

O 71179\_4/28/08 citizen/owner

Kent S. 4/28/08

b. Nominations of individually listed properties to the local register of historic places by the city commission or the historic preservation board must have the consent of the property owner or must be approved with a six-sevenths vote of the city commission and a six-ninths vote of the historic preservation board.

---

3. Adequate notice of the board's consideration of the nomination shall be provided to the public at large, and to the owners of the nominated property(ies), at least 15 days in advance of the meeting at which the nomination will be considered by the board.

---

6. In order to be listed on the local register, a site, building, object, structure, or district must be determined to be significant and to possess integrity. To be significant, a building, object, structure, or district must meet at least three of the criteria listed below, or, if approved by a six to nine vote of the historic preservation board, it must meet at least one of the criteria listed below. A site, building, object, structure, or district must possess integrity as defined by the National Park Service in National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation. The quality of significance in American history, architecture, archaeology, engineering, and culture is present in a district, site, building, structure, or object when the district, site, building, structure, or object:

- i. Is associated with events that are significant to our local, state, or national history;
  - ii. Embodies the distinctive characteristics of a type, period, or method of construction;
  - iii. Represents the work of a master;
  - iv. Possesses high artistic values; or
  - v. Represents a significant and distinguishable entity whose components may lack individual distinction.
- 

4. The historic preservation board shall, within 90 days from the date of the meeting at which the nomination is first on the board's agenda, review the nomination and write a recommendation thereon. The recommendation shall include specific findings and conclusions as to why the nomination does or does not meet the appropriate criteria for listing on the local register. The recommendation shall also include any owner's objection to the listing. If the nomination is of a district, the recommendation shall also clearly specify, through the use of maps, lists or other means, those buildings, objects or structures which are classified as contributing to the historical significance of the district.

---

appropriateness has been obtained and posted on the property, or it has been determined by the historic preservation board that no certificate of appropriateness is required.

(d) *Local register of historic places.*

(1) *Creation.* A local register of historic places is hereby created as a means of identifying and classifying various sites, buildings, structures, objects and districts as historic and/or architecturally significant. The local register will be kept by the city manager or designee.

(2) *Placement of sites, buildings, districts, etc., on local register--Initiation.* Placement of sites, buildings, structures, objects or districts on the local register may be initiated by the city commission or the historic preservation board. In addition, placement may be initiated by the owner of the site, building, structure, object or area; or, in the case of a district, by the owner of a site, building, structure, object or area within the proposed district.

(3) *Procedure.*

a. The following procedure shall be followed for placement of sites, buildings, structures, objects, areas and districts on the local register:

1. An appropriate nomination form shall be completed by the applicant and returned to the department of community development. Nomination forms shall be available at the department of community development.

2. Upon receipt of a completed nomination form, including necessary documentation, the city manager or designee shall place the nomination on the agenda of the next regularly scheduled meeting of the historic preservation board. If the next regularly scheduled meeting of the board is too close in time to allow for the required notice to be given, the nomination shall be placed on the agenda of the succeeding regularly scheduled meeting.

a. *Certificate of historic significance.* The city manager or designee shall issue an official certificate of historic significance to the owner of properties listed individually on the local register or judged as contributing to the character of a district listed on the local register. The city manager or designee is additionally authorized to issue and place official signs denoting the geographic boundaries of each district listed on the local register.

b. *Modification of existing zoning requirements.* The listing of a building, structure, object, site or district on the local register of historic places shall modify the regulations and procedures set forth in chapter 30 to the extent stated in this article. To facilitate new construction, redevelopment, rehabilitation, or relocation of buildings or structures in historic districts or individually listed on the local register, the city manager or designated department head or the appropriate

(13) Inherent in the enactment and implementation of these federal mandates is the policy of the United States government that the spirit and direction of the nation are founded upon and reflected in its historic past; that the historical and cultural foundations of the nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people; that in the face of the ever-increasing extensions of urban centers, highways, and residential, commercial and industrial developments, the present governmental and nongovernmental programs and activities are inadequate to ensure future generations a genuine opportunity to appreciate and enjoy the rich heritage of our nation;

---

(b) *Purpose.* In recognition of these findings, the purpose of this chapter is to promote the health, morals, economic, educational, aesthetic, cultural and general welfare of the public through:

- (1) The identification, protection, enhancement, perpetuation and use of districts, sites, buildings, structures, objects and areas that are reminders of past eras, events and persons important in local, state or national history, or which provide significant examples of architectural styles of the past, or which are unique and irreplaceable assets to the city and its neighborhoods, or which provide this and future generations examples of the physical surroundings in which past generations lived;
  - (2) The enhancement of property values, the stabilization of neighborhoods and business centers of the city, the increase of economic and financial benefits to the city and its inhabitants, and the promotion of local interests;
  - (3) The preservation and enhancement of varied architectural styles, reflecting the city's cultural, social, economic, political and architectural history; and
  - (4) The enrichment of human life in its educational and cultural dimensions in order to serve spiritual as well as material needs by fostering knowledge of the living heritage of the past.
- 

(9) The federal government has established a program of matching grants-in-aid for projects having as their purpose the preservation for public benefit of properties that are significant in American history and architecture;

(10) There are other federal programs providing monies for projects involving the