

# Demolition Review for Historic-Age Resources Comparison

Item	DRAFT Ordinance (HPC Recommended)	DRAFT Alternative Ordinance (Requested by P&Z)
<b>Applicability</b> (When does the ordinance apply?)	<ul style="list-style-type: none"> <li>– Buildings or parts thereof located within My Historic SMTX boundaries and evaluated as high or medium preservation priority</li> <li>– Buildings or parts thereof located outside My Historic SMTX boundaries                             <ul style="list-style-type: none"> <li>○ At least 50 years of age</li> <li>○ Listed on National Register of Historic Places</li> <li>○ Recorded Texas Historic Landmark</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>– Buildings or parts thereof located within My Historic SMTX boundaries and evaluated as high or medium preservation priority</li> <li>– Buildings or parts thereof located outside My Historic SMTX boundaries                             <ul style="list-style-type: none"> <li>○ Listed on National Register of Historic Places</li> <li>○ Recorded Texas Historic Landmark</li> </ul> </li> </ul>
<b>Exceptions</b>	<ul style="list-style-type: none"> <li>– Buildings or parts thereof already within a local historic district or designated as landmarks (COA required)</li> <li>– Buildings or parts thereof which the Chief Building Official or Fire Marshal determined to be an imminent threat to public safety</li> </ul>	<ul style="list-style-type: none"> <li>– Buildings or parts thereof already within a local historic district or designated as landmarks (COA required)</li> <li>– Buildings or parts thereof which the Chief Building Official or Fire Marshal determined to be an imminent threat to public safety</li> <li>– Buildings or parts thereof identified in My Historic SMTX as not historically significant</li> <li>– Buildings or parts thereof identified in My Historic SMTX that are not at least 50 years old or older</li> </ul>
<b>Notifications</b>	<ul style="list-style-type: none"> <li>– Those listed in Ord. 2019-19 (Emergency ordinance)</li> <li>– Addition of published notice in SMDR, CLG Coordinator with THC, and Executive Director of Preservation Texas</li> </ul>	<ul style="list-style-type: none"> <li>– Those listed in Ord. 2019-19 and recommended by HPC</li> <li>– Addition of the Planning and Zoning Commission and the Neighborhood Commission</li> </ul>

<b>Neighborhood Presentation Meeting</b>	<ul style="list-style-type: none"> <li>– Required for buildings meeting criteria (listed above) prior to HPC meeting</li> <li>– Purpose is to begin discussion on proposed demolition; not a forum for final decisions</li> </ul>	<ul style="list-style-type: none"> <li>– No Neighborhood Presentation Meeting required</li> </ul>
<b>Historic Preservation Commission (HPC) Decision</b>	<ol style="list-style-type: none"> <li>1. Public hearing at HPC for an initial determination whether building or part thereof is eligible for designation as a local historic landmark</li> </ol>	<ol style="list-style-type: none"> <li>1. Public hearing at HPC to consider the delay period</li> <li>2. Allow for discussion of alternatives to demolition and methods for potential preservation of historic character</li> </ol>
<b>Demolition Delay Period</b>	<ul style="list-style-type: none"> <li>– 90-day (no early release)</li> <li>– HPC may extend until City Council renders final decision on landmark designation</li> <li>– No maximum delay</li> </ul>	<ul style="list-style-type: none"> <li>– HPC may issue permit early if no finding of historic significance</li> <li>– HPC may extend delay for a maximum of 180 days</li> </ul>