

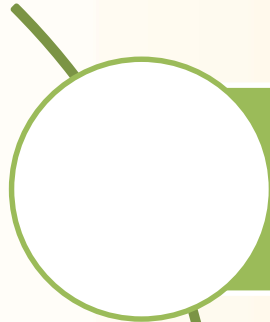


# Historic Preservation and Cultural Advisory Board

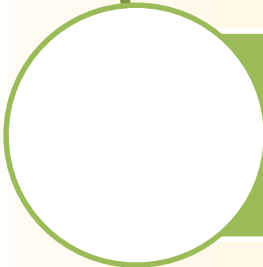
Commission Special Meeting

12/5/2017

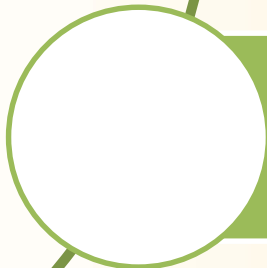
# What is Historic Preservation?



Champions and protects places that tell the stories of our past

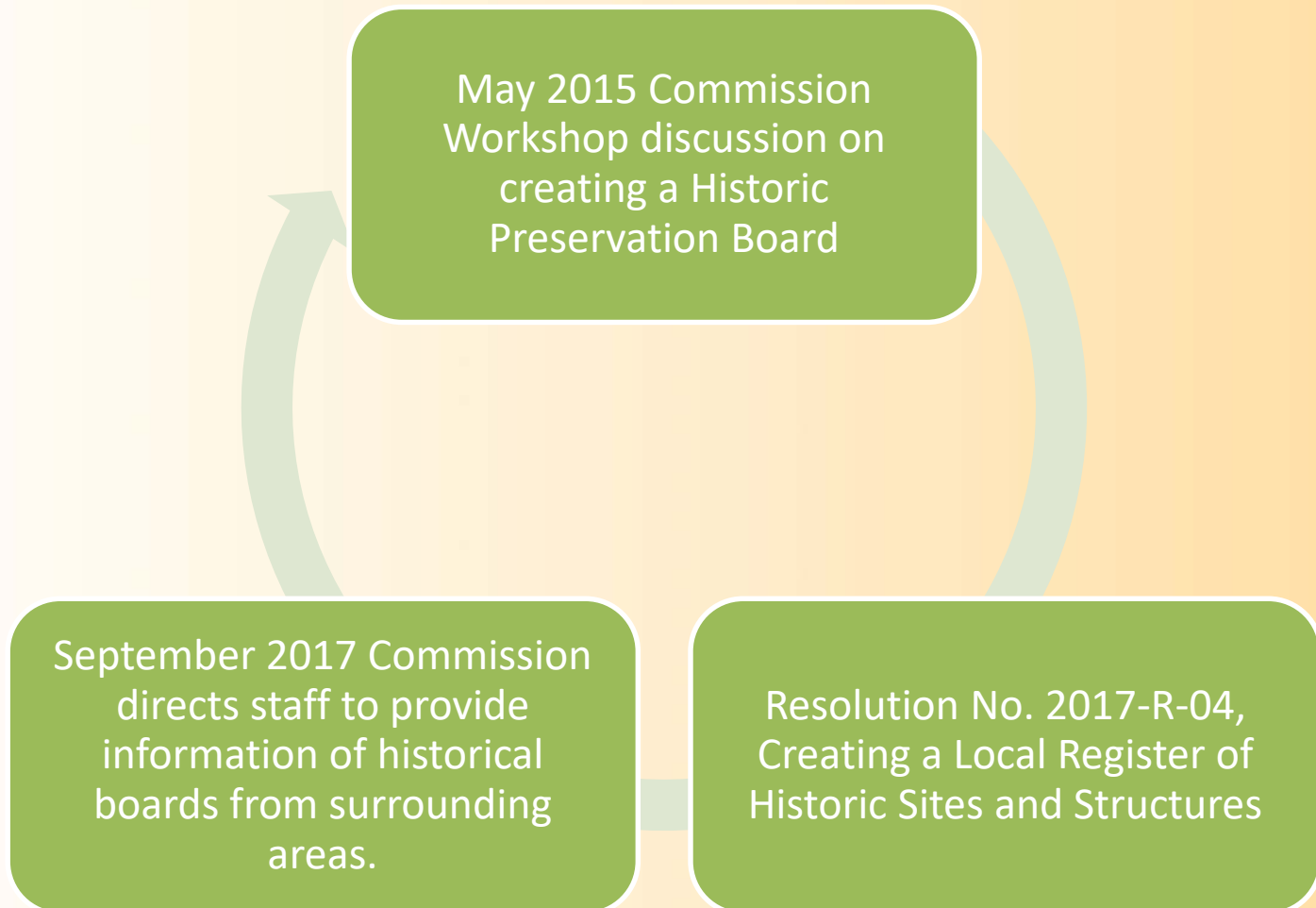


Enhances our sense of community



Protects the memories of our past

# Timeline



# Historic Preservation Boards in other communities



# Pros



- Values appreciate faster in a good market and remain stable during recessions in comparison to non-historic areas.
- Maintain sense of history and place for a community
- Many districts offer tax incentives for qualifying properties
- Visual appeal
- Organization associated with the district that bring people together
- Improve tourism attractiveness for unique assets like Warm Mineral Springs
- Improve eligibility for state and federal grant programs and technical assistance
- The historic preservation regulations may allow for recreation of buildings on footprint in some situations.

# Cons



- Historic Preservation Districts and designations impose additional development restrictions
- Remodeling and renovation tends to be more expensive for contributing properties to a historic district or for historic buildings due to limitations on materials and design
- Limitations on development
- May disallow changes to streetscape or other public infrastructure
- Restrict where new development may occur in a City with limited areas for non-residential development
- Depending on how a board or commission is designed under code, may put decision making in another board or body
- HP Districts occasionally come under attack under the takings protection in the Constitution and under the Bert Harris Act

# Recommendations



Create a Citizens Advisory Committee



Provide staff with clear direction on the creation of a Historic Preservation Board