

HISTORIC PRESERVATION TASK FORCE REPORT TO CITY COUNCIL

APRIL 22, 2004

HISTORIC LANDMARK DESIGNATION CRITERIA

STRUCTURE MUST BE AT LEAST 50 YEARS OLD
STATE OR FEDERAL DESIGNATION, OR TWO
OF:

ARCHITECTURAL SIGNIFICANCE

SUBSTANTIAL HISTORICAL ASSOCIATIONS

ARCHEOLOGICAL SIGNIFICANCE

COMMUNITY VALUE

SIGNIFICANT LANDSCAPE FEATURE

PROPERTY TAX INCENTIVES – HISTORIC LANDMARKS

CURRENTLY-DESIGNATED LANDMARKS

NO CHANGE TO EXISTING FORMULA

NEWLY-DESIGNATED LANDMARKS

MUST BE 75 YEARS OLD

RESIDENTIAL

100% OF THE VALUE OF THE STRUCTURE AND 50% OF THE VALUE OF THE LAND
MAXIMUM OF THE GREATER OF \$2,000 OR 50% OF THE TOTAL CITY TAX LEVY

INCOME-PRODUCING

50% OF THE VALUE OF THE STRUCTURE AND 25% OF THE VALUE OF THE LAND
NO MAXIMUM EXEMPTION

LOCAL HISTORIC DISTRICTS

51% OF PROPERTIES MUST BE CONTRIBUTING

REQUIRES PROFESSIONAL INVENTORY AND EVALUATION

BOUNDARY MODIFICATIONS

DISTRICT PRESERVATION PLAN
REQUIRED FOR HISTORIC DISTRICT
BINDING ON ALL PROPERTY OWNERS
MODIFY SITE DEVELOPMENT REGULATIONS

DEMOLITION AND RELOCATION PERMIT APPLICATIONS
CERTIFICATE OF APPROPRIATENESS REQUIRED FOR CONTRIBUTING BUILDINGS
STAFF CAN APPROVE APPLICATIONS ON NON-CONTRIBUTING BUILDINGS

BUILDING PERMIT APPLICATIONS
CERTIFICATE OF APPROPRIATENESS REQUIRED FOR ALL BUILDINGS
STAFF CAN APPROVE MINOR PROJECTS

LOCAL HISTORIC DISTRICTS PROPERTY TAX INCENTIVES

REHABILITATE HISTORIC BUILDINGS

ALL BUILDINGS IN HISTORIC DISTRICTS QUALIFY

OWNER-OCCUPIED RESIDENTIAL
PROPERTY TAX FREEZE FOR 7 YEARS
QUALIFIED EXPENDITURES TOTAL AT LEAST 25%
(WITH 5% TOWARDS EXTERIOR REHABILITATION)
OF THE PRE-IMPROVEMENT VALUE OF THE STRUCTURE

INCOME-PRODUCING
PROPERTY TAX FREEZE FOR 10 YEARS
QUALIFIED EXPENDITURES TOTAL AT LEAST 40%
(WITH 5% TOWARDS EXTERIOR REHABILITATION)
OF PRE-IMPROVEMENT VALUE OF THE STRUCTURE

NATIONAL REGISTER HISTORIC DISTRICTS

DEMOLITION AND RELOCATION PERMITS

REVIEW REQUIRED FOR CONTRIBUTING BUILDINGS

BUILDING PERMITS

NO REVIEW REQUIRED

HISTORIC LANDMARK COMMISSION MEMBERSHIP

REDUCE COMMISSION FROM 11 TO 9 MEMBERS

ELIMINATE 2 AT-LARGE POSITIONS

REQUIRED MEMBERS

ARCHITECT REGISTERED IN STATE OF TEXAS

BOARD MEMBER IN GOOD STANDING

HERITAGE SOCIETY OF AUSTIN

7 OTHER MEMBERS APPOINTED DIRECTLY BY COUNCIL MEMBERS

2-YEAR TERMS

LIMIT OF 4 CONSECUTIVE TERMS

OWNER-OPPOSITION HISTORIC ZONING CASES

2-STEP PROCESS

HISTORIC LANDMARK CRITERIA HEARING

RECOMMENDATION ON HISTORIC ZONING

PROPERTY OWNER GIVEN OPPORTUNITY TO PROVIDE
HISTORIC LANDMARK COMMISSION WITH INFORMATION
REGARDING PRESERVATION OPTIONS

CITY RESOURCES

PROFESSIONAL SERVICES FUND

UPDATE AND EXPAND HISTORIC STRUCTURE SURVEYS AND INVENTORIES

UPDATE CITY HISTORIC PRESERVATION PLAN

GENTRIFICATION ISSUES

REQUEST TCAD ESTABLISH A FORMAL PROCESS
FOR VALUING HISTORIC LANDMARKS
WITHIN DEFINED GEOGRAPHICAL AREAS
AGAINST EACH OTHER