

Sec. 146-168. - Designation of Historic Landmarks and Historic Districts.

The City Council may designate certain buildings, sites, structures and objects as historic landmarks and certain areas as historic districts, and the public rights-of-way in and surrounding them, by adopting zoning overlay districts with the word "historic" in their zoning designation. Upon the designation of a building, site, structure, or object as an historic landmark or upon the designation of a certain area as an historic district, the designation should be recorded in the official public records of real property of Collin County, the tax records of the city and the city's official zoning maps.

(1) Application Procedure.

- a. In the case of either a proposed historic landmark or a proposed historic district, a written application for a designation shall be submitted to the Historic Preservation Officer and may be initiated by any person, including the Historic Preservation Officer, a Historic Preservation Board member, a Planning and Zoning Commissioner, or a City Council member. A proposed historic landmark shall consist of any individual building, site, structure, or object. A proposed historic district shall consist of a minimum of two contiguous properties, comprising an area that possesses a significant concentration, linkage, or continuity of buildings, sites, structures, and objects.
- b. In the case of either a proposed historic landmark or a proposed historic district, within 30 working days from the date of the receipt of a completed written application, the Historic Preservation Officer shall forward a recommendation to the Historic Preservation Board. The recommendation shall be accompanied by a written report containing an explanation of the significance or lack of significance of the proposed historic landmark or the proposed historic district as it relates to one or more of the criteria for designation.

In the case of a proposed historic landmark found to meet one or more of the criteria for designation, the written report shall also contain the following information:

1. The significant exterior architectural features of the proposed historic landmark that should be protected;
2. The types of construction, change, alteration, demolition, and removal that should be reviewed for appropriateness; and
3. Archaeological significance and recommendations for interpretation and protection.

In the case of a proposed historic district found to meet one or more of the criteria for designation, the written report shall also contain the following information:

1. The types of exterior architectural features of the buildings, structures, and properties within the proposed historic district that should be protected;

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2. The types of construction, change, alteration, demolition, and removal that should be reviewed for appropriateness within the proposed historic district; and
 3. Proposal(s) for appropriateness review standards, design guidelines and other appropriate regulations (e.g. demolition, economic hardship, demolition by neglect, etc.) for the proposed historic district.
- c. The Historic Preservation Board, shall schedule a public hearing to be held within 45 working days of receipt of such recommendation and report. All property owners of the proposed historic landmark or within the proposed historic district shall be notified not less than 10 days before such public hearing is held. At the public hearing, testimony and documentary evidence may be presented, which will become part of the public record, to comment on the historic, architectural, or cultural importance of the proposed historic landmark or historic district. After the public hearing is closed, the Historic Preservation Board shall make a recommendation.
 - d. Upon receipt of the recommendation of the Historic Preservation Board, the application shall be forwarded to the Planning and Zoning Commission for its review, public hearing and recommendation to the City Council for its review, public hearing and decision, as provided in the city's general zoning ordinance, Section 146-164 Changes and Amendments.
- (2) Criteria for Designation of Historic Landmarks and Districts. A building, site, structure, object or area under consideration for designation shall meet one or more of the following criteria (based on Criteria for Evaluation for the National Register of Historic Places):
- a. Possesses distinctive character, interest, or value as a part of the development, history, or culture of the community, county, state, or country;
 - b. Is associated or identified with events that significantly contributed to the broad patterns of local, regional, state or national history;
 - c. Is associated or identified with a person or persons who significantly contributed to the development, history, or culture of the community, county, state, or country;
 - d. Embodies the distinctive characteristics of an architectural type valuable for the study of a period, type, method of construction, or use of indigenous materials;
 - e. Embodies design elements, detailing, materials, or craftsmanship that render it architecturally significant or structurally innovative;
 - f. Represents the work of a master designer, builder or craftsman whose individual work has influenced the development of the community, county, state, or country;
or
 - g. Represents a unique location or singular physical characteristic that make it an established and familiar visual feature of the neighborhood, community, or city.

(3) Interim Control. For the purposes of promoting economic, cultural, educational, and general welfare of the public in accordance with the comprehensive plan of the city and protecting buildings or structures within a proposed historic district while providing city council sufficient time to properly evaluate and weigh the merits of that proposed historic district, no building permit shall be issued by the chief building official for the alteration, demolition, or removal of any exterior architectural feature of any building or structure within the proposed historic district from the date the written application for designation is filed with the historic preservation officer until the final disposition of the application by the City Council, unless the Chief Building Official determines that the building or structure poses a threat to the life and safety of the citizens of the city. In no event shall the delay be for more than one hundred eighty (180) days.

(Code 1982, § 41-237; Ord. No. 2002-08-084, § 1.69, 8-20-2002; Ord. No. 2004-01-007, § 5, 1-6-2004; Ord. No. 2008-07-066, § 1, 7-14-2008)

Deleted: <#>The historic preservation officer may recommend to the planning and zoning commission a building, site or structure within the commercial historic district to be designated as a landmark. The historic preservation officer shall make a recommendation, to be forwarded to the planning and zoning commission, within 30 working days from the date of the submittal of the designation request. The planning and zoning commission shall schedule a hearing on the recommendation to be held within 45 working days of receipt of such recommendation. The planning and zoning commission shall give notice, conduct its hearing and make recommendations to the city council in the same manner and according to the same procedures as specifically provided in the general zoning ordinance of the city. The city council shall give notice, follow the publication procedure, hold hearings and make its determination in the same manner as provided in the general zoning ordinance of the city. ¶
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<#>The historic preservation advisory board may recommend to the historic preservation officer a building or historic district, site, structure or district to be designated as a landmark. ¶
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<#>A historic landmark or district may be designated if it:¶
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<#>Contains properties, which meet one or more of the criteria for designation of a landmark, or constitutes a distinct section of the city;¶
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<#>Possesses significance in history, architecture, archeology and culture;¶
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<#>Is associated with events that made a significant contribution to the broad patterns of local, regional, state or national history;¶
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<#>Is associated with the lives of persons significant in our past;¶
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<#>Embodies the distinctive characteristics of a type, period or method of construction;¶
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<#>Represents the work of a master designer, builder or craftsman; or¶
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<#>Represents an established and familiar visual feature of the city.¶
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