



Historic District Overlay Regulatory Items

Establishment: *Ordinances*

- **CERTIFICATES OF APPROPRIATENESS:** 203.E.6 of the UDC
- **HISTORIC OVERLAY ORDINANCE:** 204.Z of the UDC
- **HISTORIC NEIGHBORHOOD IMPROVEMENT ZONE ORDINANCE:** Section 98-83, 98-84
- **NEIGHBORHOOD EMPOWERMENT ZONE ORDINANCE:** Section 98-83, 98-85

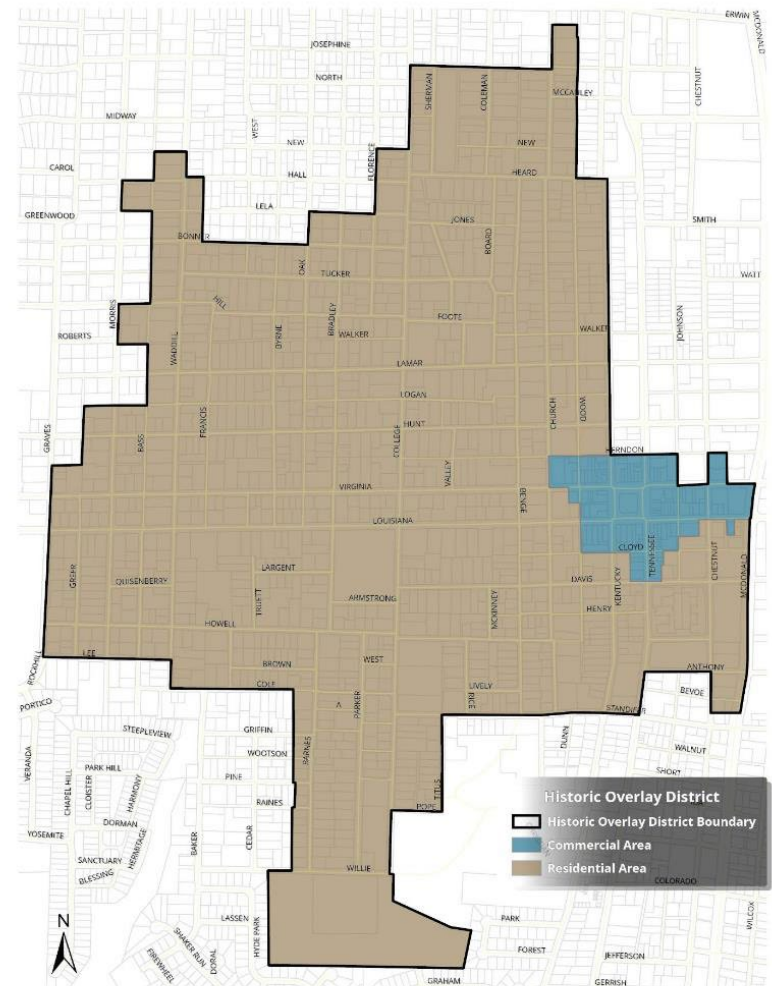


Figure 2-20: H - Historic Overlay District Boundary Map

COAs: *Purpose*

Purpose of the COA

- Foster civic pride in the accomplishments of the past;
- Protect and enhance the city's attractiveness to visitors and the economic benefits derived therefrom;
- Ensure that development, redevelopment, and renovations within the historic districts are consistent with the historic character of the City;
- Ensure the harmonious, orderly, and efficient growth and development of the city;
- Promote the economic prosperity and welfare of the community by encouraging the most appropriate use of such property within the city; and
- Stabilize and improve the values of such properties.



COAs:

What needs a Certificate of Appropriateness?

Commercial Area

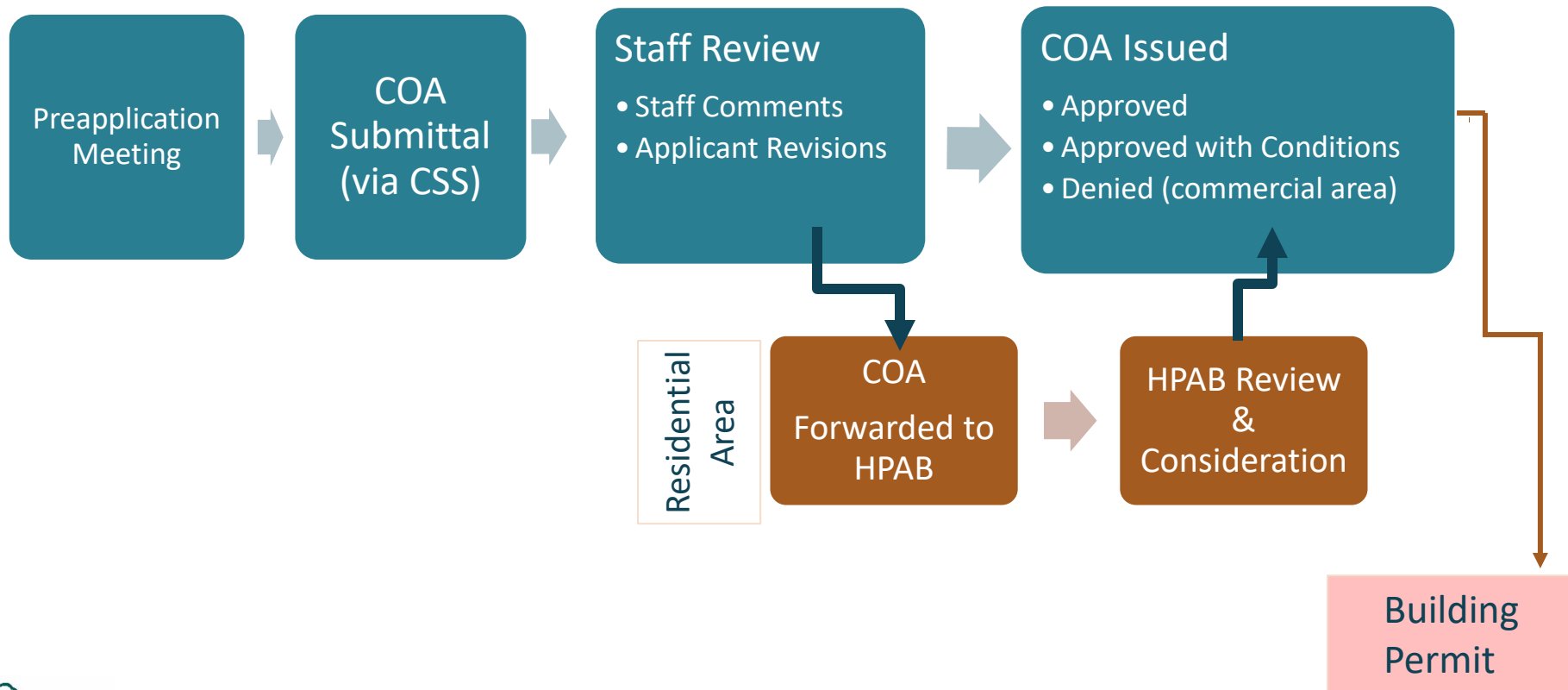
- Any exterior modification
 - Painting
 - Signage
 - Murals
 - Windows, Doors, storefronts
 - Fences, accessory structures
 - Additions/Deletions
 - Roofing

Residential Area

- Any exterior modification visible from the Right of Way
 - Roofs
 - Additions/demolitions
 - Windows, doors
 - Porches, chimneys, pergolas
 - Fences, accessory buildings

COAs:

CoA review process (203.E.6 UDC)



COAs:

Review & Evaluation

- Approval of work to the exterior of properties that are visible from the ROW within the historic district.
- Reviewed primarily by staff/HPO with appeals to the HPAB & City Council
- Required PRIOR to issuance of a building permit
- Considerations for review include:
 - Preservation Priority
 - Secretary of the Interior's Standards for Rehabilitation & Guidelines for rehabilitating historic buildings
 - Checklist of design elements

COAs: Priority Ratings

HIGH

MEDIUM

LOW

NON-CONTRIBUTING



- Significant contribution to history
- Outstanding or unique example of architecture, engineering or design
- Significant portion of original character defining features
- May be eligible for state and national registration

- Contributes to local or broader history
- Reversible alterations have diminished the integrity
- Changes should be readily reversible

- Qualifies by age alone
- Common building type, or style
- Moderately to severely nonreversible alterations and/or

- Not of sufficient age
- No longer retain historic integrity

COAs:

Secretary of the Interior's Standards

The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist in the long-term preservation of a property's significance through the preservation of historic materials and features.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

COAs:

Secretary of the Interior's Standards, con't

The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist in the long-term preservation of a property's significance through the preservation of historic materials and features.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

COAs:

Review & Evaluation - Demolition

- Reviewed by HPAB
- Required PRIOR to issuance of a building permit
- Considerations for review include:
 - Preservation Priority
 - Secretary of the Interior's Standards for Rehabilitation & Guidelines for rehabilitating historic buildings
 - Checklist of design elements

COAs:

Conformance & Enforcement 204.Z.8, .9 of UDC

- All work performed pursuant to the issuance of a certificate of appropriateness, building permit, or demolition permit issued under this section or sections 203.E.5 and/or 203.E.6 shall conform to any requirements included therein. It shall be the **duty of the Administrative Official to periodically inspect such work to ensure compliance.**
- In the event work is found that is not being performed in accordance with the certificate of appropriateness, the **Administrative Official shall issue a stop work order and all work shall immediately cease.** No further work shall be undertaken on the project as long as a stop work order is in effect. The certificate of appropriateness may be reinstated upon assurance that compliance will henceforth exist.
- For penalties or violations of this section and/or sections §203E.6 Certificate of Appropriateness see section §109D Violations and Penalties.

Questions?

- Contact-planning@mckinneytexas.com
- 972-547-2000
- City of McKinney *Notify Me* listservs sign up @ <https://www.mckinneytexas.org/list.aspx>

