

# CITY OF CORPUS CHRISTI HISTORIC PRESERVATION PLAN 2021

COMMUNITY MEETING #2

APRIL 8, 2021

**MCDOWX**  
PRESERVATION LLC



# AGENDA

1. Preservation Plan Project
2. Work Completed So Far
3. Community Survey Results
4. Key Takeaways
5. Next Steps



# ABOUT THE PROJECT

- **Goal:** Develop updated Historic Preservation Plan to guide City activities for the next 10 years
- **Timeframe:** October 2020 – September 2021
- **Funding:** Certified Local Government Grant from the National Park Service (as administered by the Texas Historical Commission)

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# WORK COMPLETED

## **STATE OF PRESERVATION REVIEW**

History of historic preservation in Corpus Christi

## **STAKEHOLDER INTERVIEWS**

Telephone interviews with 25 individuals so far to identify issues and concerns

## **COMMUNITY SURVEY**

Measured extent to which issues and concerns are representative of the larger community

# COMMUNITY SURVEY RESULTS

- **Goal:** Develop updated Historic Preservation Plan to guide City activities for the next 10 years
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# SURVEY METHODOLOGY

- Created paper and online versions of survey in English and Spanish
- Participants could get assistance/take survey over the phone
- Participants could take the survey online or on paper at the library
- Promoted the survey through City website, Facebook, Corpus Christi public libraries, City offices, billboard, and TV news segment on Telemundo
- Analyzed data and created a summary report of findings



# SURVEY QUESTIONS

## **Information about the respondents**

- Who is taking the survey
- Do results represent the whole community?

## **What do you care about in Corpus Christi?**

- Asked people to identify valued places and spaces

## **How do you feel about historic preservation?**

- General opinions and attitudes
- Specific (typical) historic preservation activities



# SURVEY RESPONSES

## **Total 752 responses**

- 748 (99.5%) in English, 4 (0.5%) in Spanish
- 728 (96.8%) via SurveyMonkey online; 24 (3.2%) paper copies or via telephone

## **Mostly residents who live on the South Side**

- Many respondents are already involved or interested in historic preservation

**Provided a total of 12,856 additional comments!**



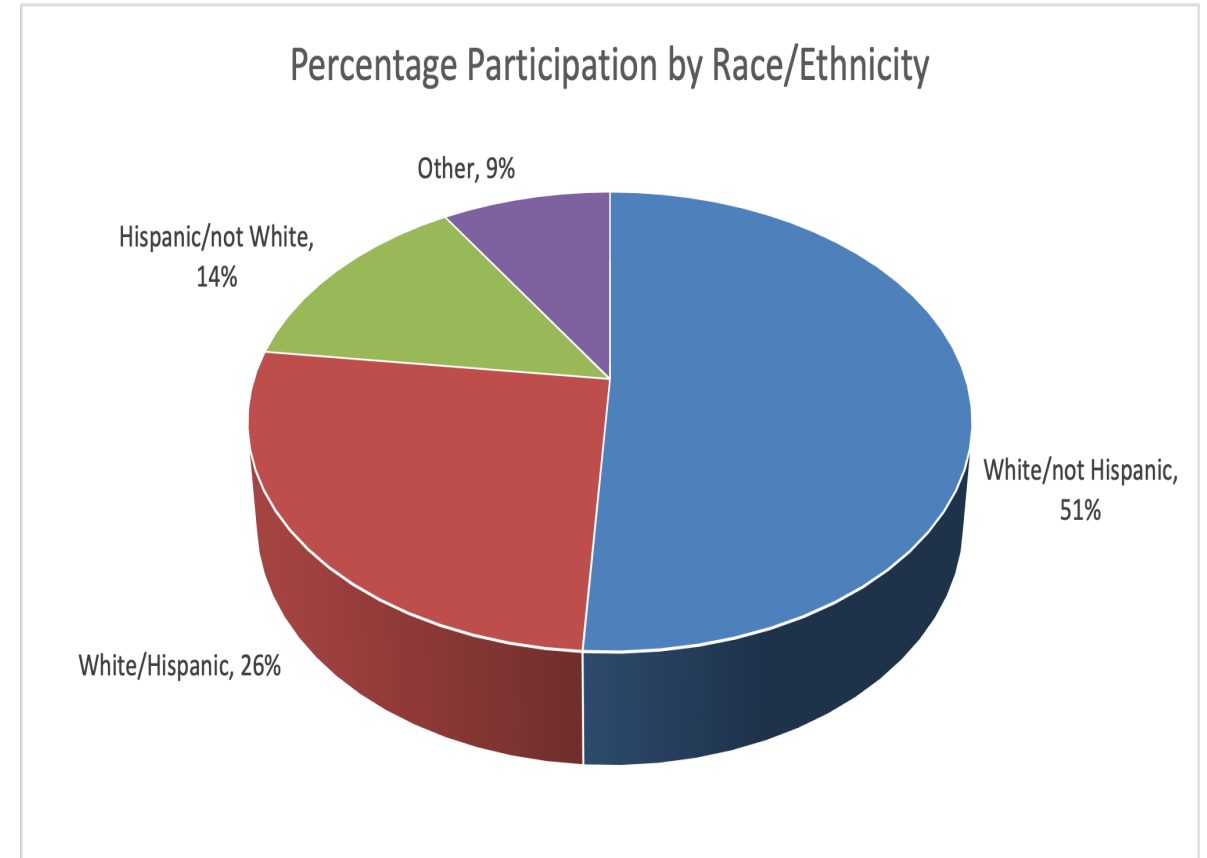
# SURVEY RESPONSES

77% White

- 51% White/not Hispanic
- 26% White/Hispanic

14% Hispanic (not White)

9% Other (Black, Asian, Native American, more than one, none of the above)





# SURVEY RESULTS

## Total 752 responses

- 748 (99.5%) in English, 4 (0.5%) in Spanish
- 728 (96.8%) via SurveyMonkey online; 24 (3.2%) paper copies or via telephone

## General data trends observed

- About 60% of respondents agreed that the City should undertake more programs that can encourage or facilitate historic preservation
- About 35% of respondents had no opinion
- About 5% responded negatively across the board



# SURVEY RESULTS

## **Ideas with majority support – merits further exploration in plan**

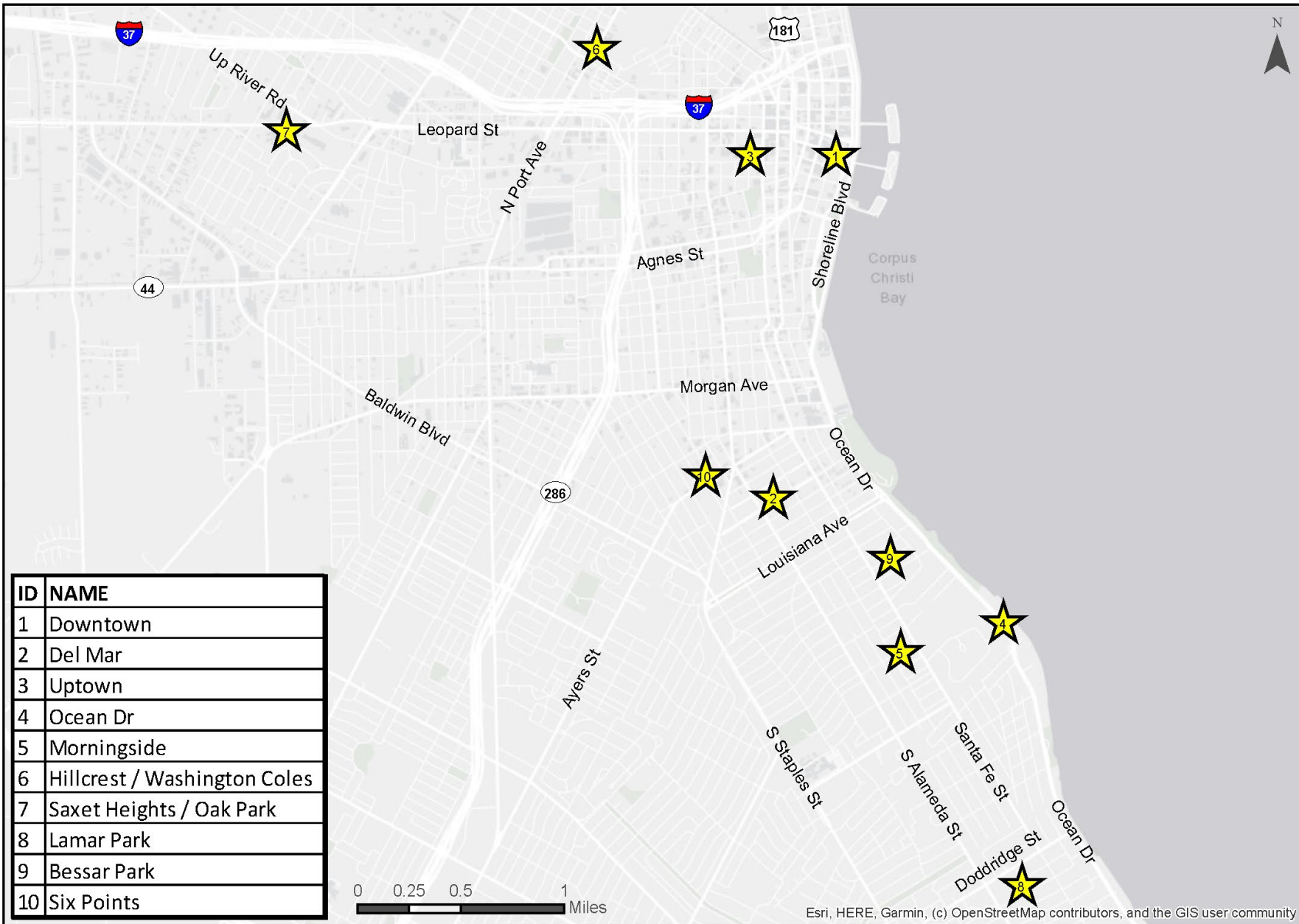
- Downtown revitalization is important, for many reasons.
- People want better communication from the City and more information about historic preservation and how it works.
- Improving existing neighborhoods is just as important as building new ones. (Street conditions are a problem.)
- The City should make it possible for property owners to designate some historic landmarks and districts in a way that prevents demolition if the Landmark Commission says No.



# SURVEY RESULTS

## Places in Corpus Christi to prioritize for preservation

- Old County Courthouse
- Heritage Park
- Ritz Theater
- Downtown buildings generally
- Art Museum of South Texas
- Corpus Christi Cathedral
- Parks, including Cole Park/Amphitheater
- Water Gardens



## SURVEY RESULTS

### Top 10 neighborhoods to prioritize for preservation

1. Downtown
2. Del Mar
3. Uptown
4. Ocean Drive
5. Morningside
6. Hillcrest/Washington Coles
7. Saxet Heights/Oak Park
8. Lamar Park
9. Bessar Park
10. Six Points



# SURVEY RESULTS

**61% of respondents were in favor of the City offering financial incentives for historic preservation.**

If the City offers financial incentives for historic preservation:

- Projects and owners need to qualify by meeting fair and consistent eligibility criteria
- Consider basing eligibility on financial need
- Consider reimbursing for work completed rather than providing funds upfront
- Owners should be willing to follow rules about what they can and cannot do, if they are going to receive money

“This city can re-establish itself as the jewel of the Gulf Coast and bring tourism back. We need to cut out the decay and modernize. Provide favorable tax incentives for businesses, reimagine what downtown can be and make it a destination that is safe and family-friendly. Rein in the out-of-town property squatters who are not doing anything with their properties.”

# KEY TAKEAWAYS

- Previous experiences with Memorial Coliseum and Old County Courthouse are likely to hinder future City efforts.
- Citizens need to see success stories.
- Education and awareness-building can help set and manage realistic expectations, dispel rumors, and correct misconceptions.
- City should provide a stronger framework to enable community-initiated and -driven historic preservation activities.
- Nonprofit partners and citizen participation will be needed to effect real change, revitalize downtown, and preserve older neighborhoods.



## OTHER CONCERNS

### **Street Conditions and Improvement Activities**

- 2020 Bond
- Summary of street projects
- 5-year street maintenance – Public Works

### **Code Enforcement Concerns**

- Report online at <https://www.cctexas.com/departments/code-enforcement>
- My City App

# NEXT STEPS

## **MARCH–APRIL 2021**

- Draft historic preservation plan

## **MAY–JUNE 2021**

- Publish draft plan for community review and feedback
- Community meeting #3

## **JULY-SEPTEMBER 2021**

- Revise plan based on community feedback
- Take plan through adoption process

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