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## RESOLUTION NO.

**WHEREAS**, a local historic district is a geographically- or thematically-defined area, possessing a significant concentration of buildings united by their history and/or architecture; and

**WHEREAS**, property owners in a historic district are not required to make changes to their properties or restore buildings to their historic appearance; rather, the historic review process applies only when a property owner initiates a construction project that requires a Certificate of Appropriateness; and

**WHEREAS**, once initiated, an application process for a local historic district involves notification of and outreach to property owners and other stakeholders; and

**WHEREAS**, design standards are typically developed in a workshop facilitated by Historic Preservation Office staff for property owners and residents within the proposed district, during which process stakeholders have the opportunity to ask questions and provide feedback on the application and the draft design standards; and

**WHEREAS**, initiation of a local historic district does not necessarily result in a designation if there is not sufficient community support for the designation; and

**WHEREAS**, owners of structures within a local historic district may receive tax abatements for up to 100% of the City property taxes assessed on the added value of a property that results from a rehabilitation or restoration project for a designated number of years, as long as the improvements comply with the district's preservation plan; and

26           **WHEREAS**, the ~~Sixth~~<sup>6<sup>th</sup></sup> Street National Register District, roughly bounded  
27 by 5<sup>th</sup> Street, 7<sup>th</sup> Street, Congress Avenue and IH-35 and including four structures  
28 on E 5<sup>th</sup> Street and two on Trinity ~~Street~~, was added to the National Register of  
29 Historic Places in 1972; and

30           **WHEREAS**, Stream Realty proposes to redevelop two blocks within the  
31 ~~Sixth~~<sup>6<sup>th</sup></sup> Street National Register District as hotel and office use, and the proposal  
32 includes the demolition of at least eight properties within the District; and

33           **WHEREAS**, Ordinance 06092022-124 ~~on the June 9, 2022, City Council~~  
34 ~~agenda~~ directed the City Manager to prepare a Code amendment to Section 25-2-  
35 643 (*Congress Avenue (CA), East Sixth/Pecan Street (PS), Downtown Parks (DP),*  
36 *and Downtown Creeks (DC) Combining District Regulations*) to 1) allow a  
37 structure located on East ~~Sixth~~<sup>6<sup>th</sup></sup> Street, east of Neches Street and west of Sabine,  
38 to have a maximum building height of 140 feet or the amount allowable under the  
39 Capitol View Corridor, whichever is less, and 2) create design standards with  
40 specific guidelines for the preservation of facades on historic structures to ensure  
41 any redevelopment is compatible with the character of the historic district; and

42           **WHEREAS**, the latter direction would be best achieved through the  
43 designation of a Local Historic District, which would include the creation of a set  
44 of design guidelines to be applied consistently throughout the ~~D~~<sup>d</sup>istrict; and

45           **WHEREAS**, locally designated historic districts offer the strongest  
46 protection and greatest benefit for older neighborhoods, and designation requires  
47 ~~the support of a majority of property owners or land area owners as well as a~~ high  
48 ~~level of~~ architectural integrity; and

49           **WHEREAS**, the City Council may designate an area as a historic (HD)  
50 combining district if at least 51 percent of the principal structures within the

51 proposed district are contributing to the historic character of the district at the time  
52 the historic preservation officer certifies that the zoning or rezoning application is  
53 complete; and

54 **WHEREAS**, the City Council finds that local historic district designation is  
55 the surest way to protect and preserve the historic fabric of this district while  
56 allowing a diversity of uses; and

57 **WHEREAS**, this Resolution should be read as consistent with Resolution  
58 No. 20220609-124 and not as superseding or displacing it; and

59 **WHEREAS**, this Resolution and Resolution No. 20220609-124 together  
60 seek to initiate a broader and more holistic conversation regarding the future and  
61 planning of this National Register Historic District; **NOW, THEREFORE,**

62 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

63 The City Council initiates the creation of the East ~~6<sup>th</sup>Sixth~~ Street Local  
64 Historic District.

65 **BE IT FURTHER RESOLVED:**

66 The City Manager is directed to, immediately following the effective date of  
67 this Resolution, collect for presentation to the Historic Landmark Commission, the  
68 Planning Commission, and the City Council all documents required for approval of  
69 the East ~~Sixth~~<sup>6<sup>th</sup></sup> Street Local Historic District by November 3, 2022.

70 **BE IT FURTHER RESOLVED:**

71 The Council affirms that the process of exploring the creation of an East 6<sup>th</sup>  
72 Street Local Historic District will involve engagement with East 6<sup>th</sup> Street property  
73 owners, historic preservationists, and other community stakeholders in reviewing  
74 and recommending design standards for this area and that during the City

Council's eventual deliberations, it will also consider other options that emerge through the community process or that staff recommend.

**ADOPTED:** \_\_\_\_\_, 2022    **ATTEST:** \_\_\_\_\_

Myrna Rios  
City Clerk

DRAFT