Background on CodeNEXT Draft 2

For Preservation Plan Committee meeting
September 20, 2017

CHANGES BETWEEN DRAFT 1 AND DRAFT 2

Summary	Draft 1	Draft 2
Clearer organization		Reorganized sections from Draft 1 to consolidate code regarding project types; shortened and clarified division and subdivision headings
Clearer definitions	No definitions section in 23-7	Added definitions section
More consistent terminology	E.g., "Historic Area Overlay Zone", "State Archeological Landmark"	"Historic District Overlay Zone", with "local historic district" used consistently in text; "State Antiquities Landmark"
Gaps filled in	Sections from existing code—e.g., on maintenance, demolition permits, and denial of relocation applications for repeated violations—did not appear.	Sections re-added.
COAs required in pending local historic districts	N/A	Proposed projects to contributing buildings in pending local historic districts would require a COA.
Changes to administrative approval	N/A	Administrative approval organized by designation type (landmark, local historic district, NRHD)
	Staff approval possible for additions under 600 SF	Size threshold eliminated in favor of work "that does not adversely affect the historic character… and complies with all applicable design standards."
	Staff approval possible for two-story rear additions to two-story historic landmarks and contributing buildings in local historic districts, if not visible from adjacent public streets.	Staff approval possible for two-story additions to two-story contributing buildings in local historic districts, if not visible from the principal street frontage.
	N/A	Staff approval possible for 1-story ADUs if not visible from the principal street frontage; staff approval possible for 2-story ADUs behind 2-story contributing buildings in NRHDs.
New process timing	No timeline given for notifying Building Officer of pending designations. Historic Preservation Officer shall provide COA to Building Official within 30 days of approval.	Historic Preservation Officer will notify Building Officer of pending designations within 7 calendar days. Historic Preservation Officer shall provide COA to Building Official within 7 days of approval.

ITEMS UNDER CONSIDERATION

The Historic Preservation Office is considering these potential changes for Draft 3, in collaboration with other City staff

- Allowing for larger ADUs in exchange for preserving the existing structure on the lot; e.g., make it possible to call the older, smaller house as the ADU and build a larger primary structure in back.
- Other ways to incentivize preservation of existing buildings
- Legally acceptable mitigation requirements, including projects or funding for projects larger than a single property
- Ensuring that form-based zoning in National Register historic districts and potential local historic districts matches existing neighborhood character
- Further minor text changes for clarification

PRESERVATION CHANGES OUTSIDE CODENEXT

Some CodeNEXT comments requested changes to these items, which fall outside the Code purview. Many of these are anticipated to be addressed by the HLC Operations Committee in conjunction with staff.

- Rework designation standards to require only one significance criteria, in line with National Register standards (esp. since NR listing automatically qualifies a building for local designation)
- Consider establishing citywide design guidelines for projects in NRHDs
- Consider changes to NRHD review processes
- Tighten demolition by neglect process and fees
- Remove limit on number of designation applications the HLC can hear in each month
- Consider a combination Relocation/Demolition permit
- Clarify the process and fee structures for designation and project review in educational collateral outside Code. Staff is working on this.

Proposed Discussion Questions

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1) How does CodeNEXT Draft 2 address preservation priorities?
2) Is Division 23-7 clear in how it presents information?
3) What is strong?
4) What could be improved?
5) What items should be considered for addition?
6) Are there portions of the code where illustrations would be helpful?