

1. The Opportunity

After nearly a half century of historic preservation in Dallas, the creation of the Office of Historic Preservation (OHP) in 2019 under the umbrella of Economic Development & Neighborhood Services acknowledged that the sphere of influence within which historic preservation has traditionally operated was positioned to expand.

2. The Vision

During the summer of 2020, a Vision for Historic Preservation in Dallas was the subject of presentations to the Landmark Commission followed by Q&As and public presentations.

With the economic challenges presented by COVID-19, a key element of the Vision underscores the importance of **streamlining regulations and processes** to achieve a more balanced historic preservation program.

3. City Code Amendment #1 - OHP Streamlining Regulations & Processes

Streamlining the design review process will afford opportunities to progress critical code amendments involving the demolition of historic properties and the Tenth Street Historic District.

1 Application Review

Certificates of Appropriateness
(Significant Majority of Staff Time)

2 City Code

2a Code Amendment #1 (Currently Proposed)

Streamlining Regulations & Processes (Needed to Progress Code Amendments 2-4)



2b Code Amendment #2 (Public Hearing Authorized November 2019)

Certificate for Demolition of Residential Structure (3,000 sq. ft. rule)

2c Code Amendment #3 (Public Hearing Authorized May 2018)

Demolition Delay Ordinance (criteria for buildings to be subject to Phase II of regulations)

2d Code Amendment #4 (Public Hearing Authorized September 2019)

Tenth Street Historic District (zoning, development standards and preservation criteria)

4. Why is City Code Amendment #1 Necessary?

The current city code limits the scope of work that staff can issue certificates of appropriateness (CA) to **routine maintenance**. Numerous applications that could be administratively reviewed are required to be determined by the Landmark Commission.

This means that staff are close to being fully occupied preparing reports, presentations and administering applications through the process while critical preservation issues such as code amendments remain on hold because of insufficient staff time. In addition, an exclusive focus on certificates of appropriateness prevents the OHP from achieving a more balanced historic preservation program that considers important matters such as the update to the Comprehensive Plan, Code Enforcement, Education & Awareness and the developing Equitable & Accessible Incentives.

Amending the city code to allow administrative reviews for certain applications would free-up staff time to begin addressing code amendments #2, 3 and 4.

5. What Would be Achieved by the Amendment?

- More efficient Certificate of Appropriateness design review process
- Allows the OHP to contribute to a citywide priority to expedite permitting
- Contributes to boosting economic development arising from COVID-19
- Frees up staff time to address critical preservation issues
- Affords an opportunity to balance the historic preservation program

6. What is Proposed to be Amended?

Enabling the OHP to determine CAs involving:

- The construction of accessory structures
- Additions and alterations
- Tax exemptions (initial stage)
- Demolition/relocation of accessory and non-contributing structures

Confirming that the Landmark Commission would determine CAs involving:

- Construction of primary structures
- Exceptions from preservation criteria
- Designations/Nominations/Amendments to historic districts
- Tax exemptions (verification stage)
- Appeals of Director decisions
- Demolition/relocation of primary contributing structures

7. Tentative Schedule

Earliest Public Hearing:
December 7, 2020

8. Join Us for a Virtual Presentation and Discussion

What: City Code Amendment # 1

Dates: October 21st at 6:00 pm (Heritage Oak Cliff)
October 22nd at 6:00 pm (Preservation Dallas – Membership)

Where: Online

Contact Us: for details at
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