



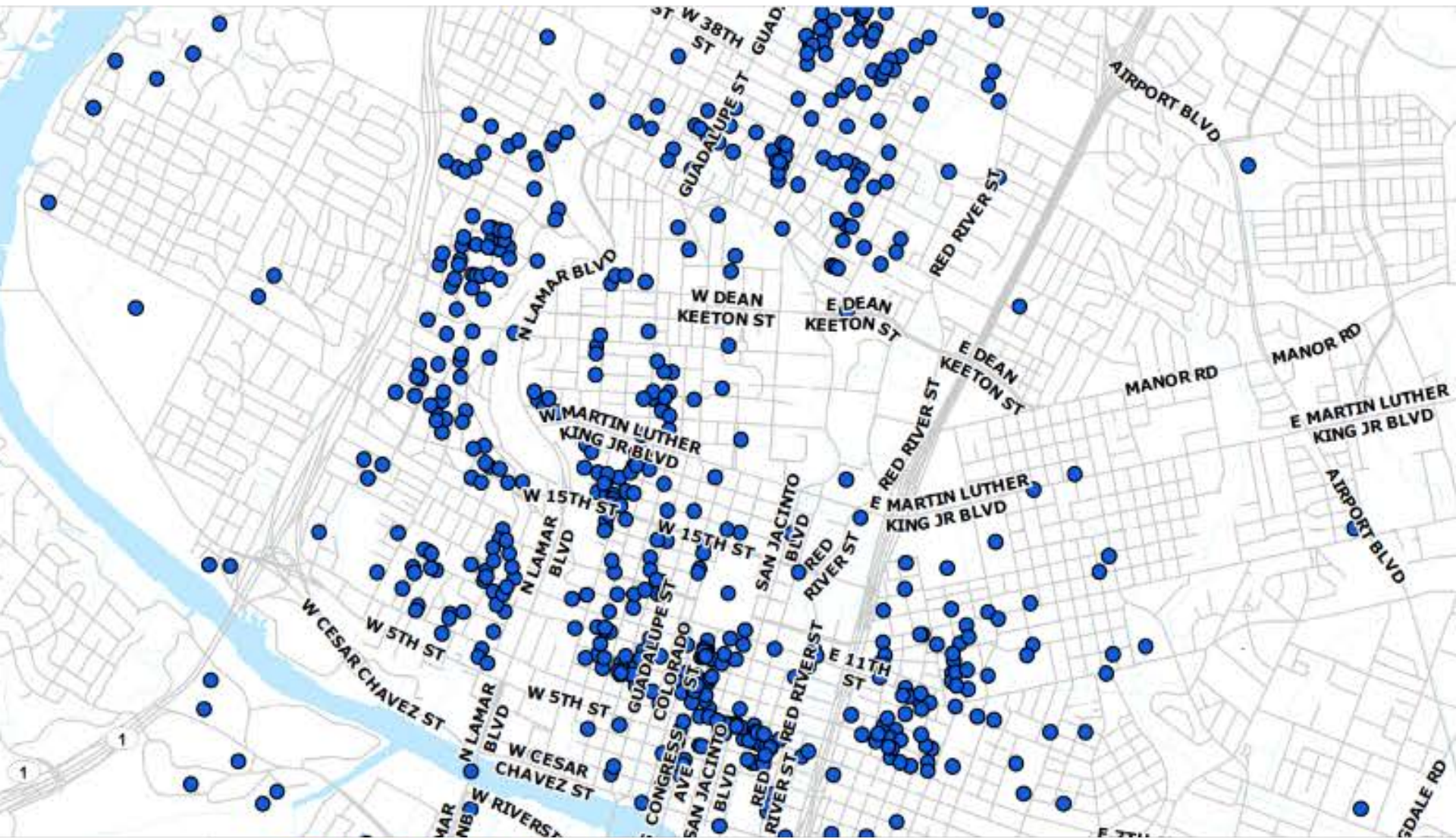
LOCAL HISTORIC DISTRICTS
PLANNING COMMISSION - JULY 10, 2018





HISTORIC LANDMARKS

All photos by Larry D. Moore except Driskill Hotel (Billy Hathorn), Moonlight Tower (Matthew Rutledge), and Royal Arch Masonic Lodge (LoneStarMike). Accessed from Wikimedia Commons.



HISTORIC LANDMARKS









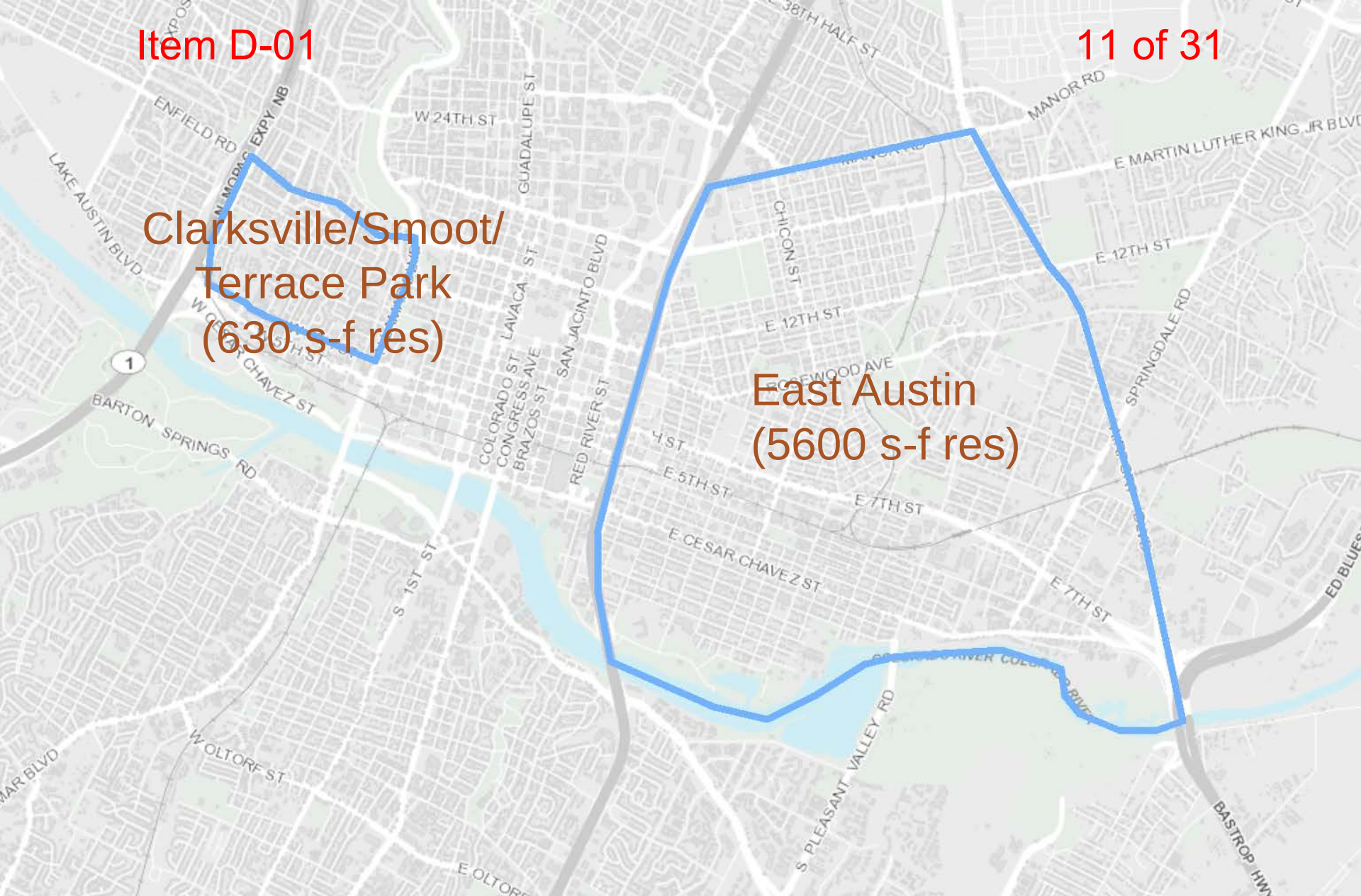


	Local	National Register
Designation level	City of Austin	National Park Service
Zoning change	Yes	No
Demolition	Protection	Delay
New construction	Enforceable standards	Advisory guidelines
Exterior changes	Enforceable standards	Advisory guidelines
Local tax abatement	Yes	No

LOCAL VS. NATIONAL REGISTER HISTORIC DISTRICT

- 
- 1 Preservation recognizes community heritage.
 - 2 Preservation stewards neighborhood character.
 - 3 Preservation creates good jobs and boosts the local economy.
 - 4 Preservation conserves natural resources.
 - 5 Preservation comes with tax incentives.
 - 6 Preservation promotes affordability.
 - 7 Preservation allows density.

PRESERVATION: BENEFITS

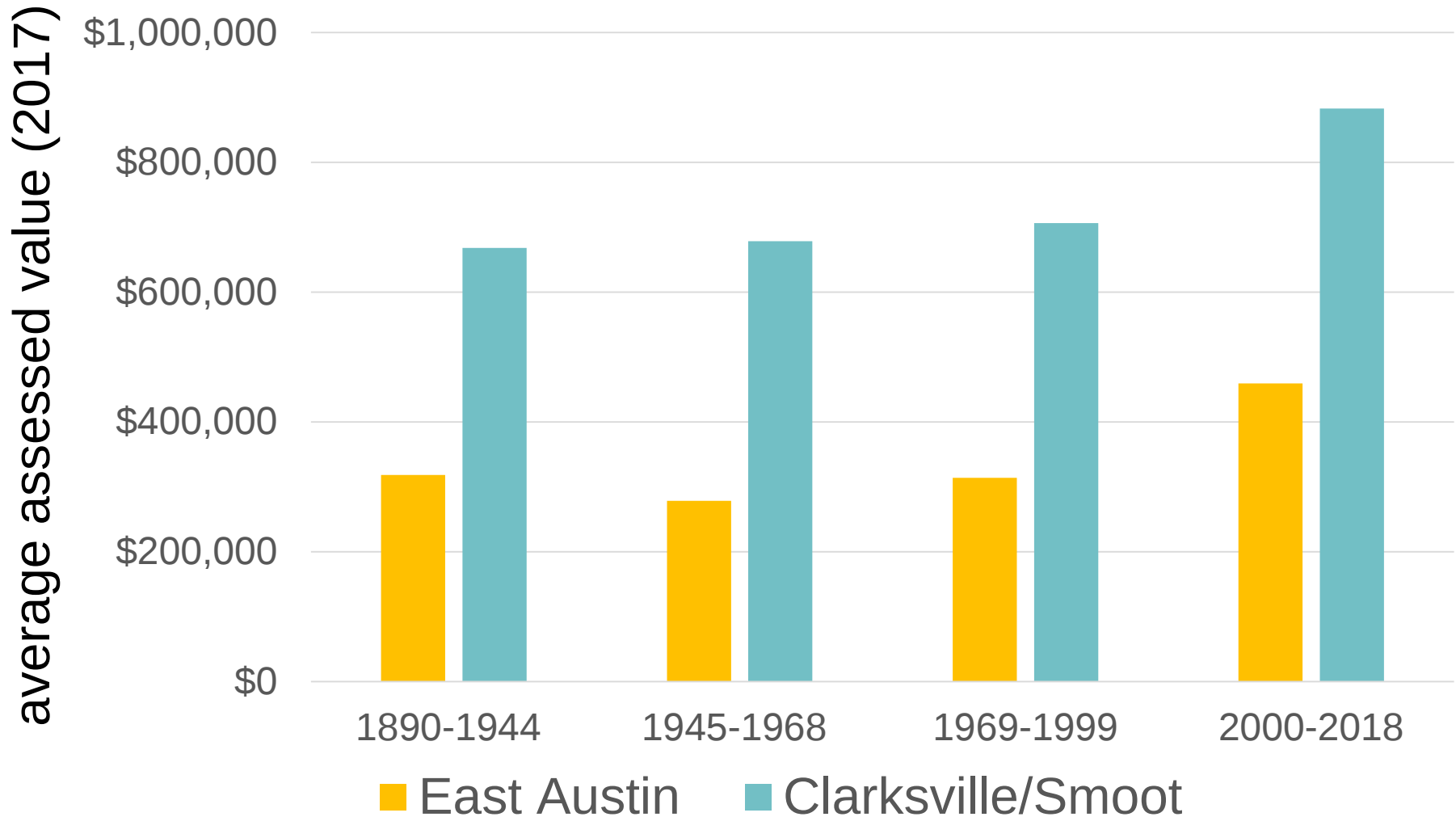


CASE STUDIES

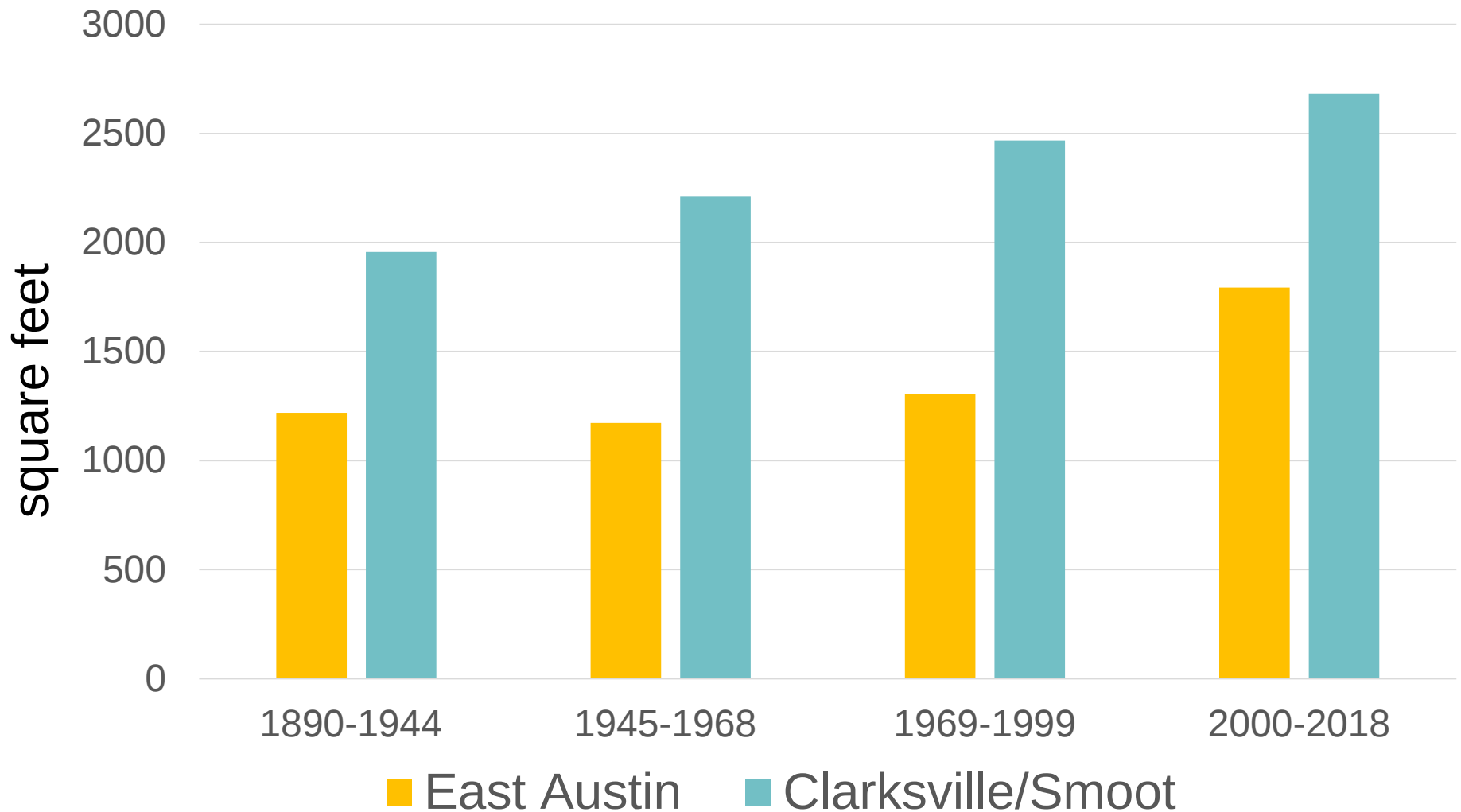


AFFORDABILITY

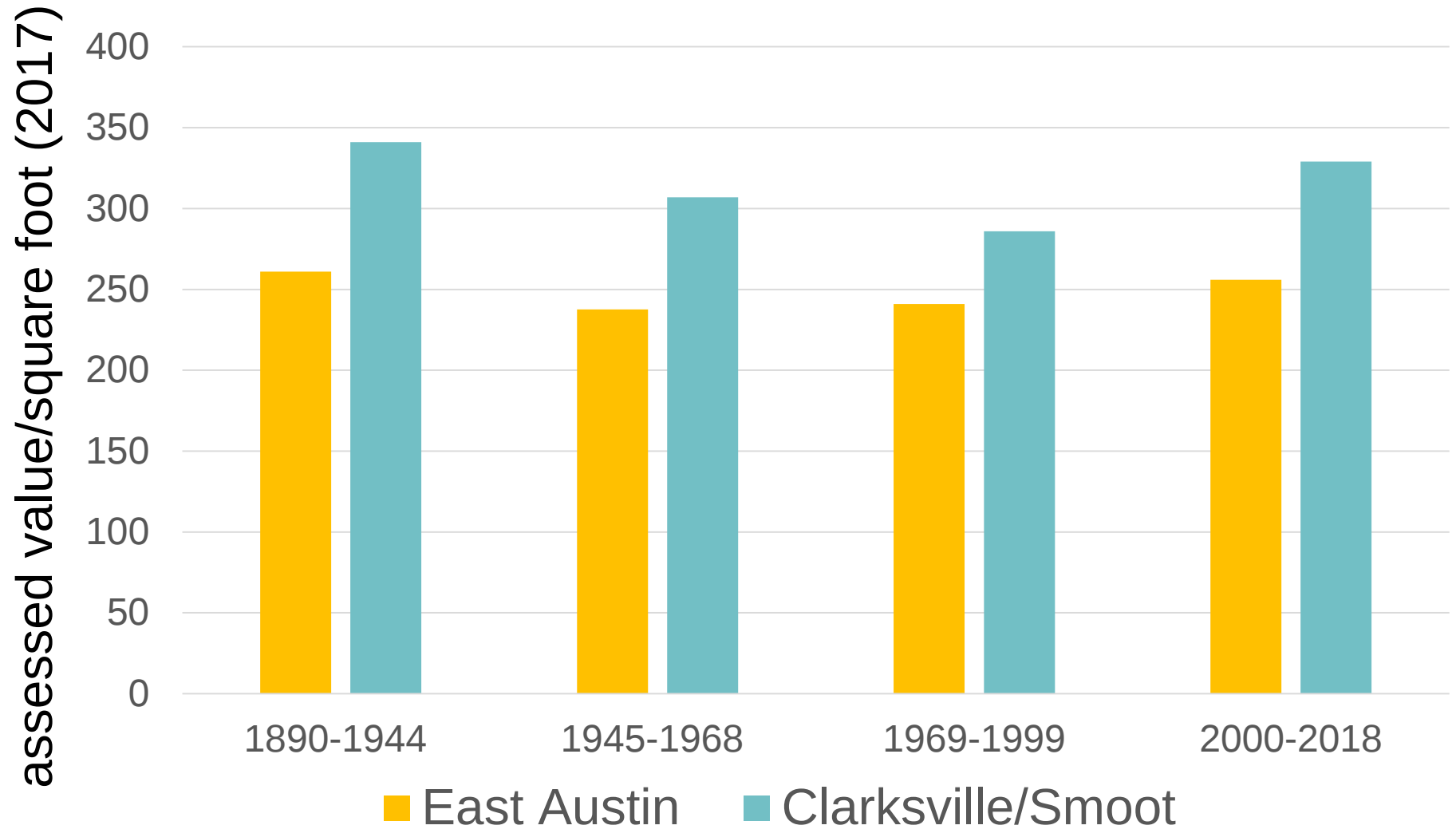
Historic-age buildings are more affordable than newer buildings.



Historic-age buildings are smaller than newer buildings.



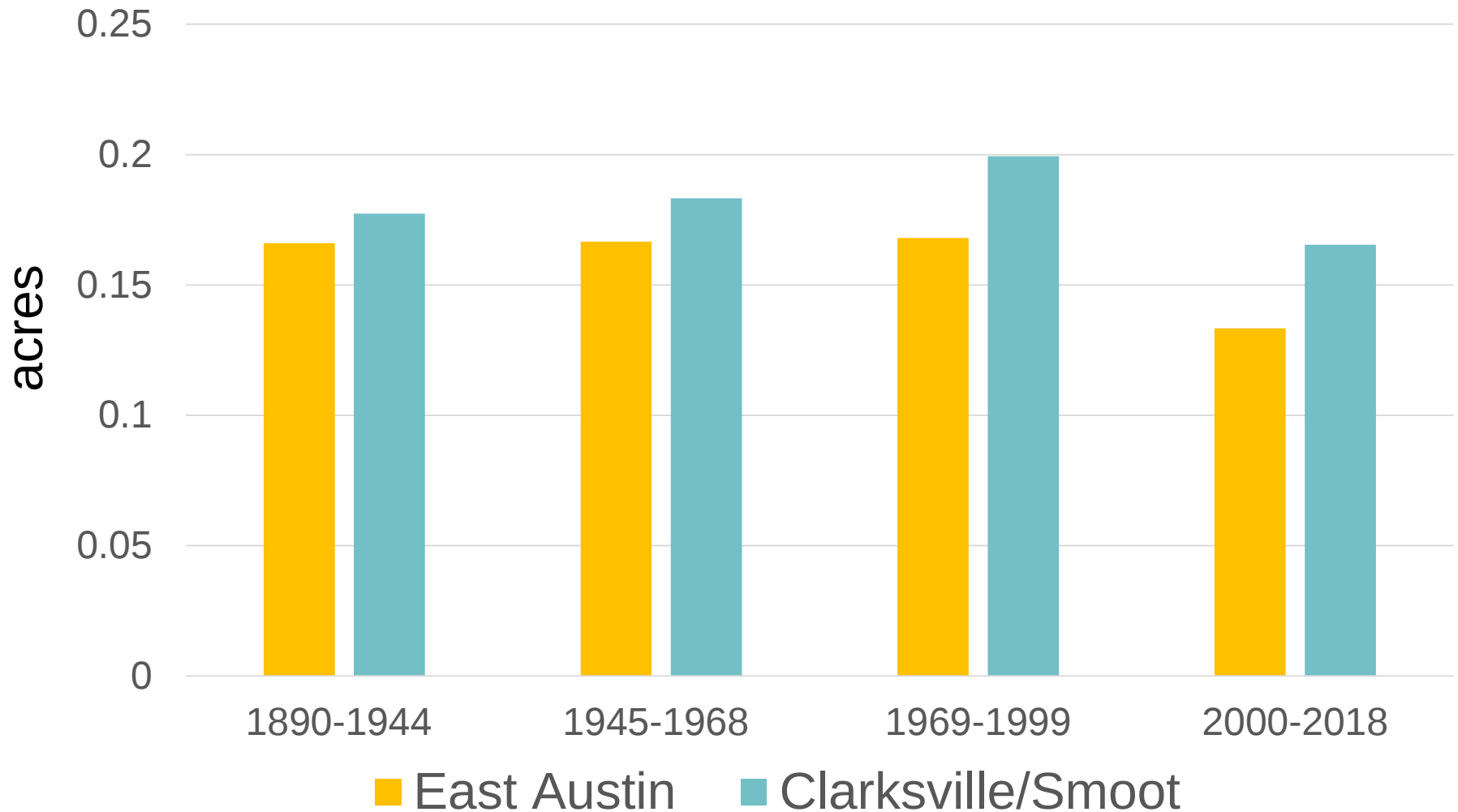
Historic-age buildings are a good investment.



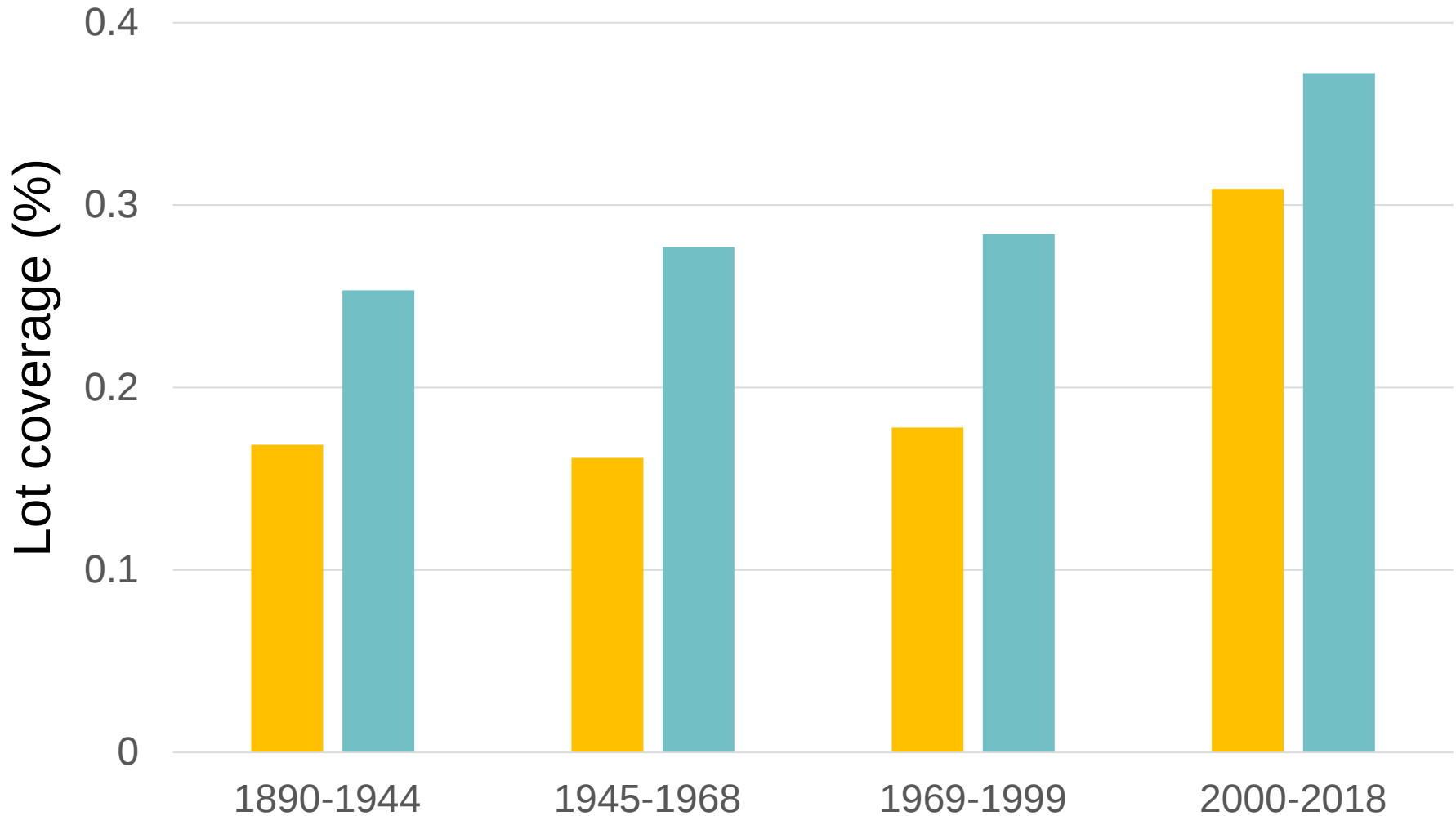


DENSITY

On average, newer buildings sit on smaller parcels than historic-age buildings.



There is an opportunity to encourage ADUs on historic-age parcels.





DENSITY



DENSITY



DENSITY



DENSITY



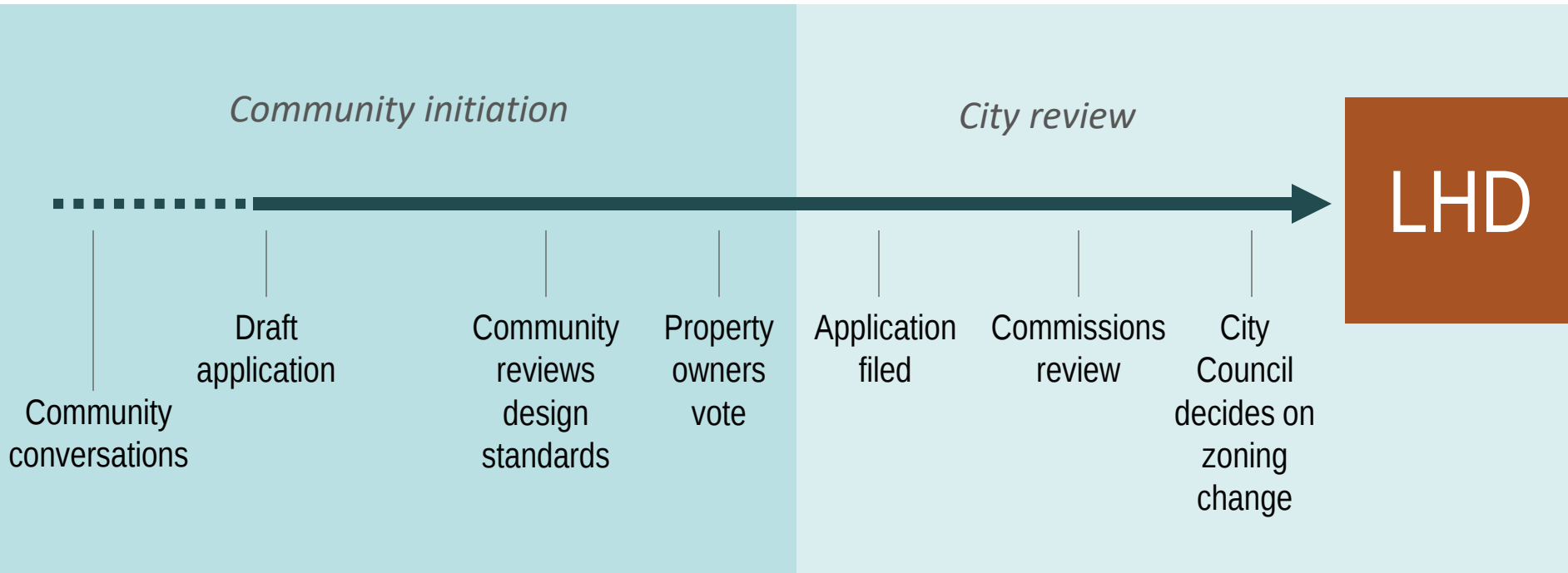
DENSITY



DENSITY



DENSITY



LOCAL HISTORIC DISTRICT APPLICATION PROCESS

- 1 At least 51% of principal structures must contribute to the historic character of the district (§25-2-352.B)
- 2 Must be supported by at least 51% of property owners or the owners of at least 51% of the land area (§25-2-242)

DESIGNATION REQUIREMENTS

- 1 Preserve buildings as they developed over time, especially the front façade.
- 2 Maintain and repair historic materials, and replace in-kind only if necessary.
- 3 Additions and new construction should be compatible with historic buildings.

Cara Bertron

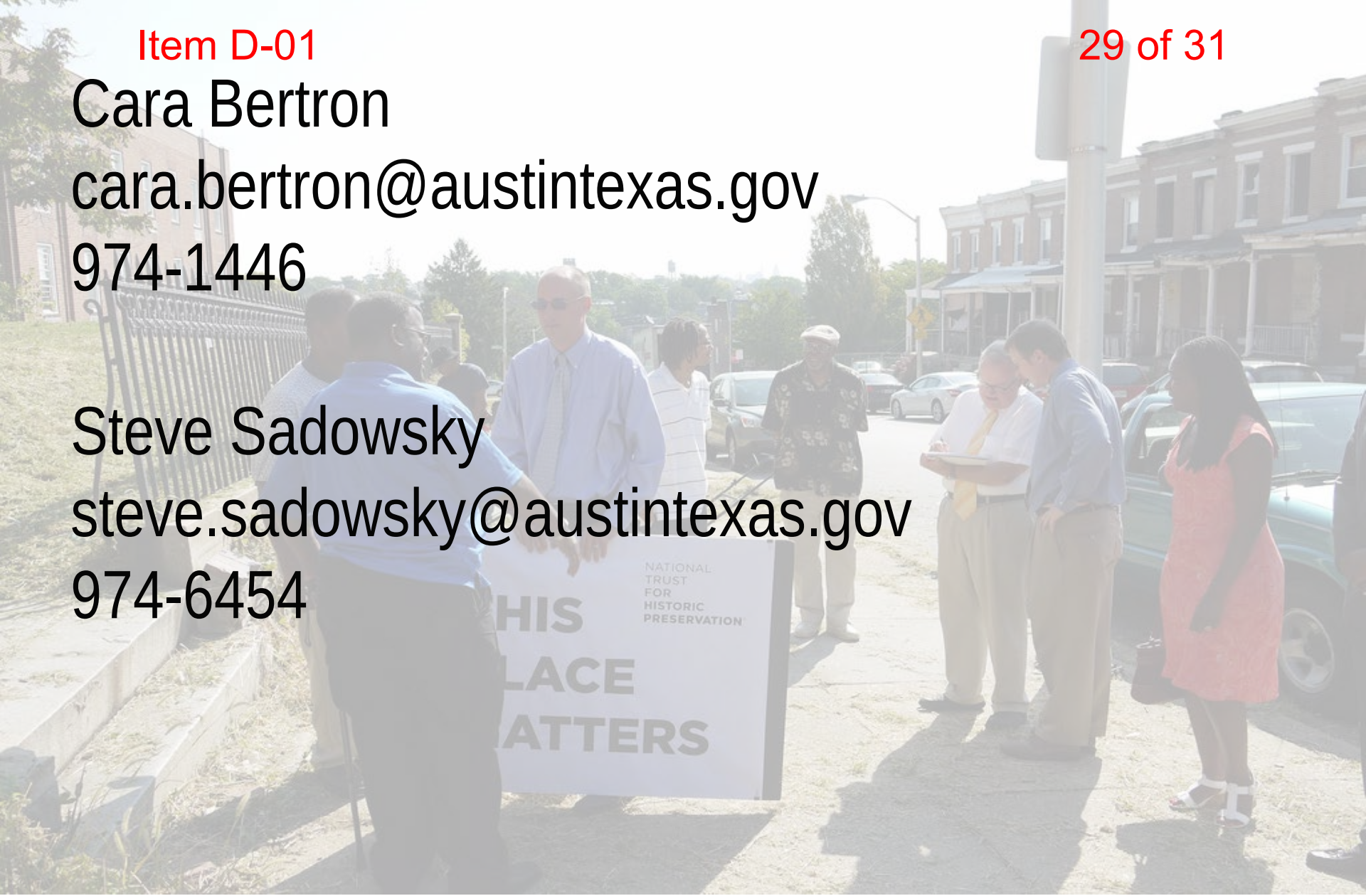
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QUESTIONS?

Construction dates – East Austin survey area

