

Item

Ordinance 1028 – South Douglas Residential Historic District

Responsible Staff Contact

Heidi McCullough
Clara Chaffin

Recommendation

Consider approval of Ordinance 1028 establishing the overlay zoning district of the South Douglas Residential Historic District to recognize the significance of the neighborhood in representing the history of the growth of Douglas and the architectural trends of our early history.

Executive Summary

2nd Reading: No changes.

1st Reading: In May of this year, the South Douglas Residential Historic District was listed on the National Register of Historic Places including 139 properties, 103 of which are contributing to the district due to their historical significance or architecture. The establishment of the district was a culmination of many years of work by the Douglas Historic Preservation Commission. Creating an official overlay district would designate this area as an historic district in our zoning.

The ordinance creates the Overlay District, defines the purpose and boundaries, encourages preservation efforts, and dedicates the boundaries to the official zoning map. The ordinance does not prevent changes to the structures within the District.

Background

February 2019: Met with Brian Beadles from SHPO to do a preliminary survey and determine if there were adequate properties to justify an historic district and determine proposed district boundaries.

October 2019: Applied for a CLG grant for funds to hire a consultant to do an inventory of the district and establish boundaries of the district and contributing properties.

June 2020: Received the CLG Grant and hired the Rosenberg Consultants to complete the inventory.

June 2021: Phase one was completed, inventory and survey report was completed, boundaries of the district were established, nomination process started.

August 2021: Inventory report submitted.

September 2022: Nomination Documents completed by Rosenberg Consultants with the aid of a CLG Grant from SHPO for the District. The nomination was submitted to SHPO for review and approval then sent to the National Register for consideration.

November 2022: The State recommended submittal to the National Register to be reviewed by the National Park Service Board in December.

May 2023: The South Douglas Residential Historic District was listed on the National Register of Historic Places.



Alignment to Strategic Doing (SD) and/or Other Plans

SD24 Outcome

SD24 Strategy

SD24 KPI

2014 Master Plan

Unique & Promotable Identity (UPI)

Strategy #4: Promotion (celebrate history, heritage, small-town life)

N/A

C. Historic Preservation. The City will focus on preserving the heritage of the past in an effort to create an identity for the future. Goal C1. Protect historic properties and neighborhoods.

Policy C1-1. Maintain the Historic Preservation Commission. The Commission should conduct cultural resource surveys of structures and areas for the purpose of determining those of architectural, historical, cultural and/or archaeological significance. The Historic Preservation Commission should encourage the preservation or adaptive re-use of historic structures within the community, as well meeting the standards of the International Building Code.

Policy C1-4. Continue to aid historic preservation efforts as a Certified Local Government, by creating National Register of Historic Places opportunities and by providing technical assistance to areas of the community, especially those in the historic downtown core, which seek to capitalize on their historic aspects.

Goal C2. Encourage development that preserves or supports historical and culturally significant places within the City.

Policy C2-2. Pursue and encourage opportunities for residents and visitors to understand and appreciate the significance of historic sites.

Policy B1-1. Emphasize opportunities for historic and recreation-based tourism in Douglas and Converse County.

2015 Downtown Master Plan

N/A

Budget/Fiscal Impact

Fund/Department

Project/Line Item(s)

Budgeted Amount

Anticipated Amount

General Fund – Non-Departmental

Publishing/Advertising

\$41,200

\$500

Action Requested/Recommended Motion

I move to approve Ordinance 1028 as presented on first reading.

Reviewed/Approved

Community Development

Law Enforcement

City Administrator

City Clerk

Public Works

Legal

Finance



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Agenda Item Report City Council – August 14, 2023