


Historic Preservation Ordinance



Quality of Life Committee
September 2, 2015

Historic Preservation in Houston

Last changed in 2010

- Removed the 90-day waiver
- Changed the way districts are created
- Added Shall Approve criteria

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Historic Preservation in Houston

Since 2010

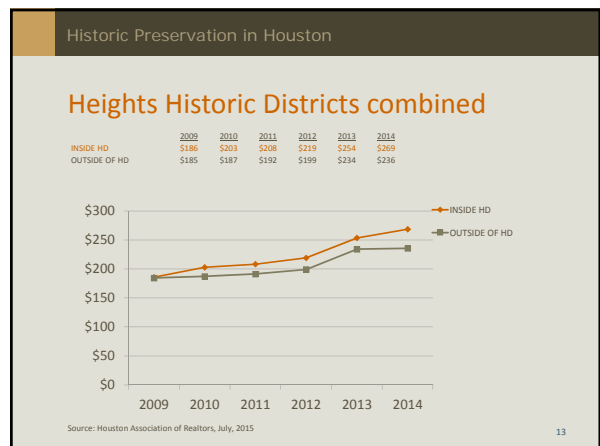
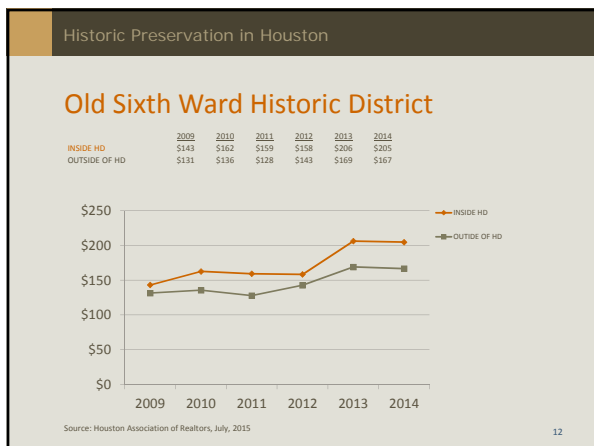
- More than 1,600 applications for Certificates of Appropriateness
- Greater than 90% approval rate
- Three new historic districts
- 50 new Landmarks
- 9 new Protected Landmarks

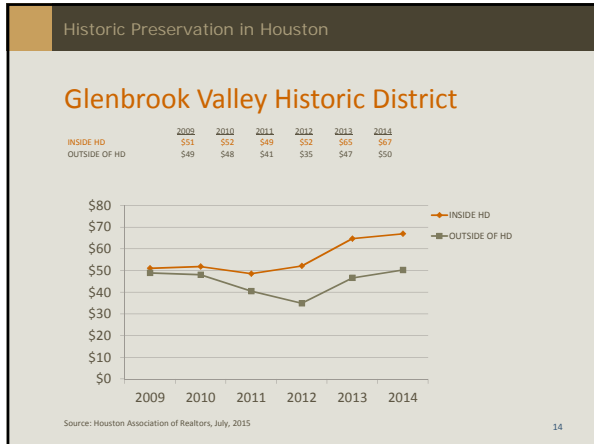
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Historic Preservation in Houston

Historic Preservation ordinance covers approximately 0.4% of property in Houston city limits.

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2014 Review Committee

The Mayor's instructions:

"to correct and clarify...create greater consistency"

and

"streamlined approval...improved guidance...more efficient/user-friendly process"

and

"do not weaken the protections...refinements to, not an overhaul of"

- 2014 Review Committee
- Committee appointed by the Mayor
- HAHC members**
- Rob Hellyer
 - Douglas Elliott
 - Anna Mod
- Planning Commission members**
- Sonny Garza
 - Truman Edminster

- The Committee process
- Committee meetings were transparent and inclusive:
- Held in the evening in the Annex chambers
 - Recorded, streamed, rebroadcast
 - Notes and handouts distributed by email to interested parties
 - CitizensNet distribution to 7,000
 - Public comment at every meeting

Public Comment Period

Redline released to the public	June 26
HAHC public hearing	July 22
Presentation to Planning Commission	July 23
Accept public comment	Through July 27
HAHC work session	August 5
Final changes to HAHC for approval	August 27
Council Committee: Quality of Life	September 2

- Key changes to Code
- Proposal includes:
1. Create Design Guidelines Process
 2. Increase Administrative Approvals
 3. Clarify Terminology
 4. Clarify Exemptions
 5. Clarify Definition Of Exterior Structural Elements

Key changes to Code

Proposal includes:

- 6. Improve Enforcement
- 7. Increase The Technical Expertise On The Commission
- 8. Designate A Historic Preservation Officer
- 9. Historic District Creation
- 10. Limit The Public's Access To The Location Of Archaeological Sites

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Key changes to Code

Proposal includes:

- 11. District Boundaries and Structure Classification
- 12. Provide Additional Notification to the Community
- 13. Change Criteria Designating Protected Landmarks
- 14. Materials Required for Applications

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Key changes to Code

Proposal includes:

- 15. Criteria for Alterations and Additions
- 16. Criteria for Mandatory Approvals
- 17. Criteria for alterations to Non-Contributing Structures
- 18. Criteria for New Construction
- 19. Criteria for Relocation

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Key changes to Code

Proposal includes:

- 20. Criteria for Demolition
- 21. Criteria for Excavation of Archaeological Sites
- 22. The Appeals Process
- 23. Historic Tax Incentives

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Public Comments

Historic.Ordinance@houstontx.gov



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