### Frequently Asked Questions About the Impact of Historic Designation

# Q. If my building becomes part of a historic district will this affect my ability to sell or rent my property?

No, designation has no effect on the use or ownership of historic properties.

## Q. If my building becomes part of a historic district, does this mean changes cannot be made to my unit or the building?

No, designation does not prohibit changes. It is not the intention of an HP overlay to freeze a building in time. To the contrary, it is recognized that to stay in productive use work must be done to maintain, repair, upgrade and even expand historic buildings. Once a neighborhood is designated, the City Historic Preservation Office will provide guidance and assistance so that when changes are made the alterations do not destroy or diminish the historic or architectural significance of the property or district in which it is located.

### Q. Will the homeowner's association be required to do special maintenance or restore my building to a particular appearance?

No, there are no requirements for you or the homeowner's association to initiate work. The City HP office would only become involved when you or the homeowner's association decide to undertake work on the <u>exterior</u> of your unit or the building that requires a building permit.

#### Q. How is the City Historic Preservation Office involved?

When you or your home owner's association, or an architect or contractor apply for a building permit, the plans will be referred by the City's "One-Stop-Shop" staff to the Historic Preservation (HP) staff for review. The HP staff will review the materials and information you submit to obtain a building permit and will issue either a "Certificate of No Effect" or a "Certificate of Appropriateness."

### Q. Is the City HP office ever involved with work done on the interior?

No City HP approvals relate only to alterations to the exterior that require a building permit. Painting and general maintenance does not require a building permit so no approval for this work is needed.

#### Q. Why are there two kinds of approvals?

The "Certificate of No Effect" is a sign-off by the HP staff that the proposed work will have no or minimal effect on the historic character of the unit or building. For example, if the homeowner's association is re-roofing the building with roofing similar to the existing roofing, the Historic Preservation Office may issue a "Certificate of No Effect" within the same day of application for the building permit. A "Certificate of Appropriateness" is required for more extensive work such as the construction of an addition. These plans are reviewed by the Historic Preservation Commission (HPC) for their conformance with design guidelines that will be prepared for your building and the larger district once it is designated.

#### Q. What happens if the HPC does not approve the plans?

You can appeal their decision to the City Council. An appeal must be scheduled for the City Council's consideration within 40 days of an appeal submittal.

### Q. What if someone wants to tear down a building within a historic district?

The demolition request is referred to the HP staff for review before a demolition permit is issued. Demolition can be approved if the property is an imminent hazard, or it has no historic or architectural value or it can be demonstrated that preserving the property will create an undue financial burden upon the property owner. If demolition cannot be approved for these factors, the issuance of a demolition permit can be delayed for a period of up to one year from the date of the application of the permit. During that year the HP Officer will work with the property owner to find assistance needed to help preserve the property. However, if at the end of the year, no acceptable alternative to demolition has been identified and an approved "Replacement-Reuse" plan for the property has been submitted, a demolition permit will be issued.