Demolition Policy Analysis for Clark County, Washington

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Presentation Overview

• Local jurisdictions in Clark County
• Certified Local Governments in Washington and SEPA
• Relevant Programs in the United States
• Recommendations
Demolition Review is a legal preservation tool that insures potentially significant buildings and structures are not inadvertently demolished without consideration.
Status of Demolition Policies for Jurisdictions in Clark County
Clark County Jurisdictions

Clark County
Battle Ground
Camas
La Center
Ridgefield
Vancouver
Washougal
Woodland
Demolition Review Programs in Washington
Categorical exemptions to SEPA review, codified at WAC 197-11-800(2)(g) exempts "the demolition of any structure or facility, the construction of which would be exempted", except for structures or facilities with “recognized historical significance.”
Washington CLGs with Demolition Review Programs

- City of Bainbridge Island
- City of Bellingham
- City of Port Townsend
- City and County of Spokane
- City of Walla Walla
### City of Bainbridge Island

**Section 1 - Submittal Requirements**

Use the column to the left to check off items included with your application.

<table>
<thead>
<tr>
<th>Form #</th>
<th>Required Applications</th>
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<tbody>
<tr>
<td>B101</td>
<td>1. Building Permit Application - 1 original</td>
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**Required Submittal Items**

2. Electronic copy of ALL submittal Items in PDF format on CD or Flash Drive.
3. Site plan - 2 copies
4. Photos of the structure, one from EACH corner and any historic photographs (if structure is older than 50 years).
5. Completed signed statement that you are aware of the PSCAA requirements and will obtain the necessary permits prior to Issuance.

In addition to the above, PLEASE answer the following questions to the best of your ability:

1. Do you know the history of the building (previous tenants, who constructed the building, etc.)? If so, please provide. Attach any relevant documents.

   _______________________________________

   _______________________________________

2. Why have you chosen to demolish your structure?

   _______________________________________

   _______________________________________

   _______________________________________
City of Bellingham

Is the building more than 45 years old?

- Yes
  - Is building listed on a historic registry? (Trakt) OR contributing to a historic district? (Check COB.ORG)
    - Yes
      - SEPA Required - Type II process (see email form) and mitigation required.
    - No
      - DAHP says eligible for historic listing
  - No
    - DAHP says not eligible for historic listing

- No
  - Send to Jackie/Lindsay/Ryan, they send to DAHP.
  - DAHP says eligible for historic listing

  - Tear it down with a Demo Permit!!
the back of this form for a checklist of required application information.

Use of structure: ______________________

Is site in the Historic District? Y N

What year was the structure built? _______
If the structure is over 50 years old, the Historical Society will be contacted so the structure can be photographed and documented.

Demolition materials will be transported to:

_____________________________________

Will water or sewer services be abandoned?
If ‘Yes’ indicate disconnect date:
4. The application is sent to City Engineering and Historic Preservation departments to begin their review of the application. Certain demolition projects will also require a SEPA review. Engineering, Historic Preservation and SEPA reviews may take longer than the minimum 10-day council notification and comment period.
City of Walla Walla

Development Services Department
permits@wallawalla.gov
(509) 524-4710

RESIDENTIAL / COMMERCIAL DEMOLITION APPLICATION

Demolition permit is required if the building is over 200 sf or if it shows on the county tax assessment.
Commercial application fee of $85 is due at time of application.
Permit fee of $100.50 is due at issuance.

Buildings 50 years old or older require a 10-business day historic review period on residences and commercial buildings regardless of the building's condition. Please be aware that there may be additional time resulting from the historic review process.
Demolition Review Programs in Comparable Certified Local Government (CLG) Jurisdictions
Demolition Review Programs in the United States

A National Trust preservation law publication . . .

Protecting Potential Landmarks Through Demolition Review

by Julia H. Miller

NATIONAL TRUST for Historic Preservation

1785 Massachusetts Avenue, NW
Washington, D.C. 20036
202.588.6035
Criteria of Limitations

– Age
– Location
– Existing Inventories and/or Registers

Kiggins Theater, Vancouver
Photo from Visit Vancouver USA
Demolition Review Considerations

– Demolition Delay
– Demolition Denial
– Documentation
– Evaluation
– Designation

Photo from City of La Center
Recommendations
Determine Criteria of Limitations

– Age
  • 45 years
  • 50 years

– Location
  • Historic overlays
  • Main Street programs

– Existing Inventories and/or Registers
  • Clark County Register of Historic Places
  • Washington Heritage Register
  • Heritage Barn Register
  • Department of Agriculture Century Farms
Determine Demolition Permit Review Process
Application Form Options

– A requirement that the applicant provide clear photographs of the building or structure. This could include all elevations, only those visible from the public right of way, and/or interior photographs.

– A request for historic information about the building or structure, including construction history, identity of previous occupants, and other relevant historical information.

– Tax records or other property records to verify the building or structure’s age (county or city responsibility).

– Verification of existing geographic overlays that require demolition review (county or city responsibility).

– A check box on the demolition permit application form stating that historic review is required. Development of a separate historic review form for properties that meet the limitations, with requirements for photographs, questions about history, and other information necessary to complete the documentation process.

– If demolition alternatives are to be integrated in the review process, separate the historic review from the asbestos removal requirements to preserve interior materials for potential building relocation and reuse.
**Determine Demolition Permit Review Process**

**Staff Procedural Options**

- Enter the information and photographs into the local inventory.
- Assess whether the property meets the designation criteria for the CCHRP.
- Request and/or conduct research to better understand the property’s historical significance.
- Enter the information and photographs into the WISAARD and leave the property unevaluated.
- Notify the public and interested entities about the demolition permit application and inquire about the property’s history and/or significance. It is recommended that the County develop and maintain a list of organizations interested in receiving notifications about such applications.
- Consult with DAHP and/or the public about whether the property has recognized historical significance.
- Include conditions for consideration of demolition alternatives or feasibility assessments.
Determine how SEPA is triggered for Historic Resources

1. Only resources previously designated on local, state, or historic registers have recognized historical significance and trigger SEPA for historic resources.

2. Resources previously identified as listed or eligible for listing in local, state, or historic registers trigger SEPA for historic resources.

3. The county must review permits for all potentially historic properties to determine if that property is historically significant and triggers SEPA for historic resources. When SEPA is triggered, alternatives to demolition and/or mitigation measures are considered.

4. Consult with DAHP for their comments on if a property is potentially eligible for inclusion in the Washington Heritage Register and/or NRHP.
Allocate Responsibilities

– Who reviews the demolition permit application and materials?

– Who determines if the building is historically significant and should be added to a local inventory?

– Who decides if a demolition permit should be issued?

– Heritage commission, landmarks board, county planner, consultant
Demolition Delay and/or Other Preservation Initiatives

– Consideration of adaptive reuse opportunities
– Examination of alternative locations and property owners
– Material salvage
– Feasibility assessment to determine financial and/or structural need
– Historic documentation and/or interpretation
– Demolition denial