

City of San Antonio: Strategic Historic Preservation Plan

June 30, 2010

	Strategies	Recommendations	Action Steps	Potential Participants	Priority (H/M/L)	Range (S/M/L)	Status 2011	Status 2010
A. CITY PLANNING STRATEGIES								
P	1. Create one set of goals and objectives that become the City's official vision and policies for historic preservation.		Process plan for HDRC approval. Process plan for City Council approval.	OHP, HDRC, City Council				completed
P	2. Incorporate historic preservation elements in all citywide, district, and neighborhood planning initiatives.	Recommendation 2.1 - Require historic resource surveys.	Require surveys to be prepared for future planning initiatives. Assign OHP staff to future planning initiatives. Review existing plans to determine follow-up survey work needed.	PDSD, OHP, OCA, CIMS, PASA, ITSD	H	ongoing		Completed: Part of UDC updates, will require survey as part of plan updates
P	2. Incorporate historic preservation elements in all citywide, district, and neighborhood planning initiatives.	Recommendation 2.2 - Catalog endangered properties.	Require creation of "Endangered Properties List" when surveys conducted. Establish "Early Warning" forum for regular review of lists.	OHP, PDSD, City Attorney, Code Compliance, DSDB, Fire Dept., HNSDD	H	ongoing	database development and program development with Code, Dev Services, etc. Working to create a receivership program to get neglected structures into the hands of people or groups able to stabilize the structures.	To date, the Lavaca, Tobin Hill and Dignowity Hill areas are near completion. Documentation will begin shortly for the River North and Government Hill areas. Ongoing project and will be updated periodically as buildings are rehabilitated, moved or demolished.
P	2. Incorporate historic preservation elements in all citywide, district, and neighborhood planning initiatives.	Recommendation 2.3 - Consider public space and streetscape/landscape features.	Require inventories of spaces/features during future planning initiatives. Address spaces/features from historic and urban design perspective in plans.	OHP, PDSD, PW, CIMS	M	L	staff attended Project for Public Spaces "Placemaking Academy"	
P	2. Incorporate historic preservation elements in all citywide, district, and neighborhood planning initiatives.	Recommendation 2.4 - Prepare design guidelines.	Review existing urban design guidelines to determine gaps and overlaps. Consolidate information into one set of citywide guidelines. Prepare additional guidelines to address gaps. Prepare district-based historic preservation guidelines when appropriate.	PDSD, OHP, Neighborhood Associations	M	S	RIO Guidelines updated and adopted March 2011. Citywide design guidelines contract approved by Council September 2011. Anticipate individual historic districts will follow up with specific guidelines for their districts.	
P	2. Incorporate historic preservation elements in all citywide, district, and neighborhood planning initiatives.	Recommendation 2.5 - Consider preservation in other planning initiatives.	Require City agencies to consider preservation policies/guidelines in all City plans. Meet with other public agencies to establish preservation approach.	All City Departments/Agencies School and Utility Agencies	H	ongoing		
P	2. Incorporate historic preservation elements in all citywide, district, and neighborhood planning initiatives.	Recommendation 2.6 - Involve Office of Historic Preservation in relevant decision-making processes.	Regularly involve/consult OHP staff in decisions affecting preservation.	All City Departments/Agencies School and Utility Agencies	H	ongoing	Involved in Downtown Task Force; Infill Development Task Force	
P	2. Incorporate historic preservation elements in all citywide, district, and neighborhood planning initiatives.	Recommendation 2.7 - Allocate resources to the OHP to expand its preservation planning initiatives and activities.	Assess OHP staffing, professional development, and technology needs. Identify resources to expand preservation planning initiatives. Meet with Conservation Society and UTSA to review resources.	OHP, City Manager, SACS, UTSA	M	M	As of August 2011 OHP is fully staffed with 11 FTE	
P	2. Incorporate historic preservation elements in all citywide, district, and neighborhood planning initiatives.	Recommendation 2.8 - Establish an advisory council to the Office of Historic Preservation.	Establish advisory council with neighborhood association reps. Identify and appoint first members to advisory council. Establish meeting schedule and conduct first meeting.	OHP, PDSD	L	M	Held initial meeting of Historic Districts Council on July 6, 2011. 2nd meeting September 14, 2011	
P	2. Incorporate historic preservation elements in all citywide, district, and neighborhood planning initiatives.	Recommendation 2.9 - Require interpretation of archaeological resources on publicly owned property.	Prepare standards for interpreting archaeological resources on public property.	OHP, PDSD, PW, CIMS, CCDO, Parks	M	M		
P	2. Incorporate historic preservation elements in all citywide, district, and neighborhood planning initiatives.	Recommendation 2.10 – Install specially designed historic district signage.	Develop historic district signage program with design approach. Allocate resources to fund first sets of historic signage. Install first sets of signage.	OHP, PDSD, PW, SACS, CVB, OCA	L	S	Tobin Hill HD signs installed in Spring 2011. King William and Dignowity Hill installed September 2011.	
P	3. Promote preservation as a "green" and sustainable planning and development approach.	Recommendation 3.1 – Consider rehabilitation and reuse of historic buildings as sustainable.	Incorporate historic preservation element in <i>Mission Verde Plan</i> . Incorporate historic preservation elements in other green policies and plans.	OHP, OEP, other City departments, others	H	S	on going. Working relationship with OEP	Rehabilitation and Preservation language adopted as part of Mission Verde
P	3. Promote preservation as a "green" and sustainable planning and development approach.	Recommendation 3.2 – Include historic preservation criteria within Build San Antonio Green building rating system.	Develop historic preservation rating criteria.	OHP, Build San Antonio Green, AIA, UTSA	M	M		
P	3. Promote preservation as a "green" and sustainable planning and development approach.	Recommendation 3.3 – City departments should reuse historic buildings for municipal facilities where feasible.	Require consideration of historic buildings for municipal facilities.	OHP, City Manager, City Attorney.	M	M		

P	3. Promote preservation as a “green” and sustainable planning and development approach.	Recommendation 3.4 – Salvage building materials from property demolitions where feasible.	Establish salvage program for City demolitions. Study feasibility of construction waste diversion.	OHP, DSDB, City Manager, City Attorney, OEP, HNSD	H	M		
P	4. Plan for the future of key historic areas of the City.	Recommendation 4.1 – Designate landmarks & significant areas in River North.	Assess inventory of historic resources in River North Plan. Conduct additional inventory if needed. Prepare appropriate sites/blocks for designation approval.	OHP, DPS, CCDO, HDRC, OCA, Parks, CIMS	H	S	27 landmarks created in the River North area as approved by City Council.	Recommendation from Designation Committee to HDRC pending
P	4. Plan for the future of key historic areas of the City.	Recommendation 4.2 – Prepare a master plan for HemisFair and LaVillita historic districts.	Establish Planning Committee. Create new master plan for combined HemisFair & LaVillita districts.	OHP, PDSD, CCDO, DO, Downtown Alliance, ED, PW, HNSD, SACS, OCA	L	L	HPARC public planning meetings February - May 2011.	La Villita Retail Management Study Ad Hoc Committee created with HDRC representation.
P	4. Plan for the future of key historic areas of the City.	Recommendation 4.3 – Prepare a master plan for perimeter blocks around downtown San Antonio.	Establish planning process for perimeter blocks with links to neighborhoods.	OHP, PDSD, CCDO, Downtown Alliance, Parks, PW, ED, SACS, DTOPS	H	L		
P	4. Plan for the future of key historic areas of the City.	Recommendation 4.4 – Consider changing existing conservation districts to historic districts where appropriate.	Evaluate conservation districts eligibility for designation. Work with local neighborhood associations to determine support. Determine schedule for future designations.	OHP, PDSD, Neighborhood Associations	L	L	Invited several Conservation Districts to upcoming Homeowner Fair. Invited to Historic Districts Council initial meeting.	Have invited several Conservation Districts to upcoming Homeowner Fair
B. CITY ZONING STRATEGIES								
Z	1. Revise and consolidate all related rules and regulations within the UDC to improve the effectiveness of the OHP and HDRC, and the Code's overall readability.	Recommendation 1.1 – Consolidate historic preservation sections of the Unified Development Code within Article VI	Incorporate related UDC provisions in Article VI.	OHP, PDSD, City Attorney	M	S		Completed as part of UDC amendments approved by CC on June 24
Z	1. Revise and consolidate all related rules and regulations within the UDC to improve the effectiveness of the OHP and HDRC, and the Code's overall readability.	Recommendation 1.2 – Specify types of alterations, repairs, and maintenance that can be approved administratively.	Determine administrative approvals and revise Article VI.	OHP, PDSD, City Attorney	M	S		Completed as part of UDC amendments approved by CC on June 24
Z	1. Revise and consolidate all related rules and regulations within the UDC to improve the effectiveness of the OHP and HDRC, and the Code's overall readability.	Recommendation 1.3 - Article VI Introduction.	Revise Article VI Introduction.	OHP, PDSD, City Attorney	M	S		Completed as part of UDC amendments approved by CC on June 24
Z	1. Revise and consolidate all related rules and regulations within the UDC to improve the effectiveness of the OHP and HDRC, and the Code's overall readability.	Recommendation 1.4 - Article VI, Divisions 1 and 2.	Merge sections regarding administration and COA procedures.	OHP, PDSD, City Attorney	M	S		Completed as part of UDC amendments approved by CC on June 24
Z	1. Revise and consolidate all related rules and regulations within the UDC to improve the effectiveness of the OHP and HDRC, and the Code's overall readability.	Recommendation 1.5 - Consolidate Historic District Designation Criteria.	Revise designation criteria and eliminate HE and HS designation classifications.	OHP, PDSD, City Attorney	M	S		Completed as part of UDC amendments approved by CC on June 24
Z	1. Revise and consolidate all related rules and regulations within the UDC to improve the effectiveness of the OHP and HDRC, and the Code's overall readability.	Recommendation 1.6 - Revise owner consent requirements for neighborhood initiated landmark/district nominations.	Revise owner consent provision in Article VI, Section 35-602.	OHP, PDSD, City Attorney	M	S		Completed as part of UDC amendments approved by CC on June 24
Z	1. Revise and consolidate all related rules and regulations within the UDC to improve the effectiveness of the OHP and HDRC, and the Code's overall readability.	Recommendation 1.7 - Revise two-thirds majority vote for landmark and district designations.	Revise Division 2 to require simple majority on HDRC actions.	OHP, PDSD, City Attorney	M	S		Completed as part of UDC amendments approved by CC on June 24
Z	1. Revise and consolidate all related rules and regulations within the UDC to improve the effectiveness of the OHP and HDRC, and the Code's overall readability.	Recommendation 1.8 - Consolidate sections regarding designation process.	Merge designation processes found in both Division 1 and 2 of Article VI.	OHP, PDSD, City Attorney	M	S		Completed as part of UDC amendments approved by CC on June 24
Z	1. Revise and consolidate all related rules and regulations within the UDC to improve the effectiveness of the OHP and HDRC, and the Code's overall readability.	Recommendation 1.9 - Increase training for HDRC members.	Assess HDRC training needs. Conduct training and orientation sessions. Allocate resources for commissioner attendance at relevant conferences.	OHP, HDRC	M	S		Have presented HDRC member with opportunities. Planning training session for September.
Z	1. Revise and consolidate all related rules and regulations within the UDC to improve the effectiveness of the OHP and HDRC, and the Code's overall readability.	Recommendation 1.10 - Consolidate UDC sections regarding economic hardship.	Merge relevant sections on economic hardship.	OHP, PDSD, City Attorney	M	S		Completed as part of UDC amendments approved by CC on June 24
Z	1. Revise and consolidate all related rules and regulations within the UDC to improve the effectiveness of the OHP and HDRC, and the Code's overall readability.	Recommendation 1.11 - Require documentation for buildings to be demolished.	Determine policies and procedures regarding documentation.	OHP, PDSD, City Attorney	M	S		

Z	2. Consolidate and create standard design guidelines to facilitate OHP and HDRC reviews of public and private development initiatives.	Recommendation 2.1 - Develop a set of design guidelines that apply to all designated historic resources and districts.	Review and assess all existing design guidelines to determine gaps and overlaps. Create citywide urban design guidelines, including historic preservation.	OHP, HDRC	H	S	Secured funding for design guidelines for all historic districts. RFP to be approved by City Council by September 2011.	ongoing
Z	2. Consolidate and create standard design guidelines to facilitate OHP and HDRC reviews of public and private development initiatives.	Recommendation 2.2 - Create design guidelines for individual historic districts as needed.	Determine need for neighborhood level preservation design guidelines. Create neighborhood preservation design guidelines as appropriate.	OHP, Neighborhood Associations, HDRC	M	M	expect that after design guidelines for all districts have been created that individual districts will create specific guidelines.	River Road will likely be first
Z	2. Consolidate and create standard design guidelines to facilitate OHP and HDRC reviews of public and private development initiatives.	Recommendation 2.3 - Revise design review within the RIO districts.	Assess/determine design review items that can be approved administratively. Develop standards as needed (signage, vendor carts, etc.).	OHP, DO, CCDO, City Attorney, Parks	M	M		
Z	2. Consolidate and create standard design guidelines to facilitate OHP and HDRC reviews of public and private development initiatives.	Recommendation 2.4 - Incorporate "green" design methods and techniques within design guidelines.	Create "green preservation" standards within citywide design guidelines.	OHP, PDSD, OEP, CIMS Build San Antonio Green	M	S		
Z	2. Consolidate and create standard design guidelines to facilitate OHP and HDRC reviews of public and private development initiatives.	Recommendation 2.5 – Incorporate historic viewshed restrictions into standard design guidelines.	Assess viewshed needs in existing/potential historic districts. Incorporate viewsheds into citywide and neighborhood guidelines. Incorporate into conservation subdivision code.	OHP, PDSD, CIMS, Neighborhood Associations	M	M	Potential of creating a viewshed overlay for Hays Street Bridge	Viewshed overlay for Missions requested by CW Ramos & Cisneros (along with RIO updates)
Z	3. Ensure zoning in neighborhoods and commercial districts promotes the preservation of and reuse of historic resources.		Review and assess base zoning in historic districts as needed.	OHP, PDSD, Neighborhood Associations	M	L		
Z	4. Consider form-based zoning within historic districts.		Assess need and potential for form-based zoning in historic districts.	OHP, PDSD, Neighborhood Associations	M	L	monitor River North's new Form Based Zoning Overlay	monitor River North's new Form Based Zoning Overlay
C. ECONOMIC DEVELOPMENT STRATEGIES								
ED	1. Increase public awareness that historic preservation contributes to the City's economic development.	Recommendation 1.1 - Undertake an Economic Benefits Study.	Secure resources to undertake study. Conduct study to establish baseline data. Distribute and publicize study results.	OHP, PDSD, CVB, ED, CS, SACS, UTSA, CCDO	H	M		working with ED
ED	1. Increase public awareness that historic preservation contributes to the City's economic development.	Recommendation 1.2 - Publish Yearly Investment Statistics.	Collect relevant investment statistics/data. Prepare summary similar to NCR program summary. Distribute and publicize data.	OHP, ED, CCDO	H	M		
ED	1. Increase public awareness that historic preservation contributes to the City's economic development.	Recommendation 1.3 – Establish a benchmarking program.	Determine benchmark measurements for preservation investment. Assess progress and distribute results.	OHP, CCDO	H	M		
ED	2. Consider preservation actions as integral components of larger business district and neighborhood revitalization strategies.	Recommendation 2.1 - Expand the Neighborhood Commercial Revitalization Program.	Assess historic preservation and technical service needs in NCR neighborhoods. Determine neighborhoods that could benefit from program.	OHP, CCDO, PDSD	L	L		
ED	2. Consider preservation actions as integral components of larger business district and neighborhood revitalization strategies.	Recommendation 2.2 - Expand heritage tourism initiatives.	Continue development of Neighborhood Discovery Tours. Determine wayfinding/signage needs for districts. Prepare a heritage tourism study. Consider additional cultural districts where appropriate.	OCA, CVB, OHP, PDSD, PW, Neighborhood Associations	H	ongoing		
ED	2. Consider preservation actions as integral components of larger business district and neighborhood revitalization strategies.	Recommendation 2.3 – Implement reinvestment plans as part of neighborhood plans and in priority historic districts.	Consider "showcase/model block" program to concentrate reinvestment efforts. Determine "priority" historic districts for reinvestment plans. Coordinate neighborhood sweeps with "rehabaramas".	OHP, PDSD, HNSD, CCDO	H	S	S.T.A.R. program has worked in Dignowity Hill Historic District to help arrest deterioration of historic homes by painting and making minimal repairs to 26 homes to date.	
ED	3. Create new preservation initiatives that facilitate rehabilitation and reuse of historic resources, revitalization of neighborhoods and commercial districts, and creation of new jobs and small businesses.	Recommendation 3.1 – Encourage community-initiated development activities.	Provide training in community-initiated development to local organizations. Collaborate with CDC's, CHDO's and other groups to determine projects.	OHP, HNSD, ED, PDSD, CCDO	H	ongoing		
ED	3. Create new preservation initiatives that facilitate rehabilitation and reuse of historic resources, revitalization of neighborhoods and commercial districts, and creation of new jobs and small businesses.	Recommendation 3.2 - Explore partnerships to encourage affordable housing initiatives in historic districts.	Identify CDC's, CHDO's and other entities for potential partnerships. Identify resources for housing and historic preservation initiatives.	OHP, HNSD, PDSD, ED, CCDO	H	ongoing		
D. HISTORIC RESOURCE STRATEGIES								

HR	1. Update existing surveys and conduct new inventories of historic resources throughout the City.	Recommendation 1.1 – Include resource surveys as part of neighborhood plans.	Require surveys to be prepared for future planning initiatives. Assign staff to future planning initiatives. Review existing plans to determine follow-up survey work needed.	PDSD, OHP, OCA	H	ongoing	survey work continues on the Westside in collaboration with the Westside Preservation Group. Five Points area has been resurveyed. Some property owners are in favor of creating a historic district	
HR	1. Update existing surveys and conduct new inventories of historic resources throughout the City.	Recommendation 1.2 - Prioritize surveys for re-evaluation.	Evaluate existing surveys and prioritize survey update needs. Assess and secure resources to update surveys.	OHP, PDSD, UTSA, Conservation Society, AIA	M	M	interns working on database	intern working on database
HR	1. Update existing surveys and conduct new inventories of historic resources throughout the City.	Recommendation 1.3 - Prioritize other areas and districts.	Review and prioritize areas/neighborhoods that have not been surveyed. Assess and secure resources to conduct surveys.	OHP, PDSD, UTSA, SACS, AIA	H	M		
HR	1. Update existing surveys and conduct new inventories of historic resources throughout the City.	Recommendation 1.4 - Continue thematic survey approach.	Determine "thematic" or special surveys that may need to be conducted. Assess and secure resources to conduct surveys.	OHP, PDSD, OCA, CVB, UTSA, SACS, AIA,	M	M		
HR	1. Update existing surveys and conduct new inventories of historic resources throughout the City.	Recommendation 1.5 - Conduct an inventory of recent past resources.	Review "Recent Past" sites/areas to determine locations for surveys. Conduct survey.	OHP, PDSD, HNSD, OCA	H	S		Oak Hills neighborhood recently surveyed
HR	1. Update existing surveys and conduct new inventories of historic resources throughout the City.	Recommendation 1.6 – Collect written and oral histories as part of survey activities.	Require written and oral histories as part of resource surveys.	OHP, SACS, ITC, Universities, Bexar Cty	L	L	Paseo por el Westside-scanned photographs	
HR	2. Use the new information to designate additional districts and target public and private resources.		Prioritize/designate historic sites and districts based on updated and new surveys. Maintain and publish priority survey/property information.	OHP, HDRC	H	ongoing	Knob Hill most recent Historic District created based on survey work. Completed survey of Denver Heights and resurveyed 5-Points area.	
HR	3. Use the new information to create an "early warning" system to increase awareness and action regarding endangered sites, buildings, landscapes, and view sheds.	Recommendation 3.1- Pursue initiatives that enforce historic preservation provisions of the Unified Development Code	Formalize Early Warning System for endangered properties. Establish City departments task force to regularly address endangered properties. Develop/maintain Endangered Properties List.	OHP, PDSD, City Attorney, Code Compliance, DSDB, ITSD, Fire Dept.	H	ongoing	Acquisition Fund contract has been signed by SA Conservation Society and Merced. In the process of selecting the first structure.	OHP Staff working on- identified several areas
HR	4. Make surveys more accessible to the public to promote a greater understanding of significant historic resources.		Develop consolidated/accessible formats for public review of surveys/lists.	OHP, HDRC, ITSD	H	M	Survey database being populated. Working with ITSD to make it available online.	Survey database being populated
E. INCENTIVE STRATEGIES								
I	1. Enhance the effectiveness of existing historic preservation incentives and create additional programs that encourage reinvestment in historic resources.	Recommendation 1.1 - Enhance the effectiveness of City Historic Preservation Tax Exemption Program.	Assess need for a lower "minimum" investment requirement. Assess change to "applicability" provisions to extend exemption to property	OHP, City Attorney	H	S		Completed as part of UDC amendments approved by CC on June 24, 2010
I	1. Enhance the effectiveness of existing historic preservation incentives and create additional programs that encourage reinvestment in historic resources.	Recommendation 1.2 - Create a new division on incentives within Article VI of the Unified Development Code.	Draft new incentives division in Article VI when warranted	OHP, City Attorney	M	S		
I	1. Enhance the effectiveness of existing historic preservation incentives and create additional programs that encourage reinvestment in historic resources.	Recommendation 1.3 - Create special incentive program for endangered historic properties.	Determine and secure financial resources to create incentive. Develop incentive program guidelines and procedures. Prepare information and marketing materials	OHP, PDSD, Code Compliance, DSDB, HNSD, SACS	H	M		An RFP has been created for the acquisition program and is being reviewed a city attorney
I	1. Enhance the effectiveness of existing historic preservation incentives and create additional programs that encourage reinvestment in historic resources.	Recommendation 1.4 - Develop a citywide façade grant program or expand Operation Facelift.	Assess current capacity and funding needs for Operation Facelift. Assess need and possible funding sources for new citywide grant program	OHP, CCDO, PDSD	L	L	Revolving Loan Fund has \$350,000 available. To date there has been one eligible application submitted and is being reviewed by Community Development.	Revolving Loan Fund is waiting for signatures from GMA.
I	1. Enhance the effectiveness of existing historic preservation incentives and create additional programs that encourage reinvestment in historic resources.	Recommendation 1.5 - Utilize tax-increment financing to leverage large-scale building rehabilitation and adaptive use project.	Review current, or develop new policy, for use of TIF in historic preservation projects.	OHP, HNSD, ED, PDSD, CCDO	H	S	Mid-Town TIRZ has a couple of projects such as ButterKrust and Pearl Brewery. Other TIRZ funded projects are Steel House Lofts and the Kress Building downtown.	monitor Southtown and Houston Street TIRZ
I	1. Enhance the effectiveness of existing historic preservation incentives and create additional programs that encourage reinvestment in historic resources.	Recommendation 1.6 - Implement an adaptive use ordinance.	Determine need for revising codes to encourage adaptive use projects. Revise codes or draft an adaptive use ordinance	OHP, PDSD, City Attorney, CCDO Fire Department, Downtown Alliance.	M	L		

I	1. Enhance the effectiveness of existing historic preservation incentives and create additional programs that encourage reinvestment in historic resources.	Recommendation 1.7 - Adopt permit fee waivers.	Create fee waivers for preservation projects as feasible.	OHP, PDS, HNSD	L	M	City has taken lead in reducing fees, especially for Center City. OHP recognizes CDRIP fee waiver.	City has taken lead in reducing fees, especially for Center City
I	1. Enhance the effectiveness of existing historic preservation incentives and create additional programs that encourage reinvestment in historic resources.	Recommendation 1.8 - Develop and operate a historic preservation revolving fund.	Secure capitalization monies Create program guidelines and procedures Consider other technical assistance needs Prepare information and marketing materials	OHP, City Attorney, HNSD, Grants Monitoring	H	S	Revolving Loan Fund has \$350,000 available.	Revolving Loan Fund is waiting for signatures from GMA.
I	1. Enhance the effectiveness of existing historic preservation incentives and create additional programs that encourage reinvestment in historic resources.	Recommendation 1.9 - Partner with equity and tax-credit syndication funds.	Maintain list of potential tax-credit projects and/or vacant properties Undertake developer workshops with participation from syndication funds Develop and maintain working relationships with syndication funds	OHP, NTCIC, LISC, Enterprise, ED, HNSD, CCDO	M	M		
I	1. Enhance the effectiveness of existing historic preservation incentives and create additional programs that encourage reinvestment in historic resources.	Recommendation 1.10 - Include archaeological sites and historic resources as critical areas for transfer of development rights.	Revise UDC to include archaeological sites as critical areas. Research possible transfer value of archaeological sites	OHP, PDS, City Attorney	M	L		
I	1. Enhance the effectiveness of existing historic preservation incentives and create additional programs that encourage reinvestment in historic resources.	Recommendation 1.11 - Create a historic preservation fund as part of the City's density bonus program.	Revise UDC to include historic preservation fund within density bonus program.	OHP, PDS, City Attorney, CCDO	M	M		
I	1. Enhance the effectiveness of existing historic preservation incentives and create additional programs that encourage reinvestment in historic resources.	Recommendation 1.12 – Create an energy efficiency incentive.	Determine type of energy incentive program Create program guidelines and procedures Prepare information and marketing materials	OHP, OEP, Utilities	H	S	OHP has begun partnering with Build SA Green.	
I	1. Enhance the effectiveness of existing historic preservation incentives and create additional programs that encourage reinvestment in historic resources.	Recommendation 1.13 – Leverage incentives for priority historic resources.	Target distressed properties through reinvestment planning Consider building stabilization fund	OHP, PDS, HNSD, ED, CCDO, CDC's	H	S		
I	2. Streamline and expand promotion of preservation programs and incentives to property owners, builders, developers, and investors.	Recommendation 2.1 – Revise and develop information brochures and materials.	Determine revisions to existing brochures Create, produce, distribute new brochures and electronic copy	OHP, others	M	M		Need to reflect UDC changes made on June 24
I	2. Streamline and expand promotion of preservation programs and incentives to property owners, builders, developers, and investors.	Recommendation 2.2 – Revise Website.	Determine and undertake revisions to OHP website regarding incentives.	OHP	M	S		Need to reflect UDC changes made on June 24
I	2. Streamline and expand promotion of preservation programs and incentives to property owners, builders, developers, and investors.	Recommendation 2.3 – Conduct workshops and information sessions.	Schedule workshops Prepare special information materials as needed	OHP, others	M	S	Hosted Historic House Specialist realtor training. Will host another Wood Window Workshop on September 16-17, 2011.	
I	2. Streamline and expand promotion of preservation programs and incentives to property owners, builders, developers, and investors.	Recommendation 2.4 – Conduct a preservation lecture series session on incentives.	Schedule presentation Prepare special information materials as needed	OHP, SACS, AIA, UTSA Neighborhood Associations.	M	S-M		
I	2. Streamline and expand promotion of preservation programs and incentives to property owners, builders, developers, and investors.	Recommendation 2.5 – Develop newsletters and publications.	Create special newsletters and publications regarding preservation incentives as needed.	OHP, PDS, SACS, Neighborhood Associations	L	M	Have monthly Preservation Newslink which includes upcoming events and articles of interest and houses in need of rescue.	Planned for July 2010
I	2. Streamline and expand promotion of preservation programs and incentives to property owners, builders, developers, and investors.	Recommendation 2.6 – Promote conservation subdivisions as a method for preserving historic and archaeological resources.	Organize developer workshops and instructional sessions Develop special brochures, materials and website information	PDS, OEP, Build San Antonio Green, SACS, OHP, ASLA	L	L		
I	3. Determine and remove disincentives and obstacles to preserving and reusing historic resources.		Conduct assessment of disincentives to preservation Determine strategies and solutions to eliminating disincentives	OHP, PDS, HNSD, CCDO, Code Compliance City Attorney, Downtown Alliance	H	S		
F. EDUCATION/ADVOCACY STRATEGIES								
EA	1. Undertake a comprehensive outreach effort to increase awareness of the tremendous value of San Antonio's architectural, cultural, and archaeological resources, and the benefits of historic preservation.	Recommendation 1.1 - Conduct an annual "State of Historic Preservation Address".	Compile investment statistics and prepare address and report Determine venue and date	OHP, SACS	M	S	2nd State of Preservation Announcement held as kick off of Historic Preservation Month in May	limited scope as part of Preservation month
EA	1. Undertake a comprehensive outreach effort to increase awareness of the tremendous value of San Antonio's architectural, cultural, and archaeological resources, and the benefits of historic preservation.	Recommendation 1.2 - Update OHP Website.	Determine and undertake general revisions to the OHP website	OHP	H	S	on going	on going

EA	1. Undertake a comprehensive outreach effort to increase awareness of the tremendous value of San Antonio's architectural, cultural, and archaeological resources, and the benefits of historic preservation.	Recommendation 1.3 - Develop OHP newsletter and Facebook page.	Create format and production schedules for OHP newsletter Maintain distribution list for newsletter Develop and maintain Facebook page.	OHP			On going. Also have Twitter account and YouTube channel.	completed
EA	1. Undertake a comprehensive outreach effort to increase awareness of the tremendous value of San Antonio's architectural, cultural, and archaeological resources, and the benefits of historic preservation.	Recommendation 1.4 -Develop a Preservation Lecture Series.	Conduct an organizing meeting with partner agencies and groups Determine funding needs and secure funding sources Develop and undertake marketing program	OHP, SACS, UTSA, AIA, STAA, ASLA.	H		ongoing	
EA	1. Undertake a comprehensive outreach effort to increase awareness of the tremendous value of San Antonio's architectural, cultural, and archaeological resources, and the benefits of historic preservation.	Recommendation 1.5 - Workshops on sustainability and green preservation.	Develop "green" preservation workshop outline and materials Schedule workshop with Build San Antonio Green.	OHP, Build San Antonio Green, OEP, UTSA	H	S	Homeowner Fair Sessions, BSAG has featured historic properties at their networking events	Homeowner Fair Sessions
EA	1. Undertake a comprehensive outreach effort to increase awareness of the tremendous value of San Antonio's architectural, cultural, and archaeological resources, and the benefits of historic preservation.	Recommendation 1.6 - Certify green contractors with training in historic preservation.	Develop historic preservation component to Build San Antonio Green contractor certification program.	OHP, Build San Antonio Green, OEP, UTSA	M	M	have designated one planner who is working on LEED certification and interacting with USGBC and BSAG	attending Contractor Training Session on June 29
EA	1. Undertake a comprehensive outreach effort to increase awareness of the tremendous value of San Antonio's architectural, cultural, and archaeological resources, and the benefits of historic preservation.	Recommendation 1.7 - Develop preservation greening toolkit.	Determine components of toolkit Assess funding needs and secure funding source Produce and distribute toolkit	OHP, UTSA, Conservation Society, OEP, Build San Antonio Green	M	M		
EA	1. Undertake a comprehensive outreach effort to increase awareness of the tremendous value of San Antonio's architectural, cultural, and archaeological resources, and the benefits of historic preservation.	Recommendation 1.8 – Establish a San Antonio history museum or facility.	Form task force of major stakeholders to assess need and interest Secure resources to conduct feasibility study. Form organizational entity to undertake planning and development .	OHP, OCA, SACS, UTSA, STAA, Missions NHP, Texas State Historical Society	L	L		
EA	1. Undertake a comprehensive outreach effort to increase awareness of the tremendous value of San Antonio's architectural, cultural, and archaeological resources, and the benefits of historic preservation.	Recommendation 1.9 - Organize a "rehabarama" home showcase event.	Evaluate and determine potential rehabarama neighborhoods or blocks Schedule rehabaramas as part of reinvestment planning activities Identify and secure resources and/or sponsors for rehab activity	OHP, PDS, HNSD, Neighborhood Associations, SACS	M	S	S.T.A.R. program has worked in Dignowity Hill Historic District to help arrest deterioration of historic homes by painting and making minimal repairs to 26 homes to date. Will work in Tobin Hill in November, 2011.	
EA	1. Undertake a comprehensive outreach effort to increase awareness of the tremendous value of San Antonio's architectural, cultural, and archaeological resources, and the benefits of historic preservation.	Recommendation 1.10 – Organize realtor open houses and training activities.	Develop training materials and schedule training sessions Organize and schedule open houses	OHP, Real Estate Council, Neighborhood Associations, SACS			2nd training completed/ should also consider training for Appraisers	completed/ should also consider training for Appraisers
EA	1. Undertake a comprehensive outreach effort to increase awareness of the tremendous value of San Antonio's architectural, cultural, and archaeological resources, and the benefits of historic preservation.	Recommendation 1.11 – Develop a property owners handbook.	Determine format and draft property owner handbook Distribute handbook	OHP, PDS, HNSD, SACS, Neighborhood Associations, Build San Antonio Green	H	S	1st edition give out at Historic Homeowner Fair. 2nd edition given out August 2011.	will be complete by August 2010
EA	1. Undertake a comprehensive outreach effort to increase awareness of the tremendous value of San Antonio's architectural, cultural, and archaeological resources, and the benefits of historic preservation.	Recommendation 1.12 – Create educational materials and programs regarding the preservation and rehabilitation of San Antonio's historic Craftsman and bungalow homes.	Assess educational and technical assistance needs Seek partner organizations Develop educational materials and conduct workshops	OHP, HNSD, PDS, SACS, Neighborhood Associations, AC, UTSA	L	L		
EA	2. Harness public and private resources to market the numerous incentives and programs available to property owners, builders, and developers.	Recommendation 2.1- Organize an annual historic preservation conference.	Seek partner organizations and secure financial resources Develop conference theme, secure presenters and facility, draft schedule Market and publicize conference	OHP, various City departments, UTSA, SACS, AIA, ASLA, STAA	M	S	August each year (2011 is 3rd annual) Increased sponsors, exhibitors, and attendance	August each year (2010 is 2nd annual)
EA	2. Harness public and private resources to market the numerous incentives and programs available to property owners, builders, and developers.	Recommendation 2.2 - Develop historic district educational materials.	Assess current education and informational materials Develop plan for producing new information resources Seek partner organization and financial resources	OHP, SACS, UTSA, AIA, ASLA, STAA	H	M		
EA	2. Harness public and private resources to market the numerous incentives and programs available to property owners, builders, and developers.	Recommendation 2.3 – Develop walking tours and podcasts.	Assess need for additional tours and develop podcasts and other media forms as needed.	CVB, OCA, OHP, SACS, Neighborhood Associations, Missions NHP	M	M	Created the Go! Historic SA Guided Runnin/Walking tours. Set several dates for 2011.	completed 3 running tours during Preservation Month
EA	2. Harness public and private resources to market the numerous incentives and programs available to property owners, builders, and developers.	Recommendation 2.4 - Develop preservation curriculum and programs.	Form task force to evaluate and determine preservation and local history curriculum needs	OHP, School District, UTSA, STAA SACS, OCA	M	L		
EA	2. Harness public and private resources to market the numerous incentives and programs available to property owners, builders, and developers.	Recommendation 2.5 – Develop a web-based community calendar.	Determine host, coordinator and developer of website	OHP, SACS, UTSA, AIA, ASLA	M	S	post all events on Facebook page and Twitter.	post all events on Facebook page.
EA	2. Harness public and private resources to market the numerous incentives and programs available to property owners, builders, and developers.	Recommendation 2.6 – Conduct hands-on workshops on preservation methods and practices.	Compile and evaluate list of potential training topics Seek partners, potential speakers and trainers and schedule workshops	OHP, UTSA, AIA, ASLA, SACS, various City Departments	H	ongoing	conducte another window workshop in September 2011. Need to determine next workshop theme...columns?	window workshop in August. Need to determine next workshop theme...columns?

