

CITY OF CORPUS CHRISTI HISTORIC PRESERVATION PLAN PROPOSED TEXT EDITS

	Reference	Text
p. 13	History of Preservation	1977 County offices move out of the 1914 Nueces County Courthouse, beginning decades of vacancy and deterioration for that building.
p. 14	History of Preservation	• Rehabilitate the Old Nueces County Courthouse.
p. 20	Landmark Commission Membership	The Landmark Commission has 11 members, <u>“insofar as possible,</u> the numerical composition of <u>the commission which</u> “shall correspond to the ethnic, gender, and economic distribution of the city according to the last Federal Census report.” <u>(Sec. 2-204 of the Municipal Code.)</u> <u>Also, the Landmark Commission membership should represent all city council districts to the extent possible.</u>
p. 30	Community Survey Results	• The Old Nueces County Courthouse and the lack of forward movement on that project, has become a symbol of the state of historic preservation in Corpus Christi. Many respondents would like to see it repurposed into something that adds value to the community
p. 32	Top Potential Historic Landmarks	1. Nueces County Courthouse (135); renumber list; eliminate photo number 1 and renumber; renumber the photo credits.
	Action Item	Text
Strategy 1, p. 39, Hire a full-time preservation officer	1.	Develop a new Preservation Planner position description. The position description should explicitly call out basic requirements for preservation education and experience, as well as preferred characteristics. McDoux’s experience with other cities has shown that using a generic planning position description will should result in applications from candidates who do not have the preservation qualifications needed, which wastes everyone’s time.

<p>Strategy 1, p. 41, Hire a full-time preservation officer</p>		<p>Historic Architecture The minimum professional qualifications in historic architecture are a professional degree in architecture or a State license to practice architecture, plus one of the following:</p> <ul style="list-style-type: none"> • At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or • At least one year of full-time professional experience on historic preservation projects. Such graduate study or experience shall <u>should</u> include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects <p>Archaeology The minimum professional qualifications in archaeology are a graduate degree in archeology, anthropology, or closely related field plus:</p> <ul style="list-style-type: none"> • At least one year of full-time professional experience or equivalent specialized training in archaeological research, administration or management; • At least four months of supervised field and analytic experience in general North American archaeology, and • Demonstrated ability to carry research to completion. In addition to these minimum qualifications, a professional in prehistoric archaeology shall <u>should</u> have at least one year of full-time professional experience at a supervisory level in the study of archaeological resources of the prehistoric period. A professional in historic archaeology shall <u>should</u> have at least one year of full-time professional experience at a supervisory level in the study of archaeological resources of the historic period.
<p>Strategy 2, p. 43, Update the Historic Preservation Ordinance</p>	<p>4.</p>	<p>Update the ordinance based on the sample ordinances provided by the THC’s CLG program to ensure that the City will <u>would</u> not be out of compliance with that program..... Any changes to the historic preservation ordinance should be made with participation, input, and feedback from the community, which will <u>should</u> require providing them in advance with the information they will <u>would</u> need to share informed, thoughtful opinions.</p>
<p>Strategy 3, p. 47, Update Landmark Commission Bylaws and Training Requirements</p>	<p>5.</p>	<p>Update the commission’s bylaws to clearly state the requirement for new commissioner training and any ongoing or periodic training that will <u>would</u> also be required.</p>

<p>Strategy 3, p. 48, Update Landmark Commission Bylaws and Training Requirements</p>	<p>8.</p>	<p>Establish a design review committee to participate in consultation with applicants. Cities with a high volume of COA applications, or situations with recurring issues in design review, find it helpful to meet regularly between monthly commission meetings. This group is often referred to as the Design Review Committee and is made up of the Historic Preservation Officer, two or three members of the historic commission, and applicants who are thinking about applying for a COA. In this less formal setting, the applicant can bring conceptual designs, ideas, and questions to the committee for discussion before making major decisions or expending resources (on both the City and applicant’s part). These meetings are also beneficial to commission members who can closely examine and explain the design standards to the applicant. Solving design challenges together before the commission meeting improves both applicant’s experience and the likelihood that their application will <u>would</u> be approved.</p>
<p>Strategy 4, p. 53, Plan for Disasters</p>	<p>11.</p>	<p>Integrate historic preservation into the Hazard Mitigation Plan. The Historic Preservation Officer will <u>would</u> need to work with the Development Services Director and other managers in the Office of Emergency Management, Fire Department, etc., to determine how Development Services or Permitting can provide support to quickly identify designated landmarks and districts before anyone demolishes historic buildings.</p>
<p>Strategy 7, p. 62, Improve Community Outreach and Standardize the Public engagement process</p>	<p>23.</p>	<p>Budget for more community engagement activities when a project will <u>could</u> have a direct effect on individual property owners.</p>
<p>Strategy 8, p. 66, Help Launch a New Preservation Organization</p>	<p>26.</p>	<p>Add a bullet after the second bulleted paragraph:</p> <ul style="list-style-type: none"> • <u>Identify funds to help establish the new organization.</u>
<p>Strategy 9, p. 69, Include Underrepresented areas</p>	<p>27.</p>	<p>Add the pursuit to include underrepresented areas to the role of the Landmark Commission</p> <ul style="list-style-type: none"> • Don’t just listen ... take action. When community members of underrepresented areas identify what is historically and culturally significant to them, the City needs to create a plan for addressing those issues. If nothing happens, it is likely that community members will

		<u>would</u> not trust the City to take action in the future, and they may not be willing to get involved in anything else.
Strategy 9, p. 70, Include Underrepresented areas	29.	Create a Preservation Grant program to help pay for the historical research needed to designate or nominate underrepresented properties and to help fund repairs or disaster resilience measures. Even small grants can make a big difference, and by making that program open to the public, the City <u>will could</u> have more opportunities for meaningful outreach.
Strategy 11, p. 83 Promote Economic Development	37.	Routinely evaluate and adapt the TIRZ#3 incentive program to meet the changing needs of downtown property owners. In the vacant building program update dated January 2020, only two (2) properties out of the twelve (12) have taken advantage of the TIRZ#3 incentives. The City should regularly evaluate the incentives offered and determine whether or not they are meeting the needs of downtown property owners. Regularly surveying all property owners in downtown <u>will would</u> allow the City to make more informed decisions about how to structure various incentives.
Strategy 11, p. 84, Promote Economic Development	38.	Invest in downtown where infrastructure already exists, rather than expanding the city in ways that requires building new infrastructure. This strategy <u>could will</u> deliver a higher Return on Investment (ROI) and support increased private investment where it is needed the most.
p. 87		<ul style="list-style-type: none"> Revise the vacant building ordinance to include measures that allow the city to proactively work with property owners to develop a plan and schedule to re-occupy the building.
Strategy 12, p. 88, Update the Vacant Building Ordinance	39.	Revise the vacant building ordinance to include a building registration process like the one outlined above, which will Ensure continued dialogue between the property owner and the City, as well as require a to explore ways documented path to re-occupy the building.
Strategy 13, 94, Invest in Historic Resource Surveys and National Register Listings	41.	Digitize legacy survey data. The City’s investment in historic resources surveys should begin with digitizing legacy survey data and moving that into the City’s existing GIS system. Having this consolidated before beginning future surveys <u>will could</u> help to prevent issues with misaligned property names/addresses going forward.
Strategy 13, p. 94, Invest in Historic Resource Surveys and National Register Listings	43.	Determine who <u>will could</u> collect and analyze data. For example, it may be more cost effective to deploy community members to update legacy survey data while hiring historic preservation professionals to conduct new historic resources surveys. The analysis of survey data and recommendations for potential new historic landmarks, districts, or Multiple Property Submissions is probably best handled by professionals. This activity could help to organize new local preservation nonprofit organizations

Strategy 14, p. 101, Develop Local Tax Incentive Programs	53.	Plan to collect data that will be <u>is</u> needed for annual reports to City officials.
Strategy 15, p. 118, Develop Façade Improvement Program Outside TIRZ#3	60.	Plan to collect data that will be <u>is</u> needed for annual reports to City officials.
Strategy 16, p. 121		Probably the highest-profile building in Corpus Christi today is are the Old County Courthouse and the Ritz Theater. Both have, which has been languishing for decades. Both T <u>the Courthouse and the Ritz</u> is are <u>is are</u> critical to creating a vibrant entertainment district downtown—not just because they are it is a <u>they are</u> historic buildings but because theirs <u>their</u> revitalization can bring more business, retail trade, and entertainment downtown.
Strategy 16, p. 121	61. and 62.	<p>In some cases, city governments have stepped in to assist with the revitalization of historic theaters while those buildings were stewarded by nonprofit organizations or have purchased the buildings. However, the City of Corpus Christi need not buy the Ritz Theater or the Courthouse, but instead should partner with the owners of both the properties- property <u>both properties- property</u> and invest in these projects.</p> <p>ACTION ITEMS</p> <p>61. Make a demonstrable commitment to the preservation of a potentially catalytic building in downtown Corpus Christi. For example, the City could commit to paying for a structural assessment of the Ritz or subsidize improvements to buildings around the Courthouse that would attract developers to that project. 62. Invest in activities that advance the rehabilitation of these <u>these</u> properties but are not dependent on specific owners. For example, before a potential developer makes a commitment to the Courthouse, the City could earmark funds for a subsidy, making it easier for the developer to decide to move forward. Similarly, the City could pay for a consultant to help the current owner of the Ritz Theater develop a realistic business plan or create a pitch to potential investors showing the total financial incentives (local, state, and federal) that would be available if the building was transferred to a for-profit entity.</p>