.15.3)
- All procedurally oriented subsections were combined and sequenced into one section (35.3.15)

Major Changes

– Substantive Changes

- Recognition of the Bell Avenue Conservation District as a Historic District (35.7.10)
- A more efficient process was introduced for local designation of properties and districts previously recognized by the State of Texas or the National Park Service (35.3.14.3.C.3.)
- Language relating to COAs for exterior painting, fencing and landscaping was inserted per the public input process (35.7.9.3.H.1.)-OHHD
 - » (35.7.9.4.)
 - » (35.7.10.3.E.) - BAHD
 - » (35.7.10.3.I.)
 - » (35.7.13.3.H.3) – WOHD
 - » (35.7.13.3.N)
- Maintenance clause for structures eligible for designation (35.3.14.6.A.)

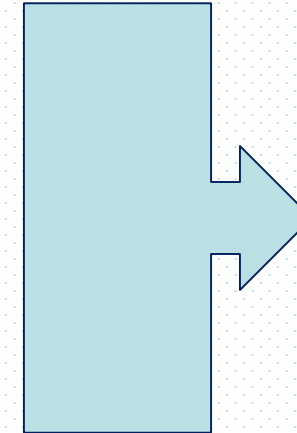
Changes - Structure

EXISTING

- 35.7.6. – Historic Landmark Preservation and Historic Districts Generally.
- 35.7.6.1. – Declaration of Policy
- 35.7.6.2. – Penalty.
- 35.7.6.3. – Notices.
- 35.7.6.4. – Designation of landmarks.
- 35.7.6.5. – Hearings.
- 35.7.6.6. – Recording of decision.
- 35.7.6.7. – Amendments.
- 35.7.6.8. – Exterior alterations and changes; minor exterior alteration, ordinary maintenance; appeals.
- 35.7.6.9. – Demolition or removal of historic landmarks.
- 35.7.6.10. – Procedures for obtaining permits pending landmark designation as historic landmark.
- 35.7.6.11. – Maintenance; omission of repairs.
- 35.7.6.12. – Effect of zoning district use classification.
- 35.7.7. – Historic Conservation District.
- 35.7.8. – Historic District.
- 35.7.9. – Oak-Hickory Historic District.
- 35.7.10. – Bell Avenue Historic Conservation District.
- 35.7.13. – West Oak Area Historic District.

PROPOSED

- 35.7.6. – Historic Preservation
- 35.7.6.1. – Purpose
- 35.7.6.2. – Penalty
- 35.7.6.3. – Enforcement
- 35.7.6.4.
- 35.7.6.5.
- 35.7.6.6.
- 35.7.6.7.
- 35.7.6.8.
- 35.7.6.9.
- 35.7.6.10.
- 35.7.6.11.
- 35.7.6.12.
- 35.7.7.
- 35.7.8.
- 35.7.9. – Oak-Hickory Historic District
- 35.7.10. – Bell Avenue Historic District
- 35.7.13. – West Oak Historic District



PROPOSED Section 35.3.14.

- 35.3.15. – Historic Preservation Procedures
- 35.3.15.1. – General Provisions
- 35.3.15.2. – Historic Landmarks
- 35.3.15.3. – Historic and Conservation Districts
- 35.3.15.4. – Certificates of Appropriateness
- 35.3.15.5. – Permits Pending Designation
- 35.3.15.6. – Maintenance; omission of repairs

Minor Changes

35.23.2. – Definitions Moved –

Certificate of Appropriateness (COA)

Demolition by Neglect

Historic District

Historic District

Historic Conservation District

Historic Preservation

Historic Site

Historic Landmark Commission (HLC)

HPO

Historic Landmark

Local Historic Landmark

National Register

The United States Secretary of Interior Standards for the Treatment of Historic Properties

35.4.3. – Historic Landmark Commission – 35.4.3.1 Chairman to Chair, usage of HLC throughout

35.4.3.2.A. Insertion “along with staff”

Public Meetings

FENCING AND GENERAL LANDSCAPE

Generally, with respect to fencing and other landscape fixtures, or alterations I think:

A) Fencing and landscape should be very uniform and controlled. A Certificate of Appropriateness should be required with Landmark Commission oversight.

B) Someone with an eye towards preservation and the neighborhood integrity should have to approve (someone like a preservation officer). A Certificate of Appropriateness is required, but not a meeting of the Landmark Commission.

C) Leave all district property owners alone and let them build fencing and make changes as long as regular City Code is followed. No Certificate of Appropriateness should be required.

D) Some regulation of fencing that is a bit more restrictive than what the City at large requires. I am just not sure what that regulation should look like.

PAINTING

A) Landmark Commission or the District selects a pallet of colors from which homeowners may choose. (No Certificate of Appropriateness required.)

B) Any time one paints a house a color different from the current, they must have HLC approval. (COA required)

C) The preservation officer may approve painting of homes. (Certificate of Approval, but no HLC meeting required.)

D) No input at all, just let people paint their historic district homes any color that they wish.

ADMINISTRATIVE AUTHORITY

In general, I would like to see more administrative authority, as long as the person meets the Standards for professional qualifications and only substantive building alterations be required to have Historic Landmark Commission oversight.

Agree?

Disagree?

In general, I would like to see, assuming the oversight is efficient and well managed, more of the City of Denton's historic resources protected.

Agree?

Disagree?

- Oak Hickory Historic District

FENCING AND GENERAL LANDSCAPE

Generally, with respect to fencing and other landscape fixtures, or alterations I think:

A) Fencing and landscape should be very uniform and controlled. A Certificate of Appropriateness should be required with Landmark Commission oversight.

B) Someone with an eye towards preservation and the neighborhood integrity should have to approve (someone like a preservation officer). A Certificate of Appropriateness is required, but not a meeting of the Landmark Commission.

C) Leave all district property owners alone and let them build fencing and make changes as long as regular City Code is followed. No Certificate of Appropriateness should be required.

D) Some regulation of fencing that is a bit more restrictive than what the City at large requires. I am just not sure what that regulation should look like.

PAINTING

A) Landmark Commission or the District selects a pallet of colors from which homeowners may choose. (No Certificate of Appropriateness required.)

B) Any time one paints a house a color different from the current, they must have HLC approval. (COA required)

C) The preservation officer may approve painting of homes. (Certificate of Approval, but no HLC meeting required.)

D) No input at all, just let people paint their historic district homes any color that they wish.

ADMINISTRATIVE AUTHORITY

In general, I would like to see more administrative authority, as long as the person meets the Standards for professional qualifications and only substantive building alterations be required to have Historic Landmark Commission oversight.

Agree?

Disagree?

In general, I would like to see, assuming the oversight is efficient and well managed, more of the City of Denton's historic resources protected.

Agree?

Disagree?

- Bell Avenue Conservation District

FENCING AND GENERAL LANDSCAPE

Generally, with respect to fencing and other landscape fixtures, or alterations I think:

A) Fencing and landscape should be very uniform and controlled. A Certificate of Appropriateness should be required with Landmark Commission oversight.

B) Someone with an eye towards preservation and the neighborhood integrity should have to approve (someone like a preservation officer). A Certificate of Appropriateness is required, but not a meeting of the Landmark Commission.

C) Leave all district property owners alone and let them build fencing and make changes as long as regular City Code is followed. No Certificate of Appropriateness should be required.

D) Some regulation of fencing that is a bit more restrictive than what the City at large requires. I am just not sure what that regulation should look like.

PAINTING

A) Landmark Commission or the District selects a pallet of colors from which homeowners may choose. (No Certificate of Appropriateness required.)

B) Any time one paints a house a color different from the current, they must have HLC approval. (COA required)

C) The preservation officer may approve painting of homes. (Certificate of Approval, but no HLC meeting required.)

D) No input at all, just let people paint their historic district homes any color that they wish.

ADMINISTRATIVE AUTHORITY

In general, I would like to see more administrative authority, as long as the person meets the Standards for professional qualifications and only substantive building alterations be required to have Historic Landmark Commission oversight.

Agree?

Disagree?

In general, I would like to see, assuming the oversight is efficient and well managed, more of the City of Denton's historic resources protected.

Agree?

Disagree?

- West Oak Historic District

- Voting
- Concerns: Varied by district but clarity of, and deference to, administrative approvals

Next Steps

- **September 11** – HLC Review and Recommendations with Public Hearing
- **September 27** – Planning and Zoning?
- **October 17**- City Council?



Questions?