

City of Racine Plan Commission

January 14, 2009

HISTORIC DISTRICT Review Process

Direction of the Plan Commission (9/10/08)

1. Better defined review process
2. Better defined design guidelines
3. Provide an appeals process
4. Property owner assistance (design and process)
5. Define enforcement process (requested by LPC)

HISTORIC DISTRICT Review Process

Sources for concepts, standards, guidelines...

- Secretary of the Interior's Standards
- Historic Preservation Ordinances of:
 - Beloit, WI, Greendale, WI, Kenosha, WI,
Madison, WI, Milwaukee, WI, Stevens Point,
WI, Waukesha, WI
- Towerview Housing Rehabilitation Standards

HISTORIC DISTRICT Review Process

These guidelines *will not* apply to landmarks designated by the City of Racine prior to January 1, 2006.

Currently:

83 Total Landmarks (National and Racine designations)
67 Landmarks designated by the City of Racine

5 will be covered by the protections of the proposed changes

HISTORIC DISTRICT Review Process

Tools to be used

- Ordinance Amendments
- Resolution
- Administrative

(Tools provide consistency as they mimic the process used to establish design review districts in areas such Downtown, Uptown, West Racine, Douglas)



HISTORIC DISTRICT Review Process

Ordinance amendments will...

- Address contributing properties
- Define certificate of appropriateness
- Clarify which activities require certificates of appropriateness and building permits.
- Clarify review process:
 - minor changes (staff)
 - major changes (Landmarks Commission)
 - appeal (Plan Commission)
- Clarify enforcement responsibility

Resolution will...

- Provide detailed design guidelines

HISTORIC DISTRICT

Review Process

Administration will...

- Reference materials and assistance
- Standardized application
- Limits on time of review (10 day/45 days)
- Regular meeting schedule
- Certificate of appropriateness



HISTORIC DISTRICT

Review Process

1. Better defined review process

- Consultation with City Development or Building Inspection.
- If minor change then staff review (determination required within 10 days of application).
- If major change then Landmarks Commission review (application scheduled for review at Landmarks Commission; first Monday of each month; determination required within 45 days of application).
- Certificate of Appropriateness issued upon determination of appropriateness (building permit may now be issued)



HISTORIC DISTRICT

Review Process

2. Better defined design guidelines

Reviewable features and the applicable standards are addressed (porches and exterior stairs, exterior doors, front yard fencing, siding, windows, roofs and chimneys, decks and other exterior structural elements, exterior lighting, new construction, accessory structures).



HISTORIC DISTRICT Review

Process

3. Provide an appeals process

Appeal to Plan Commission with final decision by Council (Existing process: applicant has up to 90 days to appeal. Plan Commission must forward recommendation within 30 days. For consistency, same process as with all other design districts).



HISTORIC DISTRICT Review Process

4. Property owner assistance (design and process)

Assorted publications of the Landmarks Commission, Secretary of the Interior, staff consultation, on-line resources.



HISTORIC DISTRICT Review Process

5. Define enforcement process

- Zoning Administrator empowered.

