Historic Preservation Ordinance

Quality of Life Committee
September 2, 2015

Historic Preservation in Houston

Last changed in 2010
- Removed the 90-day waiver
- Changed the way districts are created
- Added Shall Approve criteria

Historic Preservation in Houston

Since 2010
- More than 1,600 applications for Certificates of Appropriateness
- Greater than 90% approval rate
- Three new historic districts
- 50 new Landmarks
- 9 new Protected Landmarks

Old Sixth Ward Historic District

Heights Historic Districts combined

Source: Houston Association of Realtors, July, 2015
Historic Preservation in Houston

Glenbrook Valley Historic District

The Mayor’s instructions:
“to correct and clarify...create greater consistency”
and
“streamlined approval...improved guidance...more efficient/user‐friendly process”
and
“do not weaken the protections...refinements to, not an overhaul of”

2014 Review Committee
Committee appointed by the Mayor
HAHC members
• Rob Hellyer
• Douglas Elliott
• Anna Mod
Planning Commission members
• Sonny Garza
• Truman Edminster

Committee meetings were transparent and inclusive:
• Held in the evening in the Annex chambers
• Recorded, streamed, rebroadcast
• Notes and handouts distributed by email to interested parties
• CitizensNet distribution to 7,000
• Public comment at every meeting

Public Comment Period
Redline released to the public June 26
HAHC public hearing July 22
Presentation to Planning Commission July 23
Accept public comment Through July 27
HAHC work session August 5
Final changes to HAHC for approval August 27
Council Committee: Quality of Life September 2

Key changes to Code
Proposal includes:
1. Create Design Guidelines Process
2. Increase Administrative Approvals
3. Clarify Terminology
4. Clarify Exemptions
5. Clarify Definition Of Exterior Structural Elements
Key changes to Code Proposal includes:
6. Improve Enforcement
7. Increase The Technical Expertise On The Commission
8. Designate A Historic Preservation Officer
9. Historic District Creation
10. Limit The Public’s Access To The Location Of Archaeological Sites

Key changes to Code Proposal includes:
11. District Boundaries and Structure Classification
12. Provide Additional Notification to the Community
13. Change Criteria Designating Protected Landmarks
14. Materials Required for Applications

Key changes to Code Proposal includes:
15. Criteria for Alterations and Additions
16. Criteria for Mandatory Approvals
17. Criteria for alterations to Non-Contributing Structures
18. Criteria for New Construction
19. Criteria for Relocation

Key changes to Code Proposal includes:
20. Criteria for Demolition
21. Criteria for Excavation of Archaeological Sites
22. The Appeals Process
23. Historic Tax Incentives

Public Comments
Historic.Ordinance@houstontx.gov