

HISTORIC PRESERVATION ORDINANCE COMMITTEE HOMEWORK

October 22, 2020

Review Purpose Sections from 4 ordinances, and be ready to discuss your comments and questions at the next meeting.

City of Brenham 2009:

Sec. 1. Short Title and Purpose.

This Ordinance shall be known and may be cited as “Historic Districts and Landmarks Ordinance.” The City Council of Brenham, Texas, hereby declares that as a matter of public policy the protection, enhancement and perpetuation of districts and landmarks of historical and cultural importance and significance are necessary to promote the economic, cultural, educational and general welfare of the public. It is recognized that the historic districts and landmarks within the City of Brenham represent the unique confluence of time and place that shaped the identity of generations of citizens, collectively and individually, and produced significant historic, architectural and cultural resources that constitute their heritage; and, therefore, this Ordinance is intended to:

- (a) Protect and enhance the district and landmarks which represent distinctive elements of the City of Brenham’s historic, architectural and cultural heritage;
- (b) Foster civic pride in the accomplishments of the past;
- (c) Protect and enhance the City of Brenham’s attractiveness to the community and its visitors, and thereby support and promote business, commerce, and industry, bringing economic benefit to the City and its citizenry;
- (d) To foster and encourage preservation, restoration and rehabilitation of historic districts and landmarks within the city; and
- (e) Stabilize and improve the values of such properties.

Texas Historical Commission Model Ordinance:

The City Council of _____ hereby declares that as a matter of public policy the protection, enhancement, and perpetuation of landmarks and districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public. This act is intended to:

- (a) protect and enhance the landmarks and districts which represent distinctive elements of _____'s historic, architectural, and cultural heritage;
- (b) foster civic pride in the accomplishments of the past;
- (c) protect and enhance _____'s attractiveness to visitors and the support and stimulus to the economy thereby provided;
- (d) insure the harmonious, orderly, and efficient growth and development of the city that is sensitive to its historic resources;
- (e) promote economic prosperity and welfare of the community by encouraging the most appropriate use of historic properties within the city;
- (f) encourage stabilization, restoration, and improvements of such properties and their values by offering incentives for rehabilitation.

City of Fredericksburg:

- (a) The City of Fredericksburg, Texas (herein after called the "City") hereby recognizes it is known for its unique stone architecture, historic sites, collection of German pioneer Sunday houses, Victorian inspired homes, and thriving Marketplatz (Market Square) and downtown area.
- (b) The City's unique qualities have proven to be increasingly attractive to residents, businesses and tourists.
- (c) As a matter of public policy, the City desires to preserve those aspects of the City which have historical, cultural, or architectural merit. Such preservation activities will promote the health, safety, prosperity, education, and general welfare of the people living in and visiting Fredericksburg.
- (d) This historic preservation article is intended to achieve the following policy goals:
 - (1) Protect, enhance, and perpetuate historic landmarks which represent or reflect distinctive and important elements of the City's and state's architectural, landscape architectural, archeological, cultural, social, economic, ethnic and political history, and to develop appropriate settings for such places;
 - (2) Safeguard the City's historic and cultural heritage, as embodied and reflected in such historic landmarks by appropriate regulations;
 - (3) Stabilize and improve property values in such locations;
 - (4) Foster civic and cultural pride in the beauty and accomplishments of the past;

- (5) Protect and enhance the City's attractiveness to tourists and visitors and provide incidental support and stimulus to business and industry;
- (6) Strengthen the economy of the City;
- (7) Promote the use of historic landmarks and historic landmark districts for the culture, prosperity, education, and general welfare of the people of the city and visitors to the city; and,
- (8) Provide a review process for the continued preservation and appropriate development of the City's historic resources.

City of Hillsboro:

Section 1 PURPOSE

The City Council of the City of Hillsboro hereby declares that the protection, enhancement and perpetuation of districts and landmarks of historical, cultural and architectural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public. The City Council recognizes that the historical resources of the City of Hillsboro represent the unique confluence of time and place that have shaped the identity of generations of citizens, collectively and individually and these resources constitute the heritage of the Citizens of Hillsboro. This ordinance is intended:

(A) to perpetuate, protect, enhance and preserve the historic districts and landmarks which represent distinctive elements of Hillsboro's historic, architectural, social, economic, ethnic and political heritage and to develop appropriate settings for such places;

(B) to safeguard the City's historic, cultural and architectural heritage, as embodied and reflected in such historic landmarks, by the application of established, procedures;

(C) to protect and enhance the attractiveness of the City to home buyers, tourists, visitors, and shoppers, and thereby support and promote business, commerce, and industry, bringing economic benefit to the City and its' citizenry;

(D) to foster and encourage preservation, restoration and rehabilitation of structures, areas and neighborhoods thereby preventing future urban blight;

(E) to stabilize and improve property values in affected locations;

(F) to foster civic pride in the beauty and accomplishments of the past and to promote the use of historic landmarks for the culture, prosperity, education and general welfare of the people of the City of Hillsboro;

(G) to strengthen the economy of the City and to protect and enhance the City's attractions to tourists and visitors, as well as provide support and stimulus to business and industry;

(H) to provide assistance to property owners and tenants as well as CIVIC organizations concerned with historical preservation. To offer assistance to interested property owners with regard to preservation and renovation projects, i.e. tax incentives, low interest loans, design, construction, and pre-inspection consultations.

(I) to receive Historic District designation from the State of Texas.

(J) to balance the rights of the public which justify preservation of our history and culture, with those of private property owners who own and control property, and are entitled to the reasonable use and return from their assets, consistent with the police power of the City of Hillsboro as established and recognized in Texas jurisprudence.

(K) to insure the mapping and designation of historic districts and historic landmarks effectively includes and protects all historically significant structures, without the degree of certainty and precision which would require actual surveys of the parcels. The City Council determines that the cost of the actual surveys exceeds any relative benefit to the owners or the community.