



DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNING DIVISION

DATE: January 21, 2016
TO: Historic Preservation Commission
FROM: Craig Jimenez, Director of Community Development
SUBJECT: Alternative Levels of Historic Designation

As you know, the City is in the midst of a comprehensive review and study of regulations related to development and their impact on existing neighborhoods. The two primary issues addressed in the Neighborhood Study are the Historic Preservation and the Neighborhood Compatibility. Last year, a comprehensive public outreach effort resulted in a substantial amount of feedback related to both topics.

One of the ideas discussed in the past and was raised again was the concept of having different levels of historic designation. Currently, the Historic Preservation Ordinance specifies that properties may be designated individually as historic landmarks. In order to be designated, the Commission and the City Council must determine that the property is *significant* in meeting one of the seven criteria in the Ordinance.

There are many properties in town that, while might not rise to the level of significance for local designation, "may warrant special consideration in local planning." This *special consideration* has been applied in granting deviations for the Zoning Ordinance to accommodate the preservation of structures.

Additionally, this could result in the establishment of another tier of properties granted a different level of designation, which could provide greater protection and review for the structure, but perhaps to a lesser threshold. Staff believes there is merit in this idea and would like to begin the dialog with the Historic Preservation Commission and the community at the meeting.