

Preservation Plan Strategic Update

Virtual Charrette Meeting – March 30th, 2022

Agenda

- **What did we hear?:** Staff present and discuss comments received during previous community meetings and summarize areas of concern, and to give examples of ways these items have been addressed in other cities. (10 min)
- **What did we miss?:** Participants to discuss any additional concerns or items of focus for the update; complete survey (10 minutes).
- **Next Steps/ Schedule:** What happens next? (2 minutes)

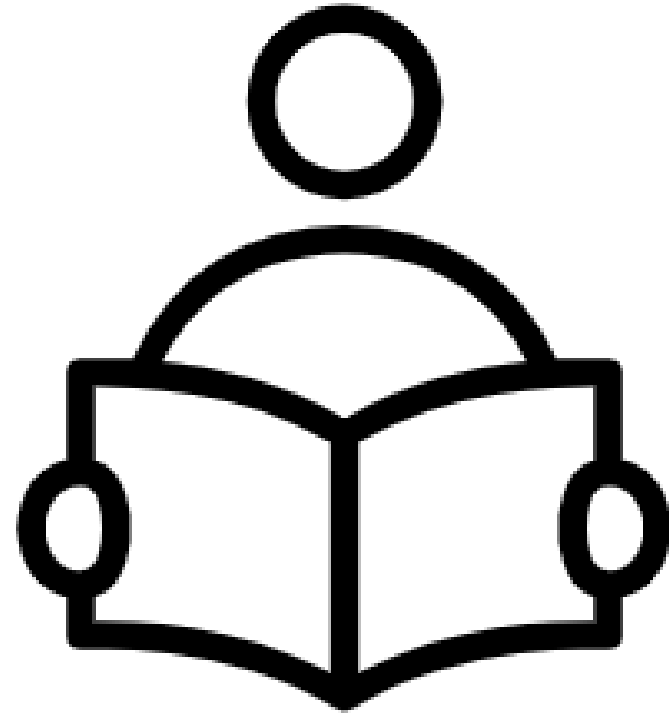
What did we hear?



1. EDUCATION & AWARENESS

Major Observation/Issue Grouping

1. There should be more community engagement.
2. There is a lack of education about preservation, especially with realtors.
3. Preservation does not get enough publicity.
4. Neighborhood input should be included in decision making.
5. We should support the people and groups that fight for preservation.
6. We can learn about the past from preservation.
7. Preservation saves great buildings and districts.



1. EDUCATION & AWARENESS

Major Observation/Issue Grouping

1. There should be more community engagement.

Example Policy, Program, or Resource

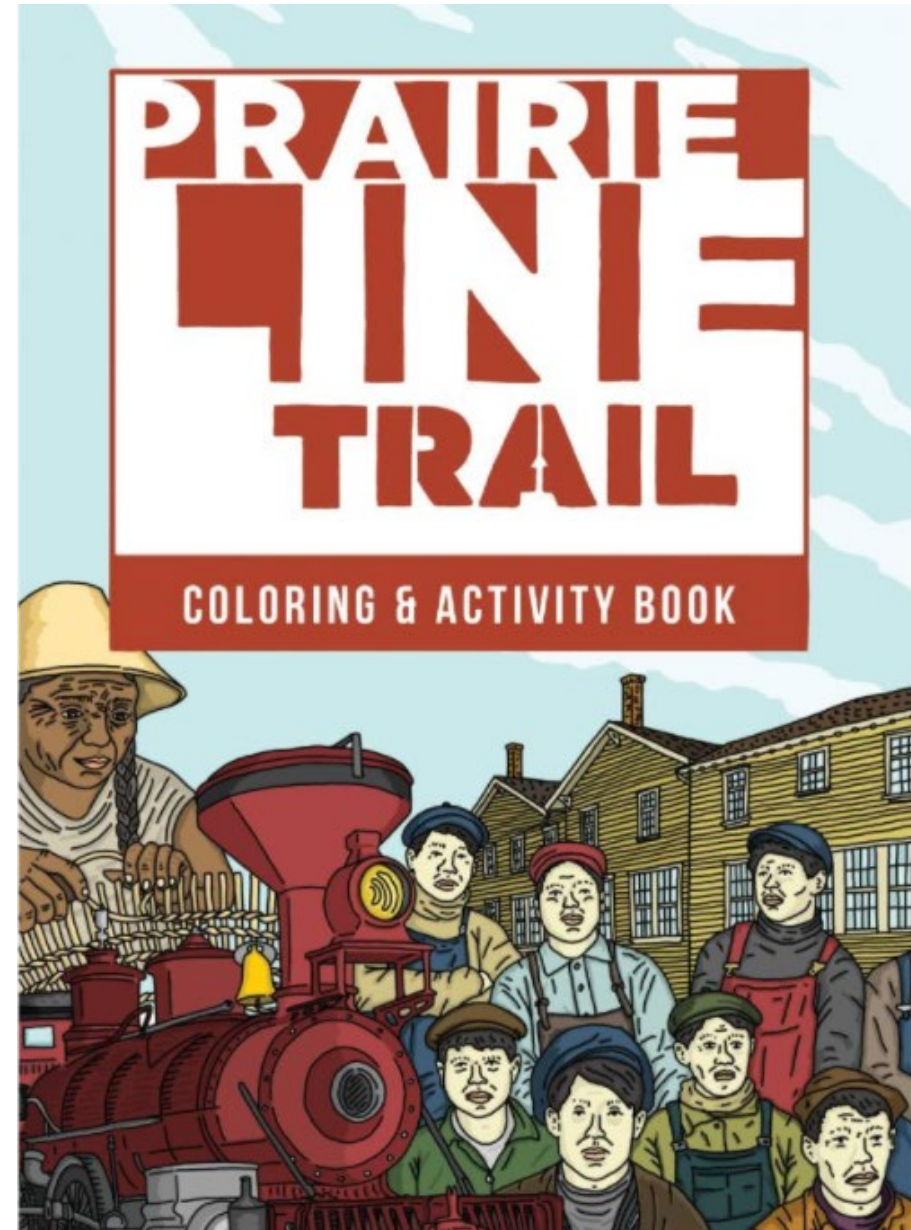
The City of Tacoma promoted its new Prairie line Trail, a one mile historic multi-use trail created from a historic railroad corridor in **a number of creative ways**, including a mobile-friendly interactive web tour, public events with giveaways (such as a coloring book) and the commissioning of five public art pieces along the Prairie Line Trail. The project also brought together **17 private and non-profit community partners** in preservation, the arts, local business, and transportation.

For more information, please visit:

<https://www.prairieline-trail.org/about>

Co-benefit areas:

Design Guidelines (item 2) Designation (item 2) Staffing & Resources (item 3)



2. DESIGNATIONS

Major Observation/Issue Grouping

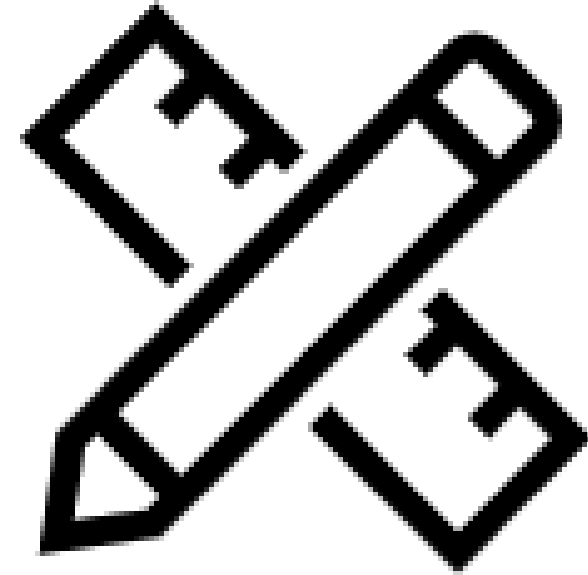
1. Expand the number and type of properties and neighborhoods designated across the city.
2. Celebrate the quality and variety of cultural and architectural historic resources in telling the story of Fort Worth.
3. Support a balance between new development and the protection of neighborhoods.
4. Ensure a high level of community participation in and knowledge of historic designation processes.
5. Prioritize adaptive reuse and rehabilitation of existing structures.



3. DESIGN GUIDELINES

Major Observation/Issue Grouping

1. District Design guidelines should be updated regularly.
2. There should be better communication between the City and neighborhoods on project design.
3. The guidelines should be flexible.
4. Guidelines need to be updated to provide more guidance for renewable energy projects.
5. Landscapes and interiors need to be considered in district guidelines.
6. Design guidelines help promote quality design in historic districts.



3. DESIGN GUIDELINES

Major Observation/Issue Grouping

1. District Design guidelines should be updated regularly.

Example Policy, Program, or Resource

The City of Denver updated its design guidelines for all historic districts in 2014. The process included interactive workshops with illustrated design review activities and open houses to provide opportunities to learn about and comment on the draft guidelines. The new guidelines were updated to include **additional visual and graphic information**, and address areas such as **infill development and sustainability**.

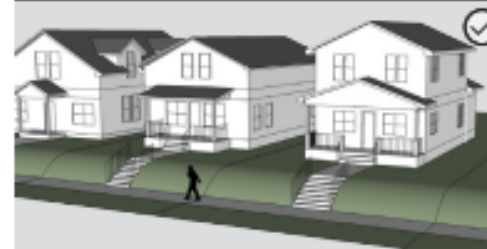
For more information, please visit:

https://www.winterandcompany.net/files/ugd/a918c9_7f8b84bac810469ca0f20eb9c7166c24.pdf

Co-benefit areas:

Design Guidelines (items 2, 4, 6) Education & Awareness (item 4)

SLOPE MAINTAINED IN ORIGINAL CONDITION



Maintaining the original grassy slope is preferred where the slope was not previously altered with retaining walls or other features.

STABILIZING PLANTS REPLACE GRASS



Stabilizing the slope with plant materials may be appropriate, especially as an alternative to constructing a new retaining wall.

A FENCE AT THE TOP OF THE SLOPE



Constructing a low fence at the top of the slope may be appropriate to provide an enclosed yard area for children or pets.

A LOW RETAINING WALL



Stabilizing the slope with a low "kick wall" may be appropriate to help stabilize the yard while maintaining most of the historic slope.

SLOPE TERRACED WITH RETAINING WALLS



Terracing the slope with retaining walls is generally inappropriate.

LOT LEVELED WITH A HIGH RETAINING WALL



Completely removing the slope with a single tall retaining wall is inappropriate.

The updated guidelines provide illustrated strategies for addressing locally-sensitive design review issues, such as historic landscape patterns. A check mark indicates an appropriate strategy, while an asterisk indicates a strategy that may be appropriate, and an x indicates a strategy that is generally inappropriate.

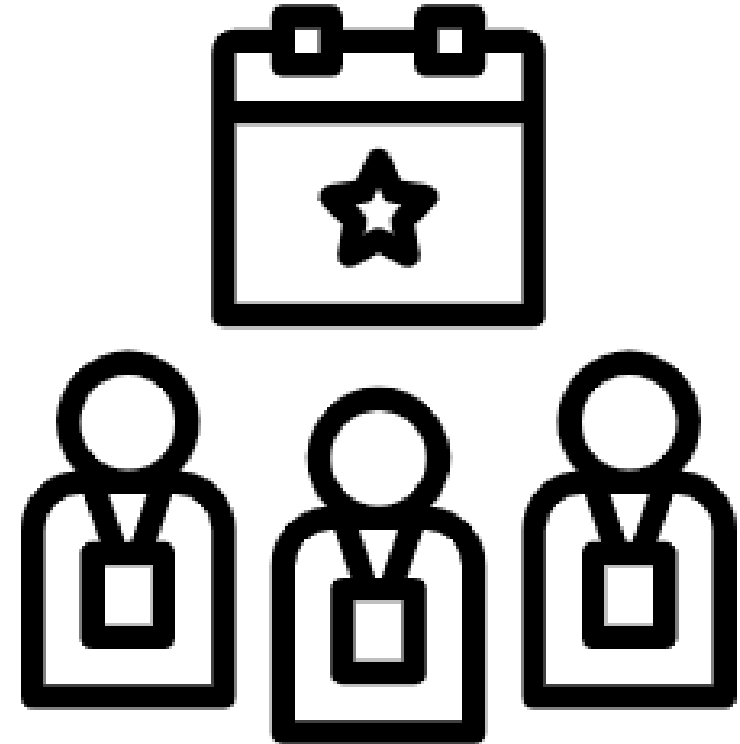
4. STAFFING AND PROGRAM RESOURCES

Major Observation/Issue Grouping

1. Consider development fees to help the preservation department be more self-sustaining.

2. The historic preservation department needs more staff to support adequate application and enforcement of the code.

3. Additional resources should be devoted to outreach, education, specialization, and enforcement.



5. ENFORCEMENT

Major Observation/Issue Grouping

1. The Preservation Ordinance needs to be enforced City-wide.

2. There needs to be more penalties for violations.

3. It is difficult to get people to comply with the district guidelines.

4. There should be more enforcement staff to follow up on violations.



5. ENFORCEMENT

Major Observation/Issue Grouping

4. There should be more enforcement staff to follow up on violations.

Example Policy, Program, or Resource

Washington, D.C. uses the Historic Landmark-District Protection Fund (HLDP Fund) to support enforcement. The HLDP Fund contains amounts appropriated to it, **donations, money from the sale of donated real property, interest earned on its balance, and fines collected** as a result of HPO-issued infractions. As a permanent, accumulative financial resource dedicated to supporting D.C.'s local preservation legislation, the HLDP Fund permits the HPO to rely less on its appropriated budget and have added resources that can be put toward enforcement work.

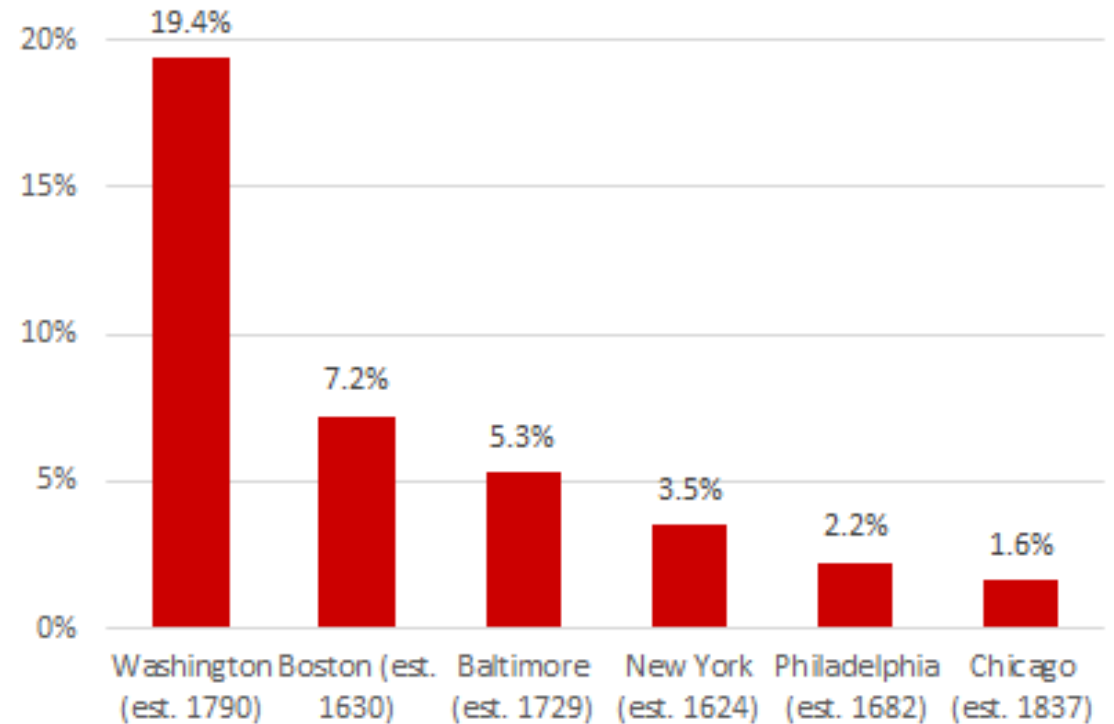
For more information, please visit:

<https://forum.savingplaces.org/viewdocument/enforcement-methods-for-local-histo>

Co-benefit areas:

Design Guidelines (items 2, 4, 6) Education & Awareness (item 4)

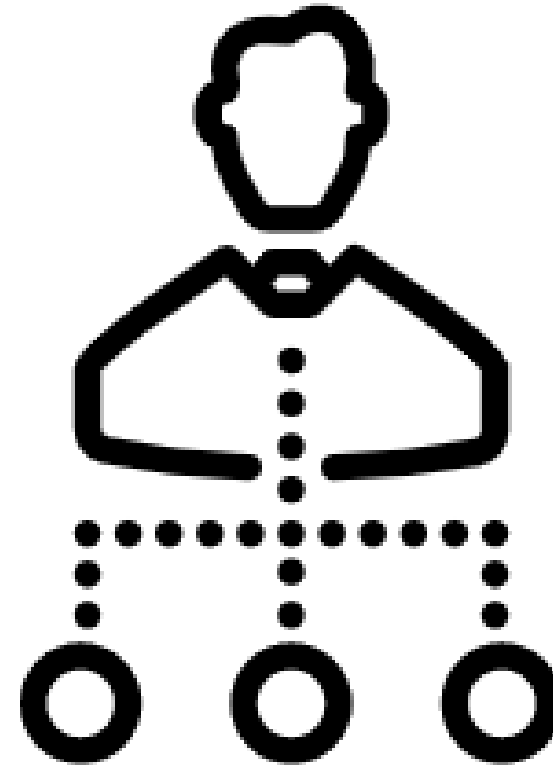
How many of each city's properties are "historic"?



6. CITY COUNCIL & LEADERSHIP

Major Observation/Issue Grouping

1. Ensure continuity between execution of the old and the new preservation plan.
2. More support from city leadership is needed for preservation policies and projects.
3. There should be opportunities for the community to provide feedback to city leadership about issues and opportunities in preservation



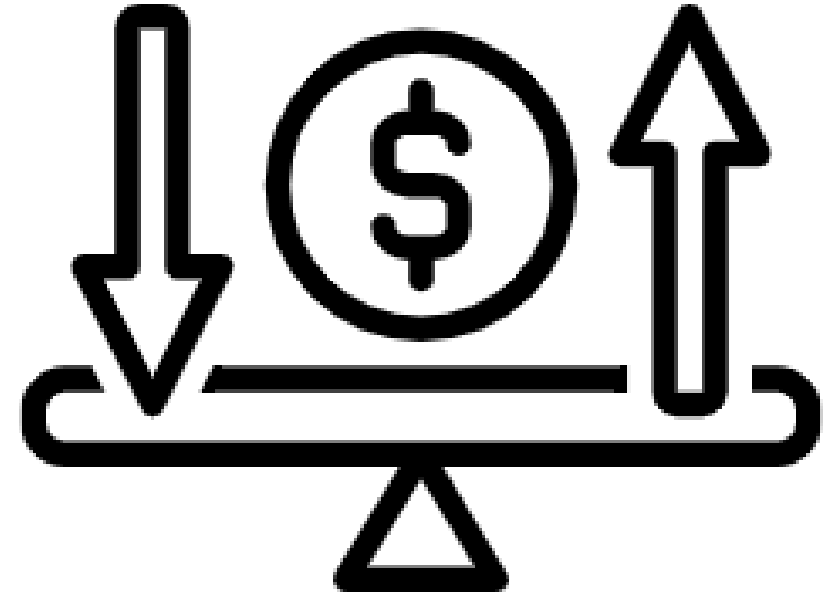
7. ECONOMIC & INCENTIVES

Major Observation/Issue Grouping

1. Additional financial resources, such as loan programs or matching grants, should be made available to historic property owners and developers.

2. Preservation should help protect affordability in existing historic neighborhoods.

3. Historic neighborhoods should be understood as an investment in tourism and the local economy.



7. ECONOMIC & INCENTIVES

Major Observation/Issue Grouping

1. Additional financial resources, such as loan programs or matching grants, should be made available to historic property owners and developers.

Example Policy, Program, or Resource

The City of Phoenix's Exterior Rehabilitation Program is a **matching fund** that supports exterior rehabilitation, repair or restoration work on historic homes continuing to serve a residential purpose. The program reimburses property owners on a 50/50 matching basis for pre-approved work and provides \$5,000 - \$20,000 per project. This was a helpful carrot to ensure compliance of proper materials.

For more information, please visit:

<https://www.phoenix.gov/pdd/historic-preservation/historicincentives/historic-preservation-exterior-rehabilitation-assistance-program>

Co-benefit areas:

Enforcement (item 3) Designation (item 5) Environmental (item 2)

PLANNING AND DEVELOPMENT



Historic Preservation Rehabilitation Grants are Back and Better than Ever

SEPTEMBER 9, 2021 9:00 AM

The city of Phoenix Planning and Development Department's Historic Preservation Office is pleased to announce the return of grant money availability that could help you with your historic home rehabilitation costs.

Voters approved more than \$42 million in funds from 1989 through 2006 for Historic Preservation. Those funds were used to enhance, protect and preserve historic properties in Phoenix. Those funds were depleted, and grant rounds have not been available for the past five years until now. In June 2021, City Council approved \$200,000 of funds for the Exterior Rehabilitation Grant Program.

The grant encourages residents to maintain, repair and reinvestment in historic neighborhoods and properties listed on the Phoenix Historic Property Register. The program reimburses homeowners for up to 50% of eligible expenses. The maximum funding amount to be awarded is \$20,000 per property.

8. PROJECT REVIEW

Major Observation/Issue Grouping

1. The application process for work in historic districts should be simple, clear and easy to navigate.
2. Project review should involve public process and/or neighborhood stakeholders when possible to support consistent enforcement of preservation standards.



9. ENVIRONMENTAL

Major Observation/Issue Grouping

1. Emphasize the environmental advantages of historic building materials.
2. Better integrate best practices in sustainability into standards and guidelines for historic properties.



9. ENVIRONMENTAL

Major Observation/Issue Grouping

2. Better integrate best practices in sustainability into standards and guidelines for historic properties.

Example Policy, Program or Resource

The Historic Preservation Department of San Antonio launched a **deconstruction and reuse program** in 2018 to recapture building materials from the waste stream and redirect them back into communities for reuse. Deconstruction has the potential to create stable jobs with low training thresholds, close the consumption loop of building materials, foster community connections, and contribute to more sustainable construction practices.

For more information, please visit:

<https://www.placeeconomics.com/resources/treasure-in-the-walls-reclaiming-value-through-material-reuse-in-san-antonio/>

Co-benefit areas:

demolition (item 1) economic and incentives (items 2 and 3)



10. RESOURCE SURVEY

Major Observation/Issue Grouping

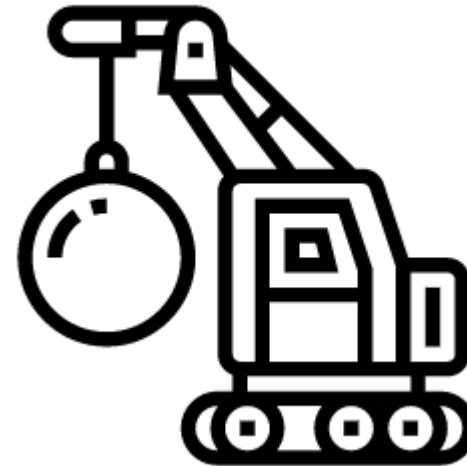
1. The resource survey should be updated regularly and should track potential historic districts as well as existing ones.
2. The resource survey should include expanded narrative and visual documentation to better share the stories of historic properties and neighborhoods.



11. DEMOLITIONS

Major Observation/Issue Grouping

1. Restrictions on and tracking of demolition of historic properties is important.
2. Demolition by neglect should be addressed.



12. MISCELLANEOUS/ OTHER

Major Observation/Issue Grouping

1. Preservation is an opportunity to build inclusive and diverse communities.

2. Accessory Dwelling Units (ADUs) should be permitted in historic districts when appropriate to support affordable housing.



10. RESOURCE SURVEY

Major Observation/Issue Grouping

2. The resource survey should include expanded narrative and visual documentation to better share the stories of historic properties and neighborhoods.

Example Policy, Program, or Resource

LA's Resource Survey organizes resources by both time period and a series of **major themes**. Properties may be listed under multiple themes; For example, a single-family residence may be a significant example of a Craftsman Bungalow under the context/theme "Architecture and Engineering: Arts and Crafts Movement" and may also be the residence of someone in the entertainment industry under the context/theme "Entertainment Industry."

For more information, please visit:

<https://planning.lacity.org/preservation-design/historic-resources/historic-themes>

Co-benefit areas:

Education & Awareness (item 6) Designation (item 2)



LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT

Context: Entertainment Industry, 1908-1980

Theme: Residential Properties Associated with the Entertainment Industry, 1908-1980



Prepared for:

City of Los Angeles
Department of City Planning
Office of Historic Resources

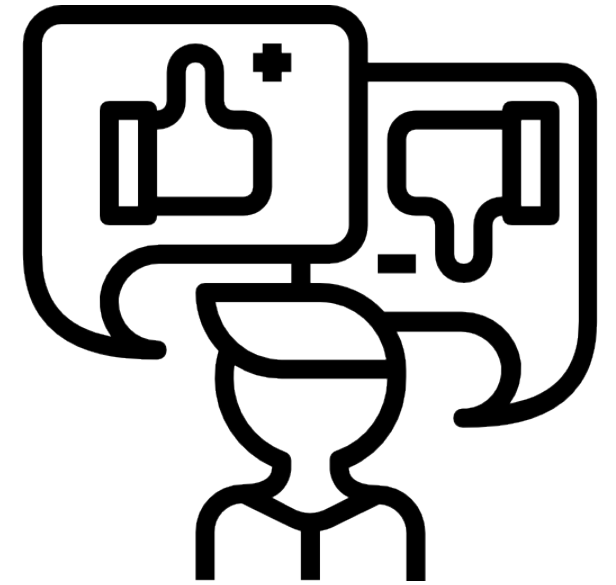


What did we miss?

- **Have more to add? To give us the complete picture, consider responding to the survey link below. The survey allows you to rank the areas of concern presented today and includes an open comments section to add more explanation and detail.**

SURVEY:

<https://www.surveymonkey.com/r/FHFXWN9>



Contacts:

- **Justin Newhart**
Historic Preservation Officer
817.392.8037
justin.newhart@fortworthtexas.gov

- **Lorelei Willett**
Senior Planner
817.392.8015
lorelei.willett@fortworthtexas.gov

- **Jamie DeAngelo**
Senior Planner
817.392.8574
Jamie.deangelo@fortworthtexas.gov

Next Steps/Schedule

- **January-March:** Staff to analyze community feedback and research various programs and strategies to address community's desires/comments.
- **Late March-Early April:** Staff to present research and various options to community in the Spring during more community meetings.
- **April-June:** Staff to analyze feedback from additional community meetings and refine goals/objectives and researching policy options.
- **July-August:** Final round of community meetings to review goals and objectives.
- **September:** Begin legislative process for adoption of Plan.

Thank you

