

Historic Landmarks Committee Comment: Gateway Area Plan

(note: this template is a guide to assist in Committee review of relevant GAP policy. However, the full Plan and all draft policies continue to be available for committee discussion/recommendation to the Council).

City staff presented to the Historic Landmarks Committee at the Committee’s regularly scheduled December 16, 2021, April 21, 2022, May 19, 2022, and June 16, 2022 meetings. Feedback provided to staff has been summarized below. Where relevant, committee comment has been noted next to existing policy, should the committee choose to craft additional language to recommend to the City Council.

General Comments

- Support of refining eligibility criteria to capture best examples of identified architectural types significant to the area (limited to 4 eras (Settlement, Victorian, Transitional, Craftsman)
- Interest in sites in addition to those shown in the draft Gateway Area Plan as presented in the December 2021 hearing-but need to balance not over-regulating vs. protecting properties from a variety of eras
- Support analyzing impact of demolition/alteration of storage sheds on Creamery property, maybe exploring conditions associated with demo?
- Support of reviewing structures for listing primarily based on windshield survey-style aesthetic considerations, not on intensive research
- How to create “a basketful of carrots” to make historic designation a positive, not a negative?
- Support for limiting structures to landmark and noteworthy, removing contributing

| Policy Chapter 10: Historic Resources | Relevant Committee Comment | Committee recommended modification? |
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| GA-10a. Local Historic Landmarks. Encourage the preservation, rehabilitation, and adaptive reuse of designated local historic landmarks as identified in Table 9. Allow for additions and new buildings on properties containing designated historic landmarks when the addition or new building protects the historic integrity of the property and its environment, in adherence with the Secretary of the Interior’s Standards for Rehabilitation of Historic Structures). | | |
| GA-10b. Potentially Historic Structures. Encourage the preservation, rehabilitation, and adaptive reuse | | |

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| <p>of potentially historic structures as identified in Table 9. Allow for additions and new buildings on properties containing designated landmarks when the addition or new building protects the historic integrity of the property and its environment in adherence with the Secretary of the Interior’s Standards for Rehabilitation of Historic Structures).</p> | | |
| <p>GA-10c. Creamery Building. Allow by-right approval of a development project on the Creamery Building property that meets the following requirement as determined by the Community Development Director: the project is eligible for by-right approval as specified in the Gateway Zoning Code.</p> | <p>Support of modifying Creamery District landmark ordinance; if necessary, maybe exploring conditions associated with demo?</p> | |
| <p>GA-10d. Design Review Required. Except as allowed by Policy GA-10c (Creamery Building), continue to require Planning Commission Design Review consistent with Municipal Code Chapter 9.53 (Historic Resource Preservation) for the exterior modification, demolition, or relocation of a historic resource identified in Table 9. Such projects are not eligible for streamlined by-right approval. As noted in Table 9, “Noteworthy Structures” and “Buildings Constructed within the Period of Significance,” alterations to which require Design Review, are limited to the historic resources identified in Table 9.</p> | | |
| <p>GA-10e. Neighborhood Conservation Area. If a project is eligible for streamlined by-right approval and is located in the portion of the Central Neighborhood Conservation Area that extends into the Gateway Plan Area as shown in Figure 11, require</p> | | |

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| <p>Design Review only for projects on properties that contain a historic resource as identified in Table 9. This policy, and its implementing legislation, shall supersede policies elsewhere in the General Plan and Zoning Code.</p> | | |
| <p>Space for new policy proposal:</p> | <p>Relevant Committee Comment</p> | <p>Committee recommended modification?</p> |
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