

West Side Historic District



**FEBRUARY 26, 2013
CITY COUNCIL
1ST READING OF AN ORDINANCE**

Existing Protected Historic Resources



Existing Bryan Landmark Districts

Proposed Westside Historic District



Hardy-Heck-Moore Recommended District





































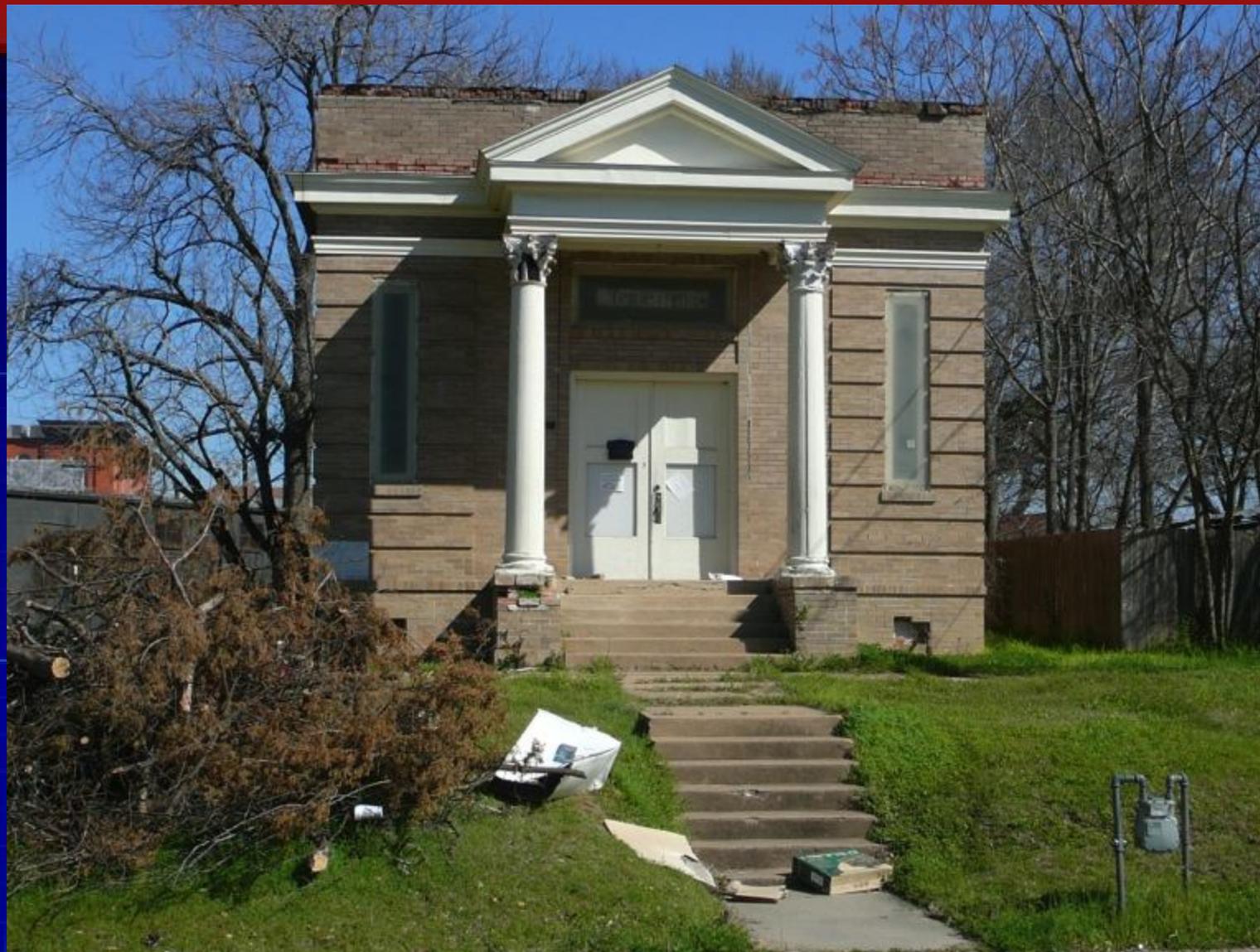






























Westside Historic District Timeline



1980

- First Historic Preservation Ordinance

1983

- Eastside Historic District

1986

- City of Bryan Historic Resources Survey recommended that the residential area west of Downtown be designated a historic district.

Westside Historic District Timeline



1988

- City of Bryan Preservation Plan stated that the neighborhood adjacent to downtown was *“suffering from lack of attention”* and recommended establishment of a west side landmark district as a means to *“halt deterioration”* in the area.

1989

- Historic Landmark Commission minutes from November 1989 report that there had been recent interest in establishing a west side historic district.

1993

- Downtown Historic District

Westside Historic District Timeline



1993

- City of Bryan receives a grant of \$3,400 from the Texas Historical Commission to fund efforts to establish a west side historic district.

1994

- Landmark Commission and Texas Historic Commission held public informational meetings to discuss formation of a west side district during January.

2008

- Historic Landmark Commission sets adoption of a west side historic district as a formal commission goal.
- City applied for \$10,000 Texas Historical Commission grant to update the 1988 Historic Resources Survey in the residential area west of Downtown.

Westside Historic District Timeline



2009

- City Council authorizes Mayor to sign a contract for a west side historic resources survey.
- *“The ultimate goal of this project is to provide a basis to establish historic landmarks or districts to prevent historically significant properties from falling into a further state of disrepair, or to prevent alterations that destroy their historic integrity.”*

2009

- Hardy Heck Moore public forum

2010

- Historic Landmark Commission adopts final version of the survey report September 22nd.

Westside Historic District Timeline



2011

- January 25th the City Council receives the survey report from the Historic landmark Commission.

2012

- February 27th : the Landmark Commission instructs staff to move forward with adoption of the Westside Historic District.

2012

- October 10th : Landmark Commission votes to recommend formation of a West Side Historic District to the P&Z.

Westside Historic District Timeline



2012

- November 12th : City Staff hosts a public information forum to engage property owners one-on-one, provide information and answer questions.

2012

- November 15th : Planning and Zoning Commission votes to recommend formation of a Westside Historic District to the City Council.



1. Are there different types of historic designation?

- National Register of Historic Places
- Recorded Texas Historic Landmark
- City of Bryan Historic Preservation Overlay



2. What is in this ordinance?

- **Criteria for designation**
- **COA approval process**
- **Design Guidelines**
- **Appeal process**
- **Economic hardship procedures**



3. What are the summary and bullet points of this proposal?

- Purpose of district
- Location of district
- Development/appearance requirements



4. What restrictions or requirements are placed on the property owners?

- Timing of requirements
- When a COA is required
- Examples of when a COA is needed



5. Do they have a specific timeline to make such improvements?

- **Immediate improvements not required**
- **COA initiated by property owner**



6. Will anything have to be done to properties right away?

- **Immediate improvements not required**
- **COA initiated by property owner**



7. What kind of real hardships will be placed on the residents?

- Application
- \$30 application fee
- Processing time



8. What is the process to get a COA from the HLC?

- Submit application
- HLC meeting
- Appeal (if applicable)



9. Will there need to be architectural renderings for the HLC meeting?

- Sometimes helpful
- Not required



10. What is required when a property changes hands? At the time of a building permit?

- **Sale of property**
- **Building permit (interior vs. exterior)**



11. What additional protections will be given to the property owners if this district is formed?

- **Deterioration**
- **Decline in historical significance**



12. Will this place restriction on the rental of property?

- No



13. Will it be more difficult to develop property in the west side district?

- **District mostly developed**
- **Development or re-development is encouraged**



14. What do you mean by “adjacent to downtown?” Does the whole area need to be included?

- **HHM recommendation**
- **Boundaries are simply a proposal**



15. Wants clarification on Section 130-24.

- **Criteria for designation**



16. Clarify the difference between individual and district designation.

- Individual structure
- Group of properties



17. Why is the Westside recommended for the local designation but not the national designation?

- **Individual properties**
- **Criteria for local v. national designation**



18. If this was important 20 years ago, why wasn't anything done back then?

- HLC plan of work
- Rebirth of Downtown
- 2010 HHM Study



19. Was there an opportunity to opt in or out of the east side historic district?

- East side process
- Current process



20. Was the HHM 2010 study made available to the public?

- **13 Public meetings and public hearings**
- **Public seminars**
- **Presented to P&Z, HLC and City Council**
- **Online at bryantx.gov**



21. Will this make the neighborhood safer?

- Broken Windows theory
- Property owner groups
- Additional communication and cooperation



22. Will infrastructure improvements occur because of the formation of this district?

- **Completed Capital Improvement Projects**
- **Planned Capital Improvement Projects**
- **Unfunded Capital Improvement Projects**



23. What are the myths associated with this item?

- **The City will make you...**

University of Houston Comparative Analysis



- The University of Houston performed a comparative analysis of property values of designated historic districts vs. non-designated historic neighborhoods
- Concluded that the values of houses in the designated historic districts appear to rebound faster from decreases in value
- Concluded that houses in the historic district are more likely to have higher appraised values and to increase in value compared to their control counterparts
- Concluded that houses in the designated historic district are more likely to hold their value longer and decrease in value at a slower rate than in the non-designated area

Eastside & Downtown



Bryan has been down this road twice before. Establishment of both existing landmark districts triggered concern and opposition from some. After a number of years, the result has been positive and measurable; and negative outcomes have been minimal. Addition of a west side district is a natural next step in an effort to recognize and capitalize on existing resources in Bryan. The three landmark districts will be geographically linked, which is of course no accident since the community grew that way in the first place.

Protest



- Two signed protests have been submitted to the City, against the formation of the West Side Historic District (One from petition property owners inside the proposed district, one from owners within 200 feet of the proposed district)
- 57 signatures submitted
- Those who signed own 62 of the 150 properties in the proposed district (41%)
- Therefore, a supermajority vote of the Council will be required to establish the proposed overlay district (6 out of 7 Councilmembers must vote in favor to approve)

Recommendations



- **Historic Landmark Commission (HLC) – recommended approval by unanimous vote on October 10, 2012**
- **Planning & Zoning Commission (P&Z) – recommended approval by vote of 7-1 on November 15, 2012**
- **HLC held additional meeting on December 12, 2012 to modify/ correct meeting minutes from Oct. 19th**
- **Staff recommends approval, consistent with HLC & P&Z recommendations**

Options



- 1. Approve 1st Reading as recommended, with 2nd Reading and effective date of final approval on March 19, 2013**
- 2. Deny current application and provide further direction to staff regarding any future historic district applications**
 - Provide direction to reduce / modify land area included in application (which essentially is a new application which would go back through HLC and P&Z)
 - Provide direction to initiate an amendment to the zoning ordinance regarding the process for designating historic districts (this would also require recommendations from both HLC and P&Z)
- 3. Postpone consideration of this application to a date specific, and provide further direction to staff**
- 4. Postpone indefinitely, with no specific date for the same application to come back to City Council for consideration**