

A photograph of the City of Corpus Christi skyline. In the foreground, there are palm trees, one of which is wrapped in string lights. In the middle ground, there is a white gazebo on a green lawn. In the background, two tall skyscrapers are visible under a blue sky with light clouds. The taller building has an American flag and the word "American" on top.

# **CITY OF CORPUS CHRISTI HISTORIC PRESERVATION PLAN 2021**

**City Council  
May 24, 2022**

# CURRENT STATE OF HISTORIC PRESERVATION IN CORPUS CHRISTI

- The City of Corpus Christi officially established historic preservation as a municipal undertaking with the adoption of a historical-cultural landmark preservation ordinance in 1974.
- A Preservation Plan in 1976, updated in 1992, 1999, and 2004, was used to guide the City's efforts, identify areas of priority and codify policies.
- Over the years the City Council has designated 26 local landmarks. Two additional landmarks were dedicated in May 2022.

## **HISTORIC DESIGNATIONS (as of 2021)**

Local Landmarks: **26**

Local Historic Districts: **0**

Recorded Texas Historic Landmarks: **16**

State Antiquities Landmark: **1**

Historic Texas Cemetery: **1**

National Register of Historic Places: **15**

National Register of Historic Districts: **0**

National Historic Landmarks: **1**

Properties with more than one designation: **15**

**TOTAL INDIVIDUAL DESIGNATED PROPERTIES: 40**

# CURRENT STATE OF HISTORIC PRESERVATION IN CORPUS CHRISTI

- In recent years, the City of Corpus Christi has taken steps to strengthen its preservation program. This includes joining the Texas Main Street Program in 2016, undertaking a historic resources survey of downtown in 2017, participating in the DowntownTX.org survey pilot project, and supporting the nomination of Old Bayview Cemetery to the National Register of Historic Places in 2020.
- The City of Corpus Christi embarked on the development of an action-oriented community-wide Historic Preservation Plan in Fall 2020. This plan builds upon the City's original 1976 Historic Preservation Plan and subsequent updates and expands on those activities by honoring Corpus Christi's past, identifying the community's preservation goals, and providing a roadmap the City can follow to achieve the desired outcomes.
- The National Park Service defines preservation planning as "the rational, systematic process by which a community develops a vision, goals, and priorities for the preservation of its historic and cultural resources." A successful preservation plan integrates preservation policy with other city goals and initiatives and is representative of community values.



# PURPOSE AND OBJECTIVES

The National Park Service (NPS) defines preservation planning as “a process that organizes preservation activities in a logical sequence.” NPS further identifies the following principles upon which preservation planning is based:

- “Important historic properties cannot be replaced if they are destroyed.”
- “If planning for the preservation of historic properties is to have positive effects, it must begin before the identification of all significant properties has been completed.”
- “Preservation planning includes public participation. The planning process should provide a forum for open discussion of preservation issues.”

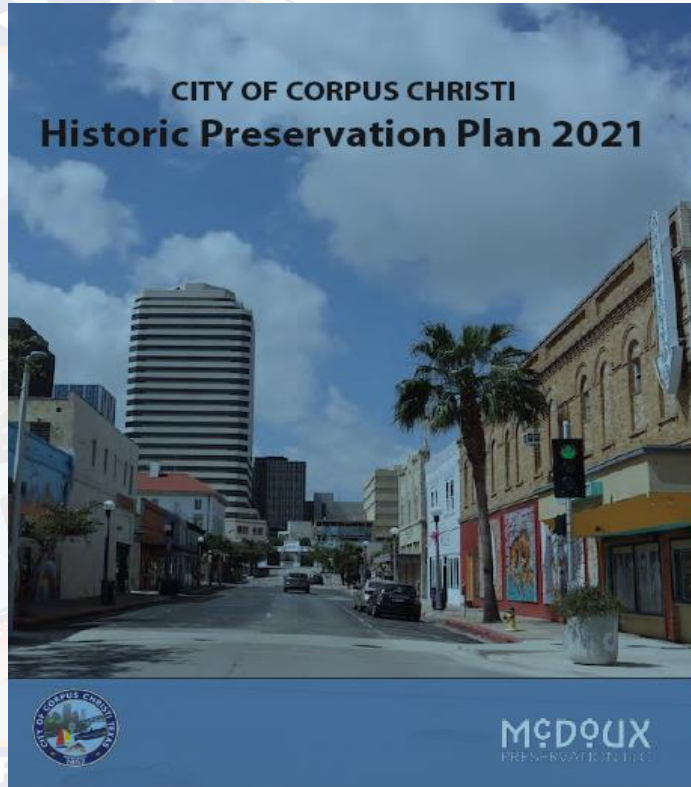
To that end, this Historic Preservation Plan strives to:

- Identify ways to integrate historic preservation activities into the city’s broader planning, environmental, social, economic and sustainability goals.
- Identify how historic preservation in Corpus Christi can promote heritage tourism, preservation-based economic development, and heritage education.
- Identify how historic preservation can be utilized as an urban design strategy taking into consideration pedestrian friendly design, placemaking, income and land use diversity, and neighborhood character.

# What's In the Plan?

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- **Introduction**
- **Methodology**
- **Summary of Community Input**
- **Vision +3 Broad Goals**
- **Strategies**
- **Action Items**
- **Case Studies**



# Vision Statement

By 2030, historic preservation in Corpus Christi will support a vibrant, multicultural community enjoyed by residents and visitors alike, with a thriving downtown, diversified economy, updated infrastructure, and equitable investment in new and legacy neighborhoods.



# Goals & Strategies

## GOAL 1

### Build City capacity for historic preservation

Strategy 1:

Hire a full-time historic preservation officer (convert existing position)

Strategy 2:

Update the historic preservation ordinance

Strategy 3:

Update the Landmark Commission bylaws and training requirements

Strategy 4:

Plan for disasters

Strategy 5:

Develop walking tours of historic areas

## GOAL 2

### Enable community-driven historic preservation

Strategy 6:

Improve the City's historic preservation website

Strategy 7:

Improve community outreach and standardize the public engagement process

Strategy 8:

Help launch a preservation non-profit organization

Strategy 9:

Include underrepresented areas

Strategy 10:

Develop thematic approaches to historical markers

## GOAL 3

### Support historic preservation as an economic development tool

Strategy 11:

Promote economic development through historic preservation

Strategy 12:

Update the vacant building ordinance

Strategy 13:

Invest in historic resources surveys and National Register Listings

Strategy 14:

Develop local tax incentives programs to support historic rehabilitation

Strategy 15:

Develop façade improvement program outside TIRZ#3

Strategy 16:

Invest in demonstration projects

# Community Engagement

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- 3 Public Workshops
  - October 25, 2020; April 8, 2021; June 24, 2021
- Community Opinion Survey
  - 752 respondents, 12,000 unique comments
  - 350 said they would like to become more involved in historic preservation
- Stakeholder Outreach
  - Interviews with 25 individuals
  - October 6, 2021 – Representatives of Downtown Management District, Associated General Contractors, South Texas, American Institute of Architects, Corpus Christi
  - October 15, 2021 - Development Services Task Force
  - February 17, 2022 - Downtown Management District Resolution of Support
- Draft Preservation Plan posted on website in June 2021 for community review



# Public Hearings and Recommendations

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July 22, 2021

- Landmark Commission recommended approval

August 4, 2021

- Planning Commission recommended approval

December 7, 2021

- City Council public hearing

April 1, 2022

- City Council workshop

Staff recommends approval.

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FOR MORE INFORMATION:

[www.cctexas.com/hpp](http://www.cctexas.com/hpp)

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