

What is a Historic Preservation Overlay?

A Historic Preservation Overlay is a type of zoning district that can be placed over a property to promote historic preservation. It places additional standards for exterior construction on a structure and site that is under an overlay. These standards are based on the Preservation Standards that are created during a Preservation Study or the Secretary of Interior's Standards for Rehabilitation when no Preservation Standards were developed. A Historic Preservation Overlay would also require that exterior changes to structures in a Historic Preservation Overlay be subject to review by the Historic Preservation Officer (in the case of routine maintenance work) and to the Landmark Commission (for more extensive work). A Historic Preservation Overlay also carries a 60-day demolition delay for structures in an overlay, as well as penalties for demolition by neglect. These are in place to assist in finding alternative methods to preserve historic structures in an overlay rather than have them demolished or neglected to a point where their preservation would no longer be possible.

What is required to rezone my property?

The City requires the following information for a property owner to begin rezoning their property:

- An Historic Preservation Overlay rezoning application completed in full
- An inventory and survey of structures to be included in the rezoning
- A current photograph of each property and its improvements
- A designation report
- Signatures of the property owners

If there is an historic area that cannot obtain the signatures of all of the property owners in an historic area, the City Council may be petitioned to initiate the rezoning on the entire area.

What is the process to rezone a property?

After a complete application has been submitted, City Staff will review the information for compliance with the City's requirements for Historic Preservation Overlays, prepare written reports, and notify all property owners of the historic place or area and those owners within 200 feet of the public hearings that are required by City and State law. There are three public hearings that take place to adopt a preservation overlay – at the Landmark Commission, the Planning and Zoning Commission, and the City Council. The property owners of the area are notified of each of these meetings and invited to attend. All of the meetings are public hearings and residents are welcome to speak.

If I were in a Historic Preservation Overlay, how would I be impacted?

Because of the additional standards placed on a historic place or area with an overlay, there is additional review that is required before exterior maintenance work, rehabilitation, expansions, or demolition can take place. The review process varies depending on the nature of the work being done. Routine maintenance like the addition of storm doors or windows, awnings, or fencing is review by City Staff for compliance with any adopted Preservation Standards and the Secretary of the Interior's Standards for Rehabilitation. Larger projects like replacing windows, doors, or adding additional square footage to a home is reviewed by the Landmark Commission. Some maintenance that does not result in any change in design, material, or outward appearance does not require review by the City at all.

Properties are not required to come into compliance with any standards upon adoption of an overlay. The standards are intended to be used when changes are being proposed to make sure those changes help preserve the historic materials and features of a place or area and to ensure property maintenance is consistent with the preservation of the historic fabric of the place or area.

Is the City rezoning my property?

The City is not currently rezoning any property in the Oakwood area. A rezoning application was made by the Oakwood Neighborhood Association to express their interest in being considered for a preservation study. This application is not complete without the following:

- A current photograph of each property and its improvements
- A designation report
- Signatures of property owners

I have questions and need more information, who can I contact?

If you have any questions about the process or the Preservation Study, please contact the following:

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or

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979-764-3570

Information is also available on our website: <http://www.cstx.gov/index.aspx?page=3474>