

## PLANNING DIVISION STAFF REPORT

October 6, 2021



PREPARED FOR THE LANDMARKS ORDINANCE REVIEW COMMITTEE

**Legistar File ID #**      [56918](#), Draft Historic Preservation Ordinance

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**Date Prepared:**          September 29, 2021

**Subject:**                      Staff analysis of updated materials

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### **Updated Ordinance Draft**

Per the guidance received from LORC and the Landmarks Commission, staff simplified updated the draft ordinance based upon feedback from the last meeting. In completing the most recent case study, staff also added in addition language for the subsection entitled "Porches, Balconies and Decks" to be "Entrances, Porches, Balconies and Decks." In reviewing the existing draft, staff added in exceptions regarding height for the Marquette Bungalows district in the Additions and New Construction sections.

Staff added more detail to the descriptions of each of the historic districts in the beginning of the Design Guidelines section. Alder Heck had suggested providing more detail related to porches and garages in the descriptions. The one district with this level of specificity at the moment is First Settlement. In reading through the current standards, they seem to address the need to make alterations or new construction replicate the appearance of elements on historic resources in the district. At the time that ordinance was drafted, we did not utilize periods of significance, so the language for First Settlement provided details on what were historic resources (pre-1930 structures) and writing out how to reference those elements. Our new structure appears to address those issues.

Other additions to the design guidelines is a description at the outset for how to obtain a Certificate of Appropriateness and what work requires a CoA. Finally, staff added a glossary of terms at the end of the document. These are not the same legal definitions found in the ordinance, but rather include technical terms that can often be challenging for people unfamiliar with the jargon of preservation and construction.

### **Third Lake Ridge Case Study for 817-821 Williamson**

Completing a review of this project using the new standards was helpful in fine tuning the draft ordinance, and also evaluating how the new ordinance would handle potential new construction. The current Third Lake Ridge ordinance has minimal details in its brief list of standards. The analysis utilizing the new standards would have required a great deal more specificity in project details and submittals. Once the ordinance is adopted, we would need to update our applicant form to specify the new level of detail we need to see in proposals.