

From: [Buckheit, Lani](#)
To: [_CHB - Cultural Heritage Board](#)
Cc: [Candelaria, Christian](#)
Subject: Late Correspondence - Item 3.1 Resilient City
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INFORMATION ONLY PLEASE DO NOT REPLY TO ALL –

Dear Chair Meuser and Members of the Cultural Heritage Board,

Please see late correspondence for item 3.1 – Resilient City.

This will also be added to the agenda.

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Major Disaster in Properties Located in -H Combining Districts

The purpose of this document is to generate discussion around policy needs should a major disaster such as fire, earthquake or flood occur within an historic district. The disaster could involve the entire district, partial district or select properties. Because changes to contributing structures within historic districts require either a minor or major landmark alteration permit, this document attempts to address the rebuilding needs of a historic district should it be impacted by a major disaster.

1. Historic District with major loss of structures identified as historic contributors.
 - a. Should the percentage of lost contributing structures be greater than the number required to originally create the historic district the following actions shall be taken.
 - i. Zoning map amendment (-H) - After a survey of the affected area, a modification of the affected historic neighborhoods zoning map could preserve the historic district, albeit smaller, while allowing the rebuilding of lost structures under the provisions of 20-28.100.
 - ii. Remove historic district designation - After a survey of the affected area, historic district designation would occur if the loss of contributing structures is so significant that it exceeds the number originally needed to create the historic district and the geographical location of the loss would make it impossible to adjust the zoning map for the affected historic district. Rebuilding would then proceed under the provisions of 20-28.00
2. Historic District with minor loss of structures deemed as historic contributors
 - a. Total destruction of a contributing historic structure – The rebuilding of a totally destroyed structure within the historic district would be treated in the same manner as building on a vacant lot within a historic district, therefore requiring a Major Landmark Alteration Permit. The new structure would need to comply with the identifying characteristics of the historic neighborhood.
 - b. Partial destruction of a contributing historic structure – The repair or rebuilding of a partially damaged structure within a historic district should be done in a manner to repair the structure to its original design. A Major Landmark Alteration Permit would be required.
3. Combining 1 & 2
 - a. It may be necessary to follow the recommendations in 1 and 2 as there may be loss that requires an adjustment to the zoning map of the historic district as well as additional lost structures within the amended zoning map area.

4. Major and Minor Landmark Alteration Permit Requirements

- a. All fees associated with major and minor landmark alteration permits shall be waved.
- b. Losses in historic districts designated as a -RC combining district shall receive expedited review by the CHB through the process of holding special meetings as needed.
- c. Historic properties to be repaired in the same manner as they were built would be done so with a minor landmark alteration permit.
- d. New structures to be built within the historic district would require a major landmark alteration permit.

5. Removing Historic District Designation and Zoning Map Amendments to Historic Neighborhood Designations

- a. A detailed survey of the historic district shall be conducted to determine the extent of damage and loss to historic structures.
- b. The CHB should receive a recommendation for removing historic designation, or amending the zoning map associated with the historic district.
- c. CHB should provide comment to the Planning Commission if it is believed that the historic district designation should be removed or the zoning map for the district changed
- d. CHB special meetings shall be conducted to expedite the review process.

6. Additional Considerations

- a. Due to the additional complexities associated with historic districts, should a district be affected by a major disaster, it is recommended the PED assign a single staff member who would be responsible for performing a post incident survey of affected historic structures and oversee the rebuilding process.