

Conservation District Designation in Richmond

Richmond's historic preservation ordinance only requires the review of demolition and new construction in a Conservation District. The following briefly outlines what a Conservation District **would** and **would not** do. In order to protect property values, insure neighborhood stability and protect historic resources in Richmond's historic areas, the Historic Preservation Commission invites the community to investigate the option of designating their neighborhood as a local conservation district.

Conservation designation will....

- Protect important architectural and historic structures.
- Create preservation guidelines based on the historic character of the designated area for new construction.
- Review demolition.
- Offer the public an educational resource for information on rehabilitating historic buildings.
- Offer a positive planning tool to allow historic architectural resources to be a part of long-range plans for the community.
- Improve the quality of life for designated neighborhoods and increase property values.

Conservation designation will not...

- Require property owners to make repairs to their buildings.
- Require property owners to “undo” past changes.
- Affect interior work or ordinary maintenance and repair.
- Create funds for preserving historic properties, although property owners may take advantage of the Indiana State Tax Credit.
- Automatically increase property taxes.
- Be as limiting as most new subdivision deed restrictions (which are also concerned with protection of investments and aesthetics).

Conservation District designation cannot be changed to Local Historic District until after three year waiting period and then only with City Council approval. .Conservation District designation will not prevent any demolition, but will require a review of demolition requests in hopes of preventing the loss of valuable historic resources.

Local Historic District Designation in Richmond

Richmond's historic preservation ordinance requires properties to be designated as a Conservation District for three years before they may be considered for designation as a Local Historic District. .

Local Historic District designation will....

- Protect unique architectural and historic structures.
- Create preservation guidelines based on the historic character of the designated area for exterior changes to a structure.
- Require Certificate of Appropriateness from the Richmond Historic Preservation Commission for exterior changes.
- Offer the public an educational resource for information on rehabilitating historic buildings.
- Offer a positive planning tool to allow historic architectural resources to be a part of long-range plans for the community.
- Improve the quality of life for designated neighborhoods and increase property values.

Local Historic District designation will not....

- Require property owners to make repairs to their buildings.
- Require property owners to “undo” past changes.
- Prevent maintenance of existing buildings.
- Regulate colors.
- Affect interior work or ordinary maintenance and repair; guidelines will only address what is seen from the street.
- Create funds for preserving historic properties,
- Automatically increase property taxes.
- Be as limiting as most new subdivision deed restrictions (which are also concerned with protection investments and aesthetics).

Historic districts are as restrictive or as lenient as the local community wishes. Local Historic District designation will not prevent any exterior improvements but will require the monitoring of exterior work in hopes of preventing the loss of valuable historic character in the neighborhood