

Sec. 146-168. - Designation of historic landmarks and districts.

The city council may designate by zoning ordinance certain buildings, sites, structures and objects as historic landmarks and certain areas as historic districts. Such landmarks and districts shall bear the word "historic" in their zoning designation. Upon the designation of an area as an historic landmark or district, the designation should be recorded in the official public records of real property of the county, the tax records of the city and the city's official zoning maps.

- (1) The historic preservation officer may recommend to the planning and zoning commission a building, site or structure within the commercial historic **overlay** 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.
- (2) 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.
- (3) A historic landmark or district may be designated if it:
 - a. Contains properties, which meet one or more of the criteria for designation of a landmark, or constitutes a distinct section of the city;
 - b. Possesses significance in history, architecture, archeology and culture;
 - c. Is associated with events that made a significant contribution to the broad patterns of local, regional, state or national history;
 - d. Is associated with the lives of persons significant in our past;
 - e. Embodies the distinctive characteristics of a type, period or method of construction;
 - f. Represents the work of a master designer, builder or craftsman; or
 - g. Represents an established and familiar visual feature of the city.