

TYLER

1st

Building our future, together

**Steering Committee Presentation for the
Comprehensive Plan Update**

May 29, 2013

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Introduction

- **Welcome: Mayor Barbara Bass**
- **Prayer**



Vision and Transportation Review

- **Heather Nick, City Planner**
- **Carter Delleney, City Engineer**



Transportation Review

- **General update of the MSP language**
- **Utilize TxDOT funding programs to improve On System locations**
- **Partner with TxDOT to promote public education campaigns**
- **Proposed creation of Traffic Management Center (TMC)**
- **Continue implementing Flashing Yellow Arrow (FYA)**
- **Explore alternative options for increasing major road capacities**



Transportation Review

- **Review established speed limits**
- **Consider Transit partnerships with local institutions**
- **Coordinate with TxDOT on implementing complete streets**
- **Explore bus rapid transit, bike sharing, and bus turnouts**
- **General update of TIA language**
- **Explore options for distributing truck route information**

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Historic Preservation Update

- Heather Nick, City Planner



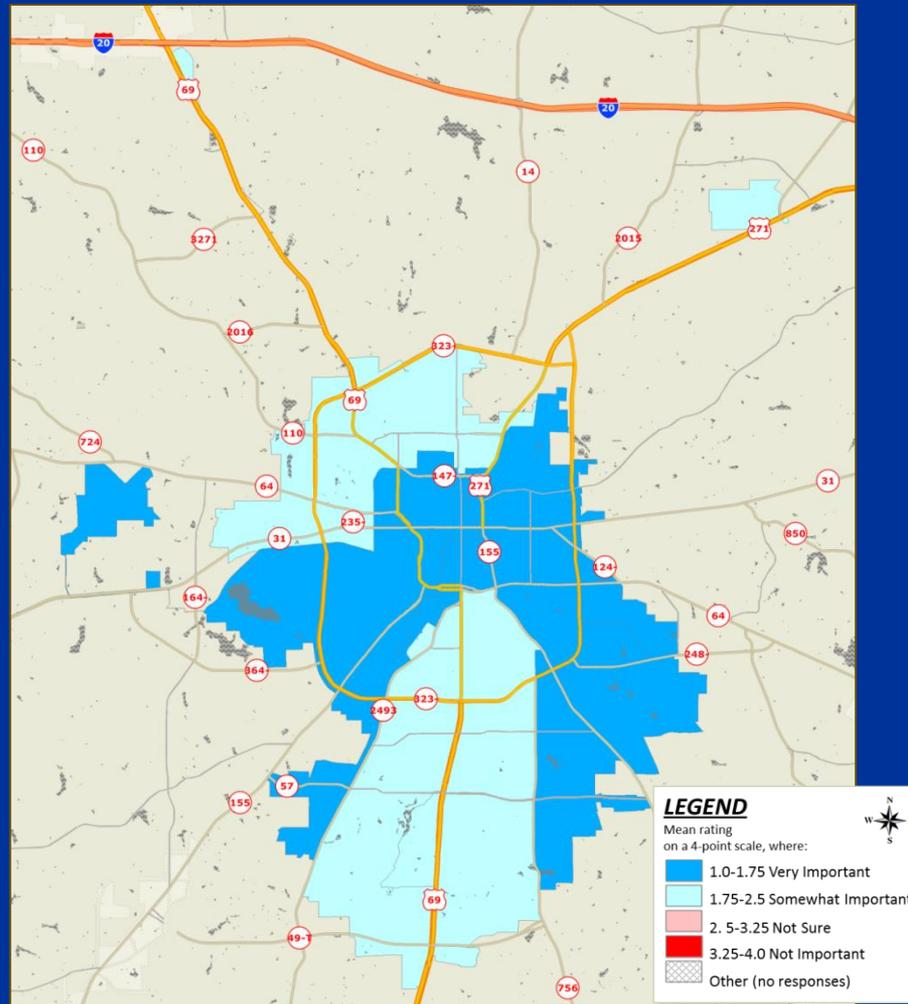
Guiding Principle

Preserve, enhance and communicate Tyler's historic heritage:

- **Protect the integrity of local and national historic districts, balancing strategies with private property rights.**
- Conserve unique character through preservation of historic buildings throughout the city.
- **Encourage infill** development **that, while expressing its own time**, is respectful of historic character.
- **Encourage historic tourism through creation** of heritage trails and historic markers to identify diverse aspects of Tyler's history, such as African-American heritage, the rose industry, the oil and gas industry, and the railroad industry.



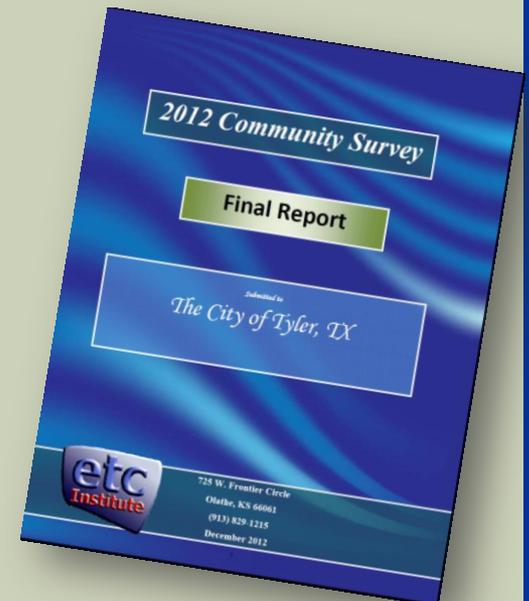
Citizen Survey Results



SIGNIFICANT TRENDS

□ Importance of Various Issues –The importance of the following issues have all seen changes of 5% or greater since the 2006 survey

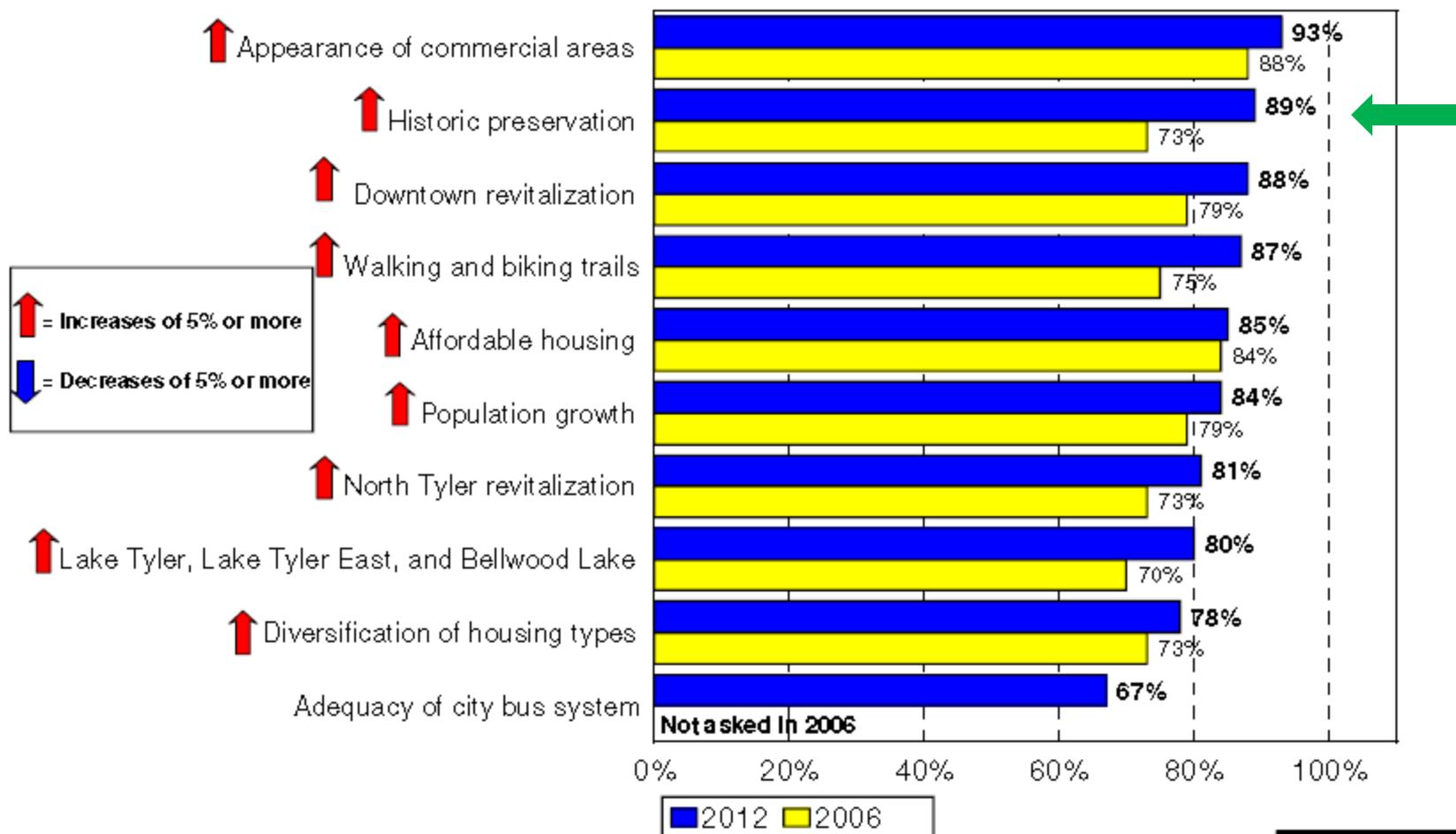
- +16% Historic preservation ←
- +12% Walking and biking trails
- +10% Lake Tyler, Lake Tyler East, and Bellwood Lake
- +9% Downtown revitalization
- +8% North Tyler revitalization
- +5% Appearance of commercial areas
- +5% Population growth
- +5% Drainage
- +5% Diversification of housing types



Level of Importance of Various Issues (Continued)

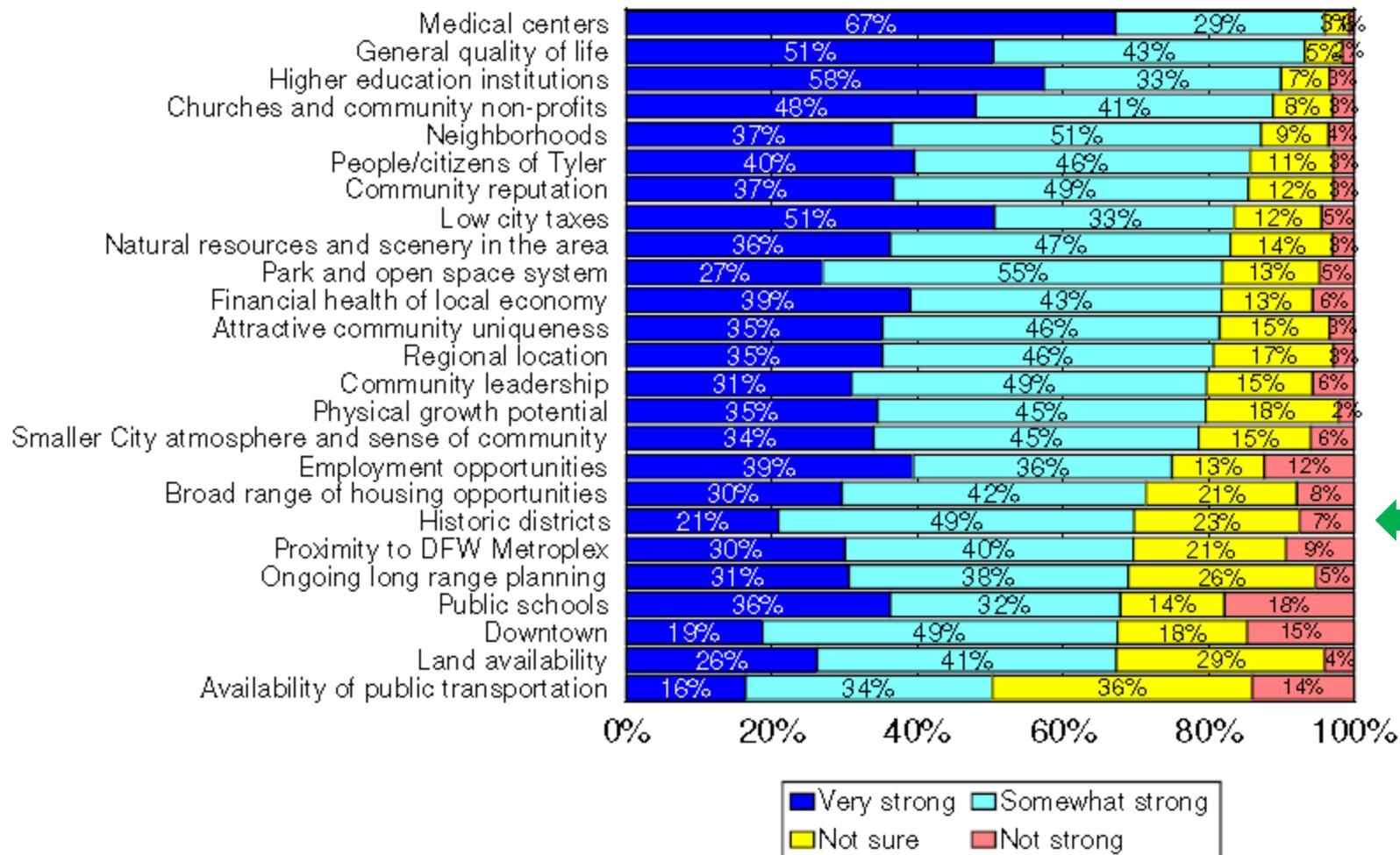
2012 vs. 2006

by percentage of respondents who rated the item as a "very important" or "somewhat important" (excluding "not provided" responses)



Q13. Strength of Certain Assets That the City of Tyler Could Build Upon in the Future

by percentage of respondents (excluding "not provided" responses)



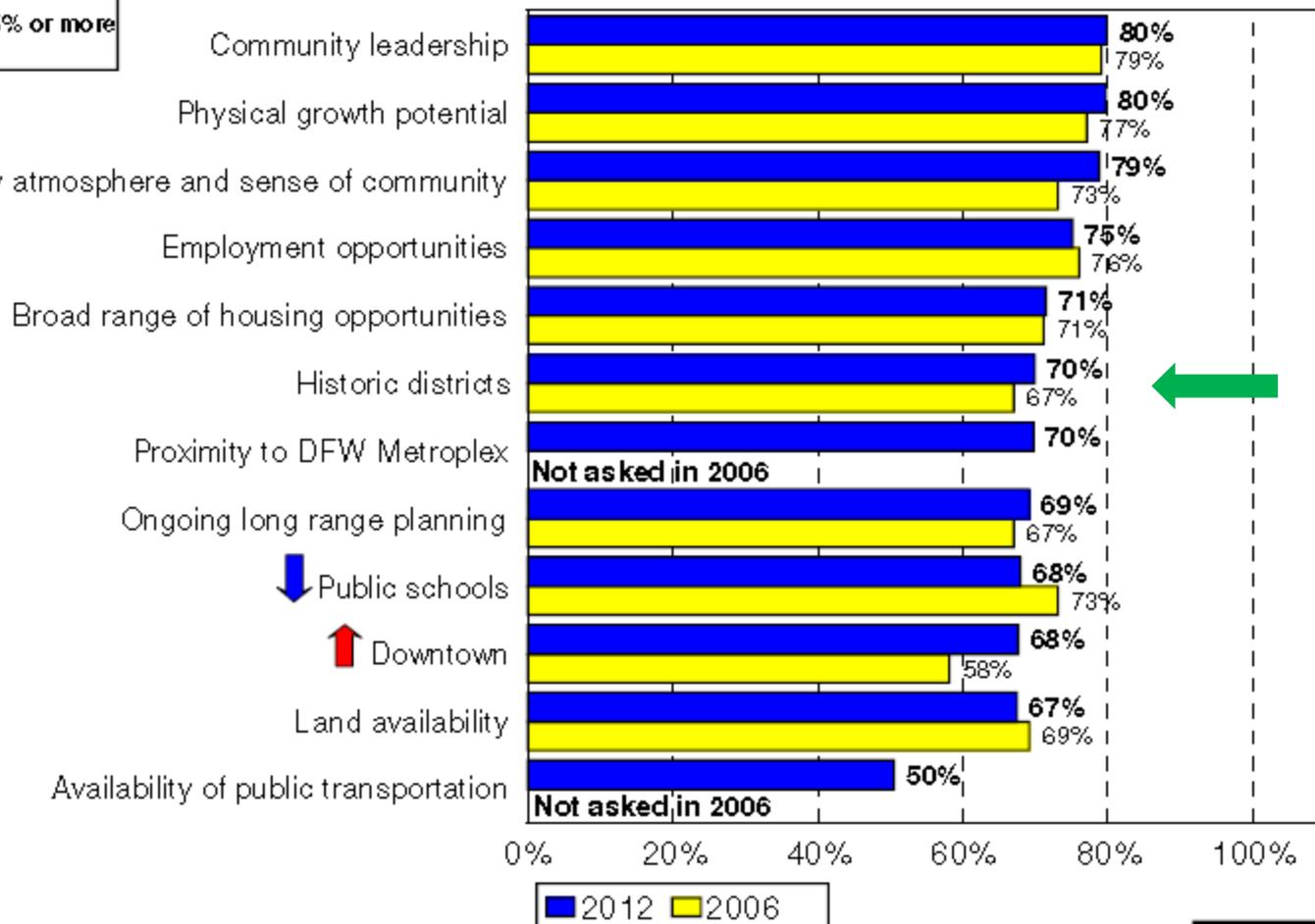
Source: ETC Institute (December 2012)

Strength of Assets that the City of Tyler Could Build Upon in the Future 2012 vs. 2006

by percentage of respondents who rated the item as "very strong" or "somewhat strong" (excluding not provided responses)

 = Increases of 5% or more
 = Decreases of 5% or more

 Smaller City atmosphere and sense of community



Open House – May 9, 2013

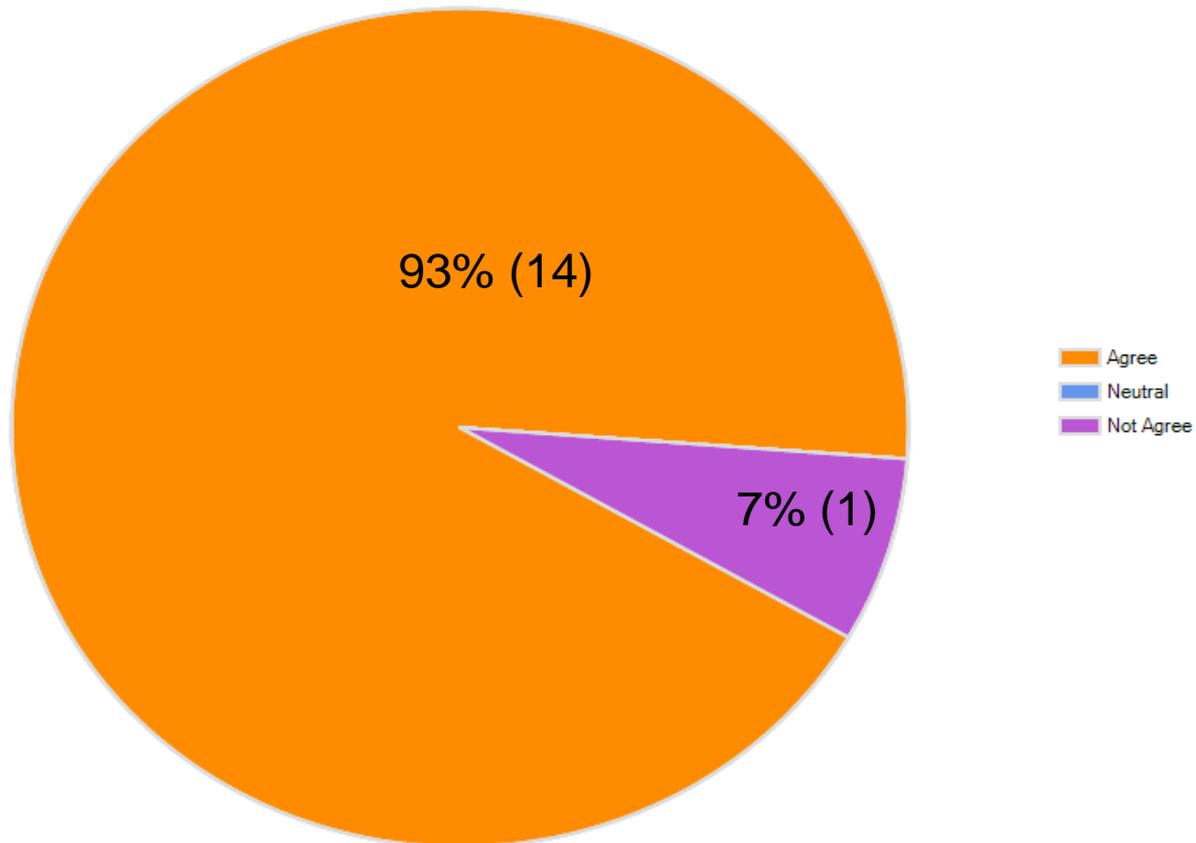
- Improve lighting and pedestrian facilities in Historic Districts
- Maintain bricks in the Brick Streets National Historic District
- Repair curbs and sidewalks in Historic Districts
- 15 attendees





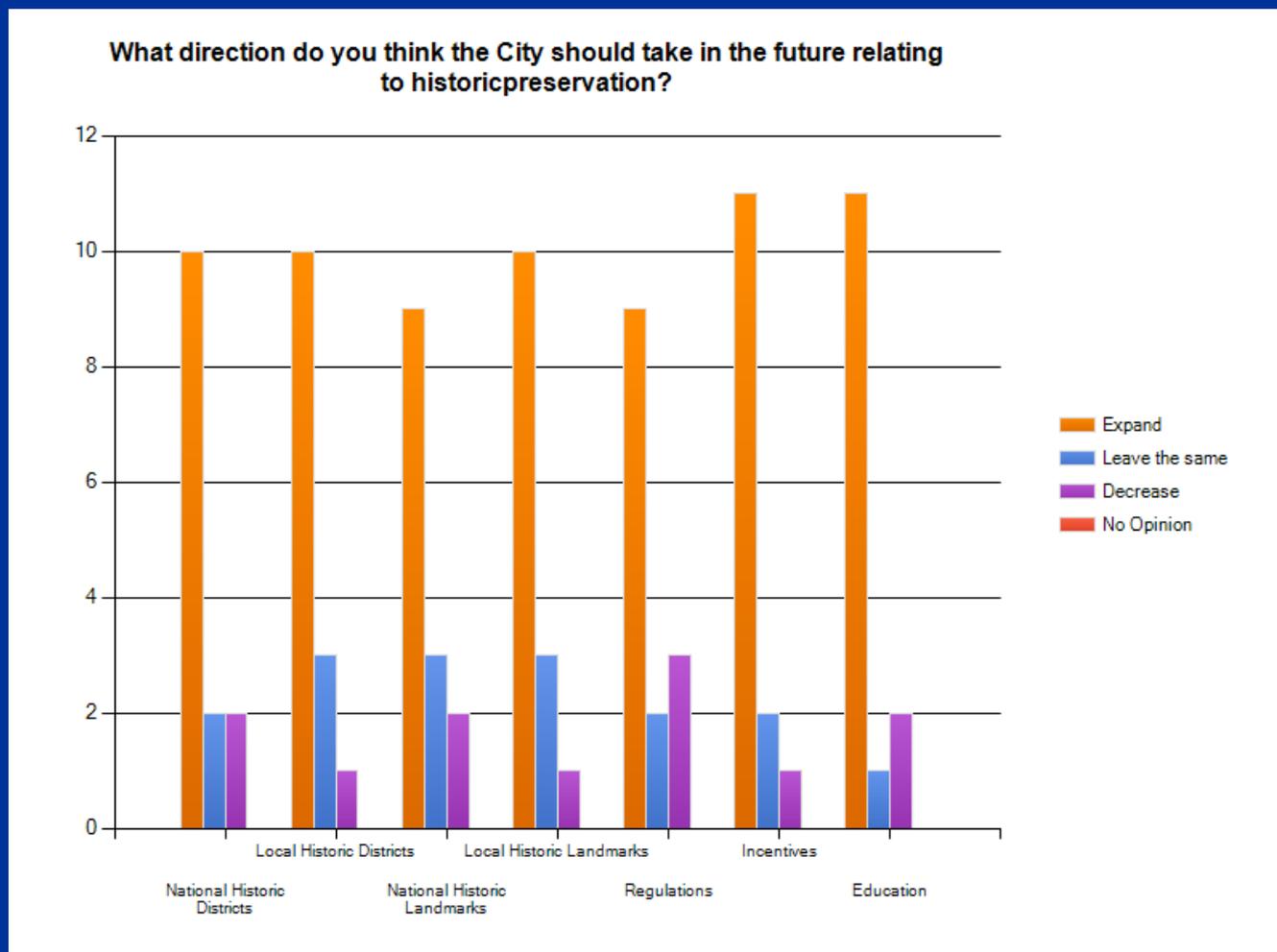
Historic Preservation Online Survey Results

Do you believe Historic Preservation is a worthwhile goal?





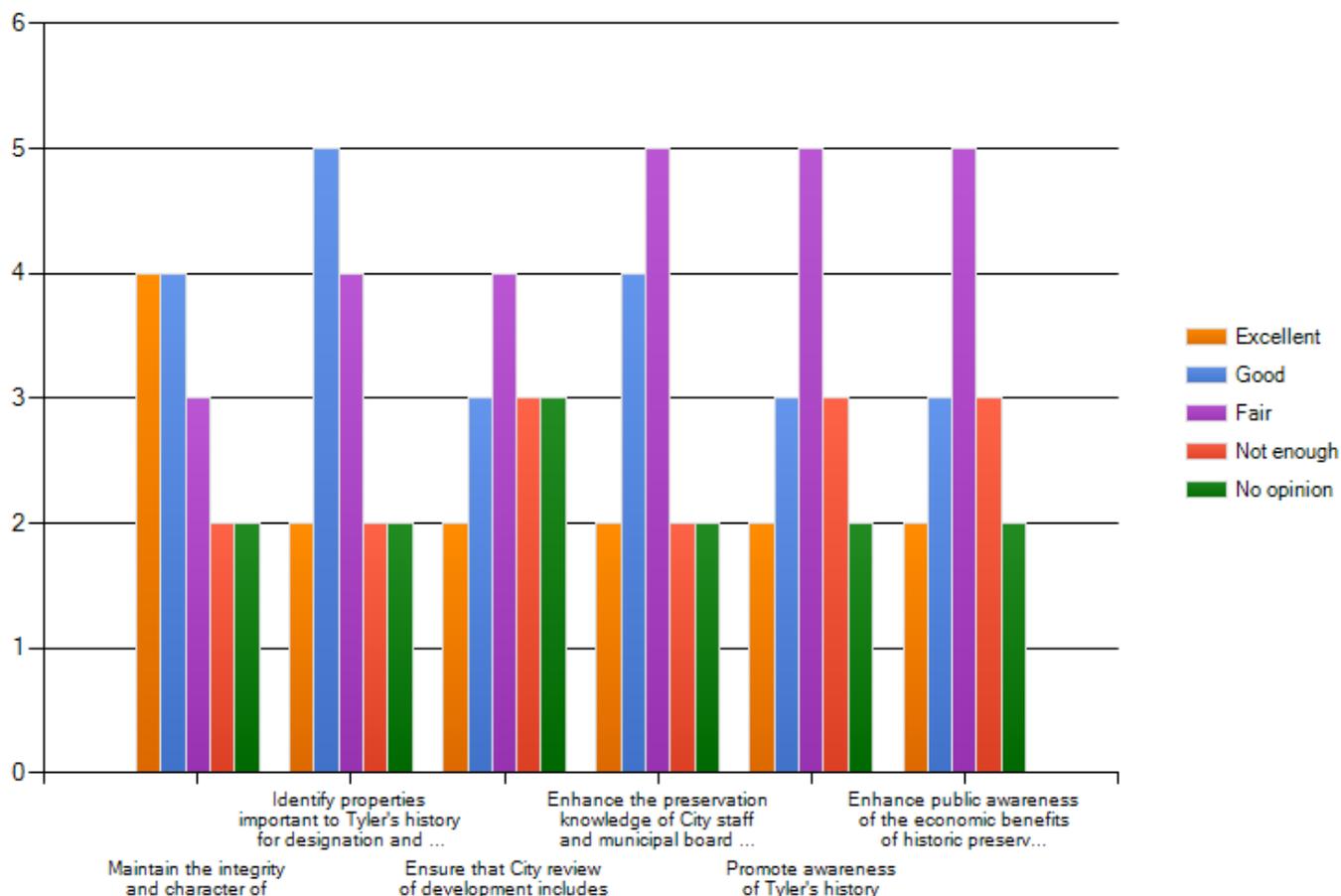
Historic Preservation Online Survey Results





Historic Preservation Online Survey Results

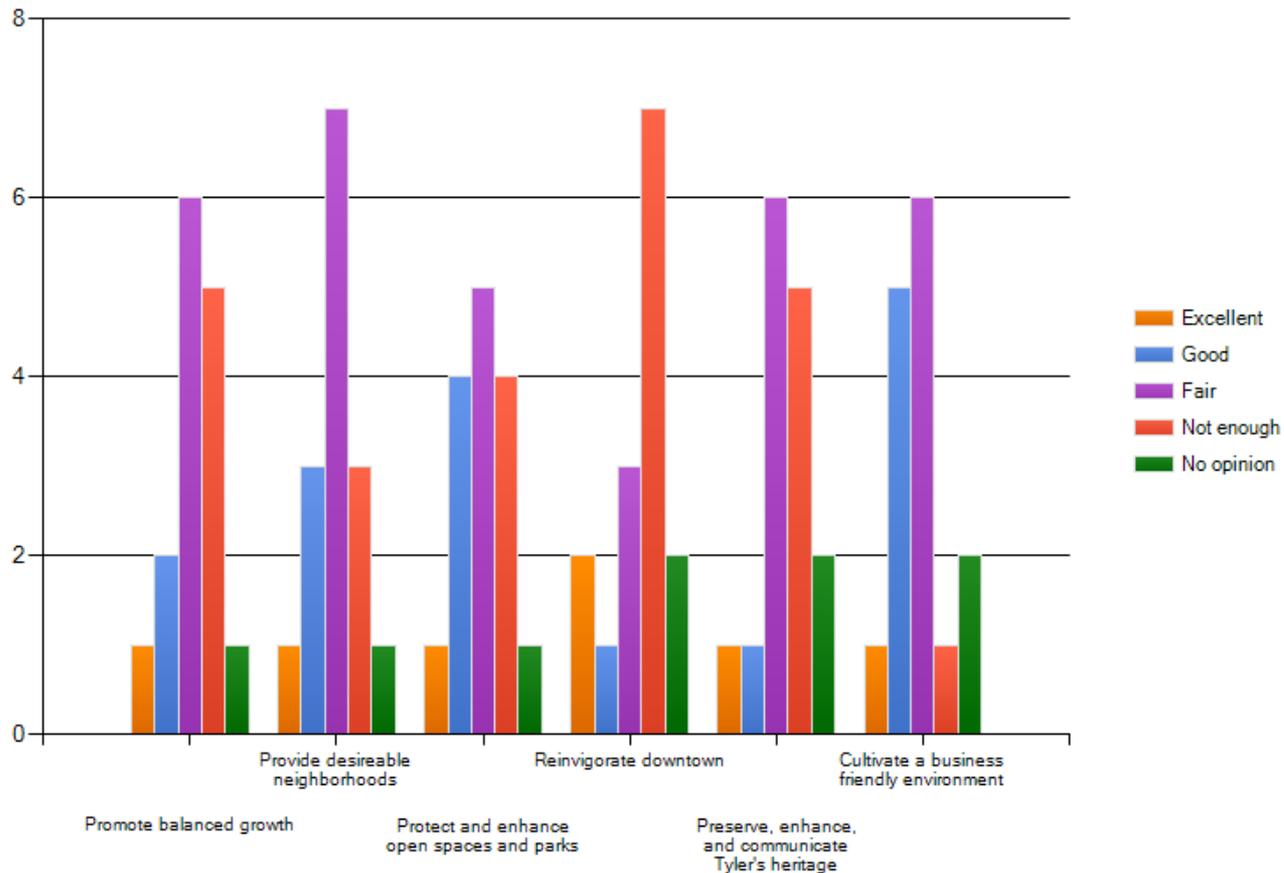
How well do you think the City is doing in accomplishing the following Historic Preservation goals?





Historic Preservation Online Survey Results

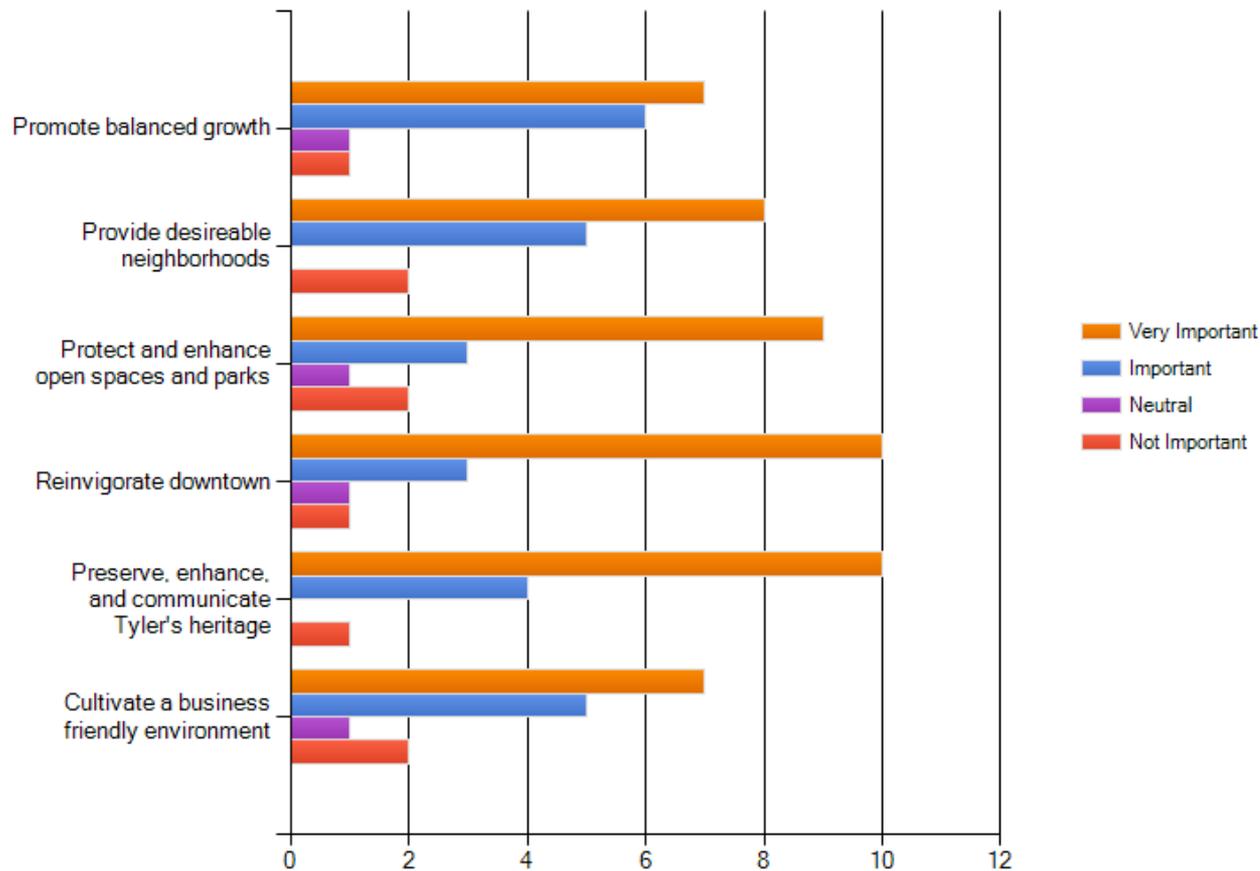
How well do you think the City is doing in balancing Historic Preservation goals with other development related goals?





Historic Preservation Online Survey Results

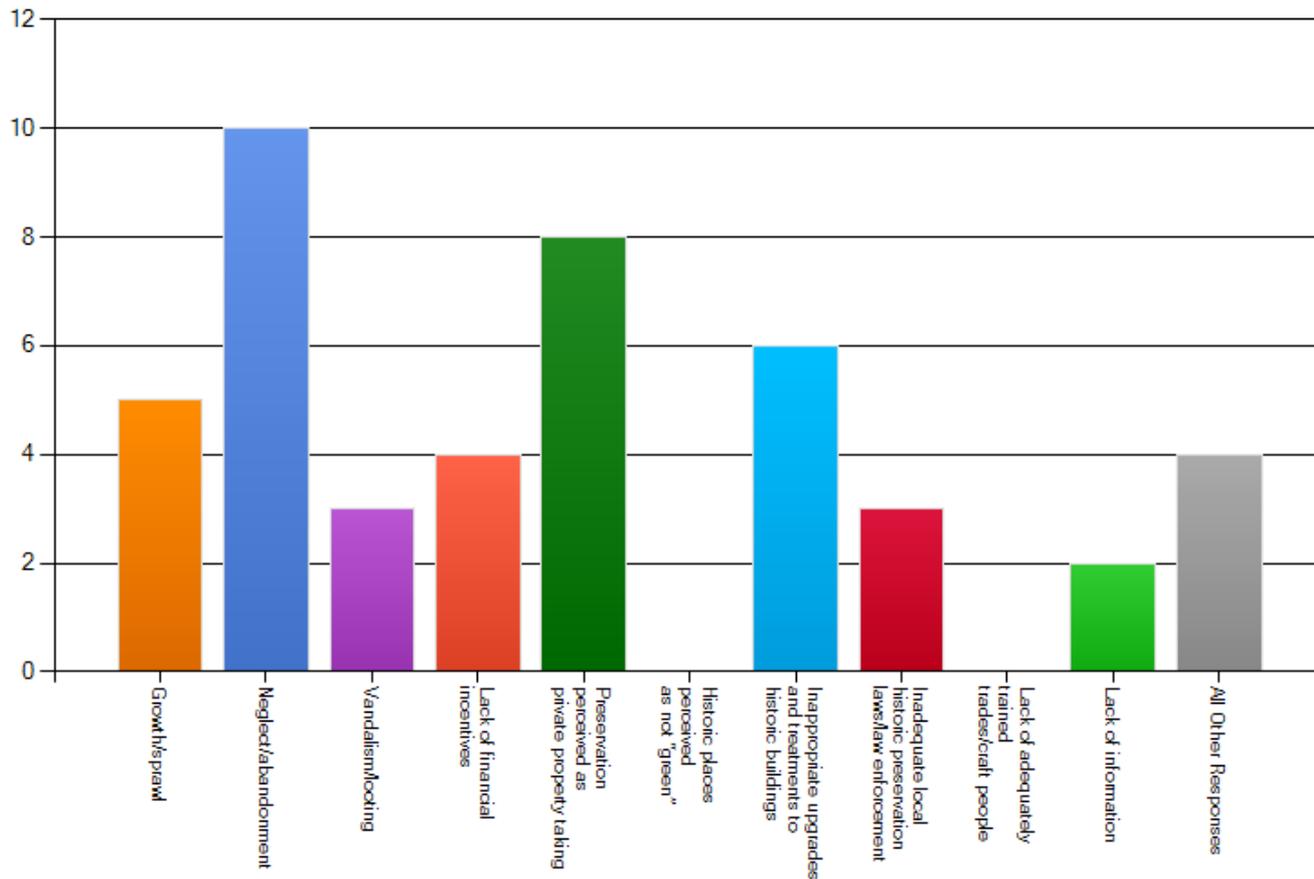
How important is Historic Preservation in realizing the following development related goals?





Historic Preservation Online Survey Results

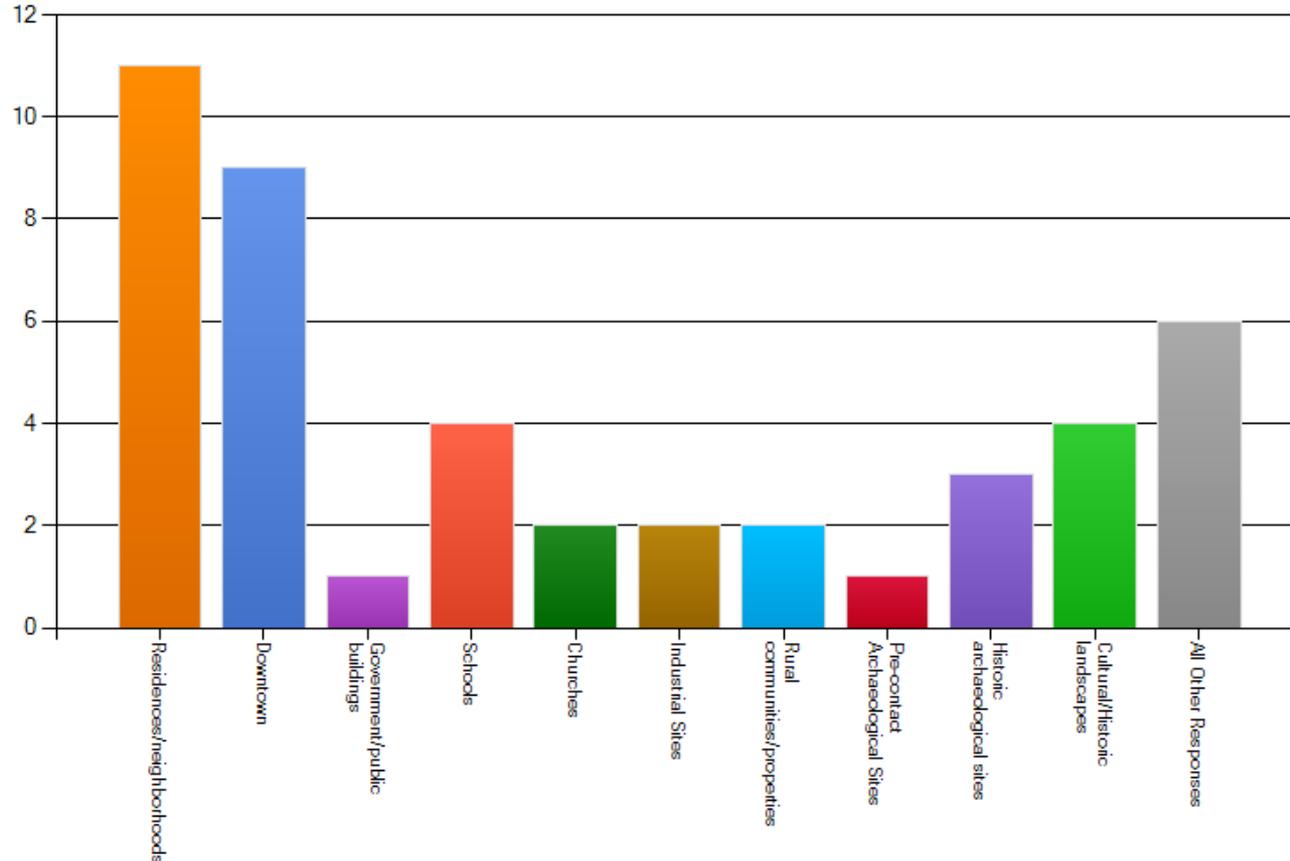
Which three of the following do you feel are the biggest challenges for historic preservation in Tyler? (Choose three)





Historic Preservation Online Survey Results

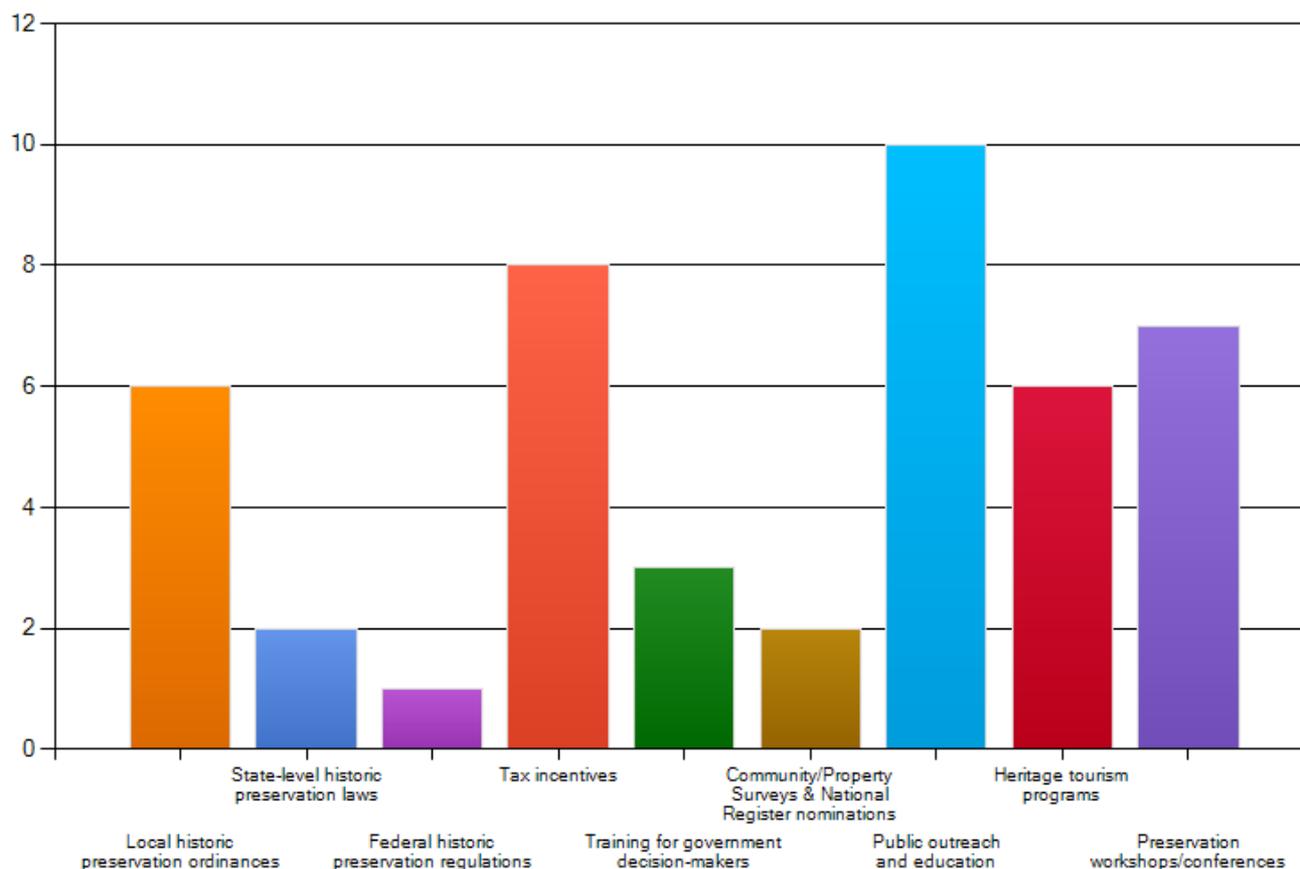
Which three of the following historic and cultural resource types do you feel are most threatened in Tyler: (Choose three)





Historic Preservation Online Survey Results

Which three of the following preservation tools do you feel are the most effective and realistic approaches for preserving Tyler's historic places? (Choose three)

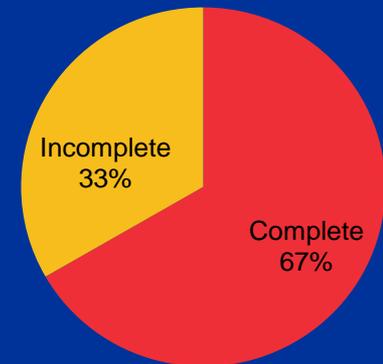




Highlights: Historic Preservation

18 of 27 Items Complete

- Two Historic overlay districts were adopted
 - (Heritage Neighborhoods No. 1 and No. 2)
 - includes 70 properties
- Co-hosted the 4 annual historic education events during Historic Preservation Month
 - nearly 400 attendees
- Half Mile of History Program
 - 36 stones
- Subject Marker Program – 7 subject markers
- HistoryWalk in partnership with the Downtown's ArtWalk.
- A dedicated Brick Maintenance crew maintains nearly 15 miles of brick streets.
- Designated 30 landmarks – 94 total landmarks



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Historic Preservation Goals

- Maintain the integrity and character of Tyler's historic neighborhoods.
 - 94 total designated landmarks including residences, public sites, and places of worship.



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Historic Preservation Myth





Historic Preservation Myth

- The preservation ordinance restricts what colors I can paint my home/building.
 - Untrue: Exterior colors are not regulated by the City of Tyler's preservation ordinance.



www.houselogic.com



www.sequimwadailyphoto.com



www.younghouselove.com



Historic Preservation Myth

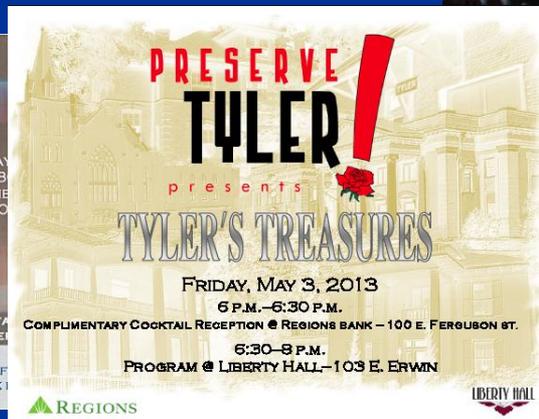
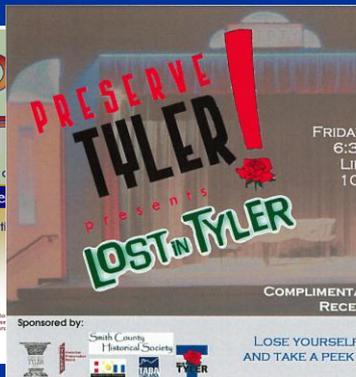
- Being listed on the National Register protects a building from being damaged or demolished.
- Untrue: National Register listing does not offer protection to properties. However, local ordinances do offer protection.





Historic Preservation Goals

- Enhance public awareness of the economic benefits of historic preservation in Tyler.
 - Co-hosted 4 annual historic education events during Historic Preservation Month (nearly 400 attendees)



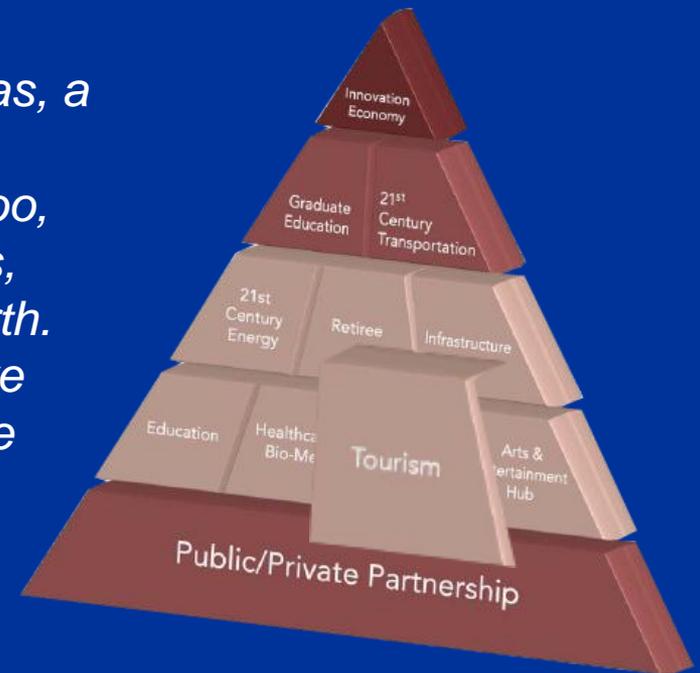


Historic Tourism

- Industry Growth Initiative

- Strategy #3: Tourism

- *Tourism is defined as travel for recreation or leisure. Tyler has a strong foundation for tourism: lakes, zip-lines, rolling hills, easy driving distance to major metropolitan areas, a great airport, brick streets, great (and challenging) golf courses, The Caldwell Zoo, beautiful weather, roses, azaleas, gardens, **historic homes, brick streets**, and so forth. Tyler also has some events that could have national interest: the Rose Festival and the Azalea & Spring Flower Trail.*

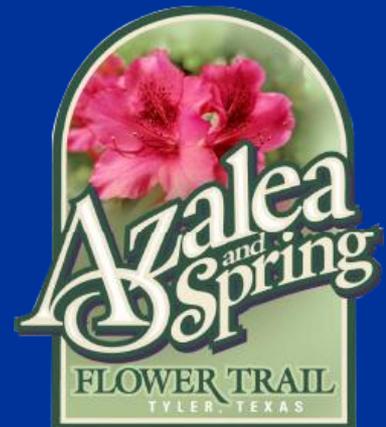




Historic Tourism

- Azalea Trails

- 95,941 attendees in 2012 (up 4.6% from 2011)
- 61% of attendees were tourists (up 21% from 2011)
- \$2,674,640 generated in 2012 (up 15% from 2011)
- Approximately 6,718 attendees visited historic events and attractions including Goodman Museum, Rose Museum, and historic home tours.





Historic Preservation Myth

- Historic Preservation impedes and restricts business growth.
 - Untrue: Study after study shows that historic preservation efforts promote and stimulate local businesses and economies.
 - Creates jobs
 - Increase property values
 - Use existing public investments
 - Support small businesses
 - Revitalize Main Streets
 - Attracts visitors





Historic Preservation Myth

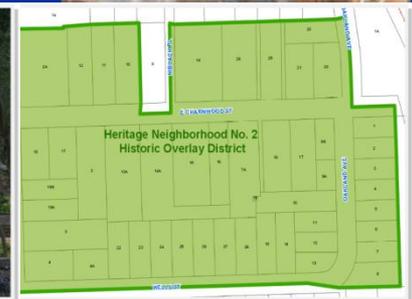
- My property values are lower because my property is located in a historic district.
 - Untrue: Properties within local districts appreciate at rates greater than the local market overall. They are also less vulnerable to volatility during interest rate fluctuations and economic downturns.

(Rypkema, 2007)



Historic Preservation Goals

- Identify additional properties and groups of properties important to Tyler's history for designation and protection.
- Two Historic Overlay Districts created:
 - Heritage Neighborhood #1 (2009)
 - Heritage Neighborhood #2 (2011)
 - Includes 70 properties
 - Neighborhood Conservation District



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Historic Preservation Goals



Photo Index Form

Project: ABILENE SURVEY 1988-89

Photographer: DAVID MOORE

Date: 1-89

Film Type: PLUS-X

Roll No.: 82

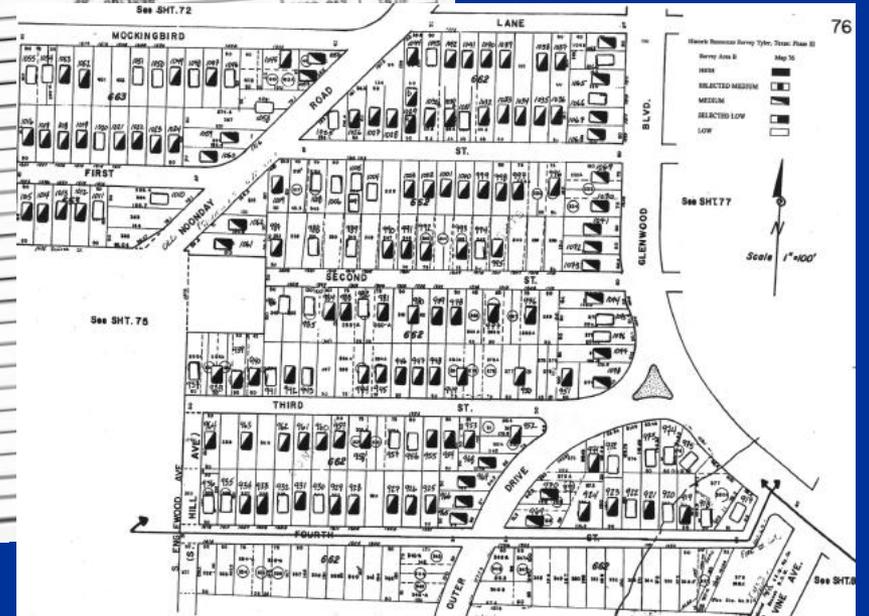
Camera Facing: PLUS-X

USGS Quad: 3299-243

Site No.:

Hardy - Heck - Moore

Image No.	Name / Address	View	Elevation	USGS Quad	Site No.
1	1124 HICKORY	SE elevation	NW	3299-243	1634
2	1434 WICKORY	SE oblique	NW	3299-243	1624
3	1760-42 HICKORY	SE oblique	NW	3299-243	1607
4	1934-42 HICKORY	SE oblique	NW	3299-243	1606
5	1642 ORANGE	SE oblique	NW	3299-243	1501
6	1366 ORANGE	SE oblique	NW	3299-243	1511
7	910 ORANGE	E elevation	W	3299-243	1535
8	834 ORANGE	SE oblique	NW	3299-243	1544
9	802 ORANGE	SE oblique	SW	3299-243	1545
10	700 ORANGE	SE oblique	NW	3299-243	1546
11	760 ORANGE	SE oblique	NW	3299-243	1547
12	402 ORANGE	SE oblique	NW	3299-243	1552
13	330 ORANGE	SE oblique	NW	3299-243	1553
14	242 BEECH				1418
15	340 BEECH				
16	518 BEECH				
17	610 BEECH				
18	704 BEECH				
19	726 BEECH				
20	750 BEECH				
21	772 BEECH				
22	1242 BEECH				
23	1842 BEECH				
24	2002 BEECH				
25	2042 BEECH				
26	2190 BEECH				
27	2126 SIMMONS				
28	1502 MULBERRY				
29	1418 MULBERRY				
30	1126 MULBERRY				
31	1042 MULBERRY				
32	802 MULBERRY				
33	772 MULBERRY				
34	768 MULBERRY				
35	760 MULBERRY				





Historic Preservation Goals

Historic District Overlays

- Owner initiated
- Consist of at least one block face
- Minimum of three contiguous properties
- At least $\frac{3}{4}$ properties are at least 50 years old

CITY OF TYLER
PETITION
For Designation as a Historic Overlay District

To: City of Tyler
From: _____
Date: _____

We, the undersigned, petition that our area be designated as a Historic Overlay District. We represent _____ of the homeowners in the proposed district. Our neighborhood is a residential area in existence for over _____ years. The proposed area consists of well-maintained historic single-family homes. We desire to protect, preserve and maintain the historic nature of the neighborhood.

Proposed Boundaries of the District
A map outlining the District is shown below. The District would include all the properties along _____ to _____.

MAP OF PROPOSED HISTORIC OVERLAY DISTRICT
(Attach Map)

Nominator's Information
Name of person representing neighborhood: _____
Address: _____
City: _____
State: _____ Zip: _____
Daytime telephone: _____
Email: _____

Case Number: _____
Historic Preservation Board Date: _____ Date Received: _____
Approved: _____ Denied: _____ Received By: _____
City Council Date: _____ Approved: _____ Denied: _____

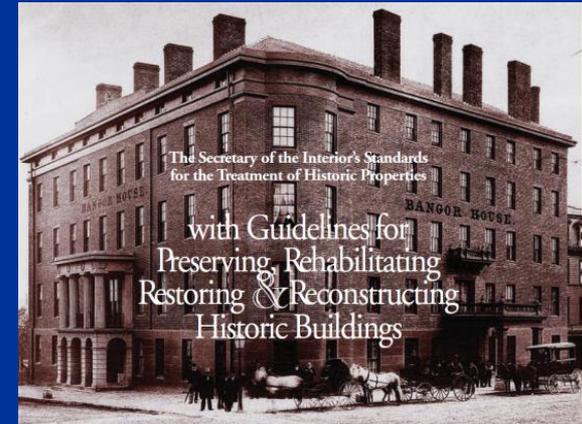
Legal Fee: _____



Historic Preservation Goals

Historic District Overlays

- **Commercial property must be at least 75 years old and a contributing property**
- **Vacant properties over 2 acres must be contributing properties**
- **Petition must include at least 75% of property owners**
- **Overlay follows the Secretary of Interior Standards for Rehabilitation**
- **Within Historic Resource Area**





Historic Preservation Goals



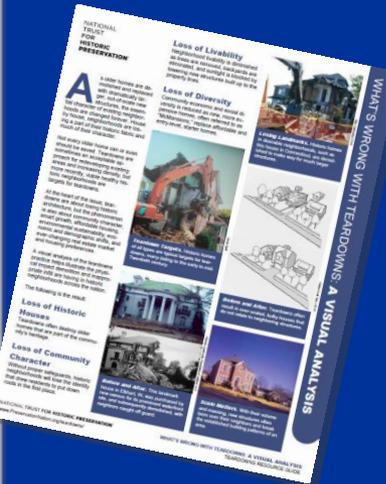
A Tight Squeeze. The shoehorning of massive, suburban-style homes into older neighborhoods will never result in a comfortable fit.



Making a Bold Statement. What replaces a teardown can sometimes be visually jarring to the context of an historic neighborhood, standing out from others dramatically. Source:



Auto-Focused. Front yards are given over to driveways and house facades are dominated by garage doors rather than porches.





Historic Preservation Goals

Why are historic overlays created?

Before



After



Before and After. Teardowns often result in over-scaled, bulky houses that do not relate to neighboring structures.

Source:

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Historic Preservation Goals

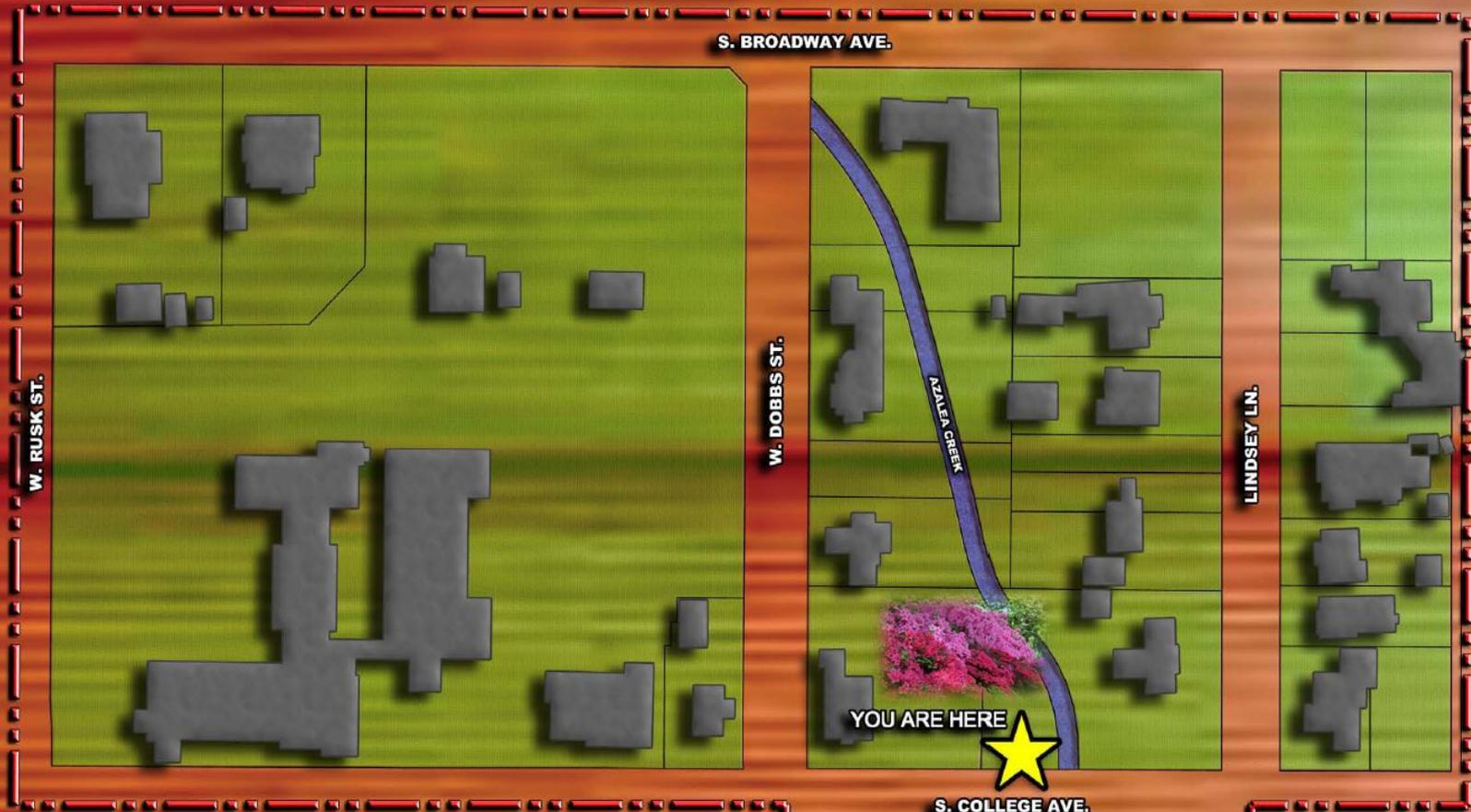




Historic Preservation Goals

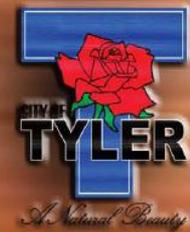


HERITAGE NEIGHBORHOOD NO. 1



AS A DIRECT RESULT OF THE 2007 TYLER 21 COMPREHENSIVE PLANNING PROGRAM, THIS AREA HAS BEEN DESIGNATED THE CITY'S FIRST "HERITAGE NEIGHBORHOOD." THE CITY COUNCIL, ON MAY 13, 2009, APPROVED HISTORIC OVERLAY ZONING OF THE AREA BASED ON A PETITION FROM A MAJORITY OF AFFECTED PROPERTY OWNERS.

THIS INITIATIVE MAINTAINS AND PROTECTS THE ARCHITECTURAL CHARACTER AND HISTORICAL AMBIANCE OF THE NEIGHBORHOOD FOR ALL TIME TO COME - A GIFT TO THE FUTURE FROM THE PAST.





Historic Preservation Goals

- Ensure that City review of development includes historic preservation review when necessary.
 - Certificate of Appropriateness review.





Historic Preservation Myth

- The preservation ordinance restricts the interior design of my building.
- Untrue: The interiors of properties are not regulated by the City of Tyler's preservation ordinance.





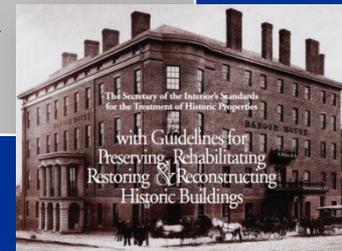
Historic Preservation Myth

- The preservation ordinance will not allow me to alter or add on to my home.
- Untrue: While a historic review may be required for your addition, the historical review standard specifically allows and encourages reinvestment into historic structures.



Secretary of Interior Standards – 4 standard approaches

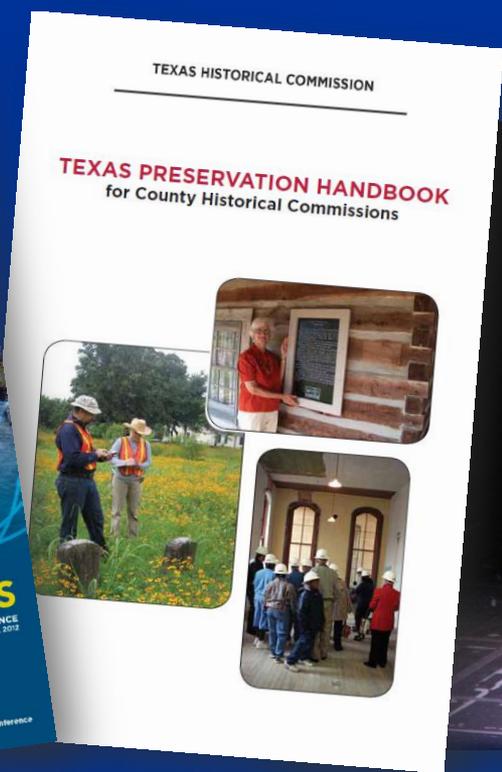
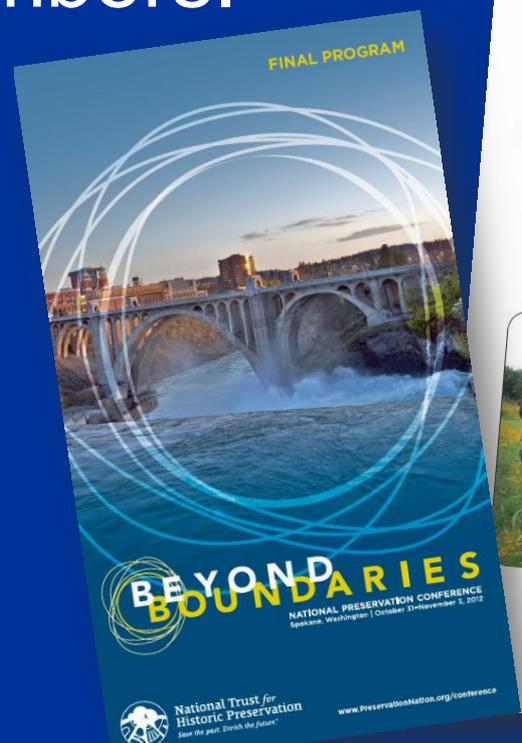
Standard	Description
Preservation	focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.
Rehabilitation	acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
Restoration	depicts a property at a particular period of time in its history, while removing evidence of other periods.
Reconstruction	re-creates vanished or non-surviving portions of a property for interpretive purposes.





Historic Preservation Goals

- Enhance the preservation knowledge of City staff and municipal board members.



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Historic Preservation Goals

- Promote and display diverse aspects of Tyler's history to enhance resident and visitor awareness of its importance.
 - 36 Half Mile of History Markers presented
 - 7 "Reflections" historical subject markers



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Historic Preservation Quiz!

- Lori Ellis and Brian Brandt



Answers



People's National
Bank Building



Marvin Methodist
Church



The Simons House

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**Carnegie Library
Building**



**Bonner-Whitaker-
McClendon House**



First Baptist Church

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Childers House



1881 Smith County Jail
/ Lewis Hotel

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City Hall



Bergfeld Shopping Center

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Winners!



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Historic Preservation Goals

Table Discussion

1. What are the top three benefits of historic preservation? “Historic preservation helps communities...”

2. What historic and cultural resources are most threatened in Tyler? (please choose top three)

3. What are the three biggest challenges or threats facing historic and cultural resources in Tyler?



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- **Encourage infill** development **that, while expressing its own time**, is respectful of historic character.
- **Encourage historic tourism through creation** of heritage trails and historic markers to identify diverse aspects of Tyler's history, such as African-American heritage, the rose industry, the oil and gas industry, and the railroad industry.

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Historic Preservation Goals

Table Discussion

1. How effective are historic preservation activities in each of these specific areas?

2. Which three approaches do you feel are most effective for preserving Tyler's history and historic places?

3. What three things should Tyler improve to better preserve its historic and cultural places?



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Historic Preservation Goals

Table Report Out



Wrap Up / Next Steps

Next Topic: North End Revitalization

Open House

– May 30th, Neighborhood Services

Steering Committee Meeting

– June 19th, Harvey Hall #2

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Thank you for your time!

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