

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



The background features several thin, light blue lines that intersect to form various geometric shapes, including triangles and quadrilaterals, creating a modern, abstract design.

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

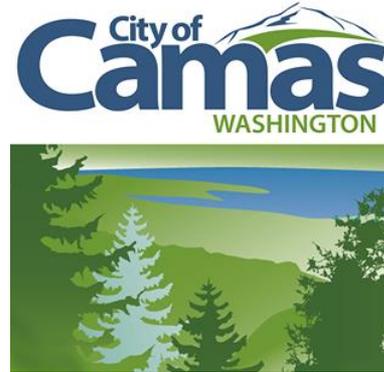
Clark County Jurisdictions



Clark County



Battle Ground



Camas



La Center



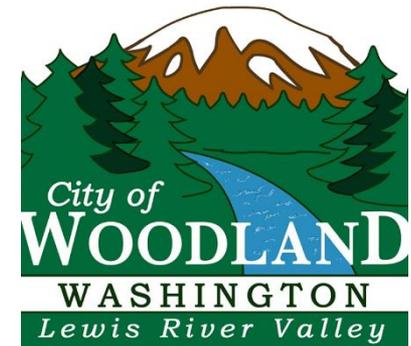
Ridgefield



Vancouver



Washougal



Woodland

Demolition Review Programs in Washington

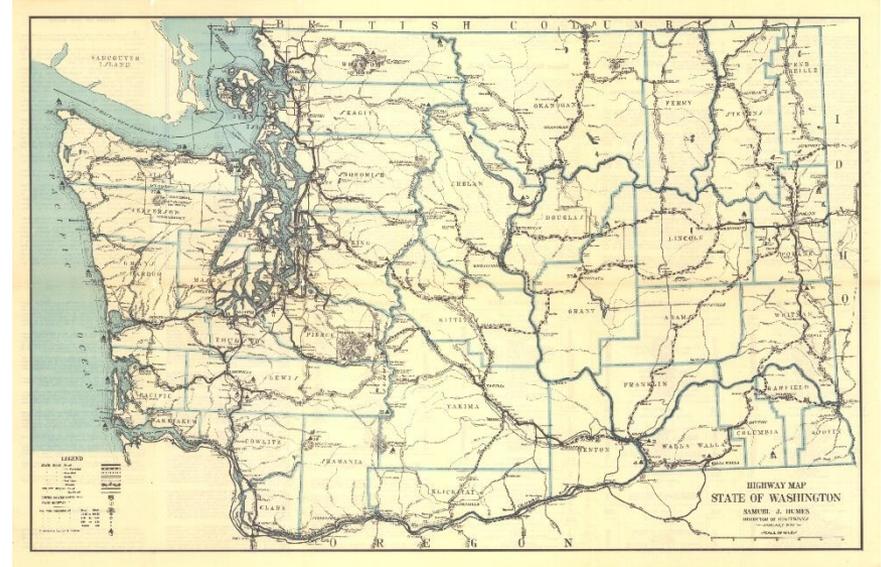
Washington State Environmental Policy Act (SEPA)

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.

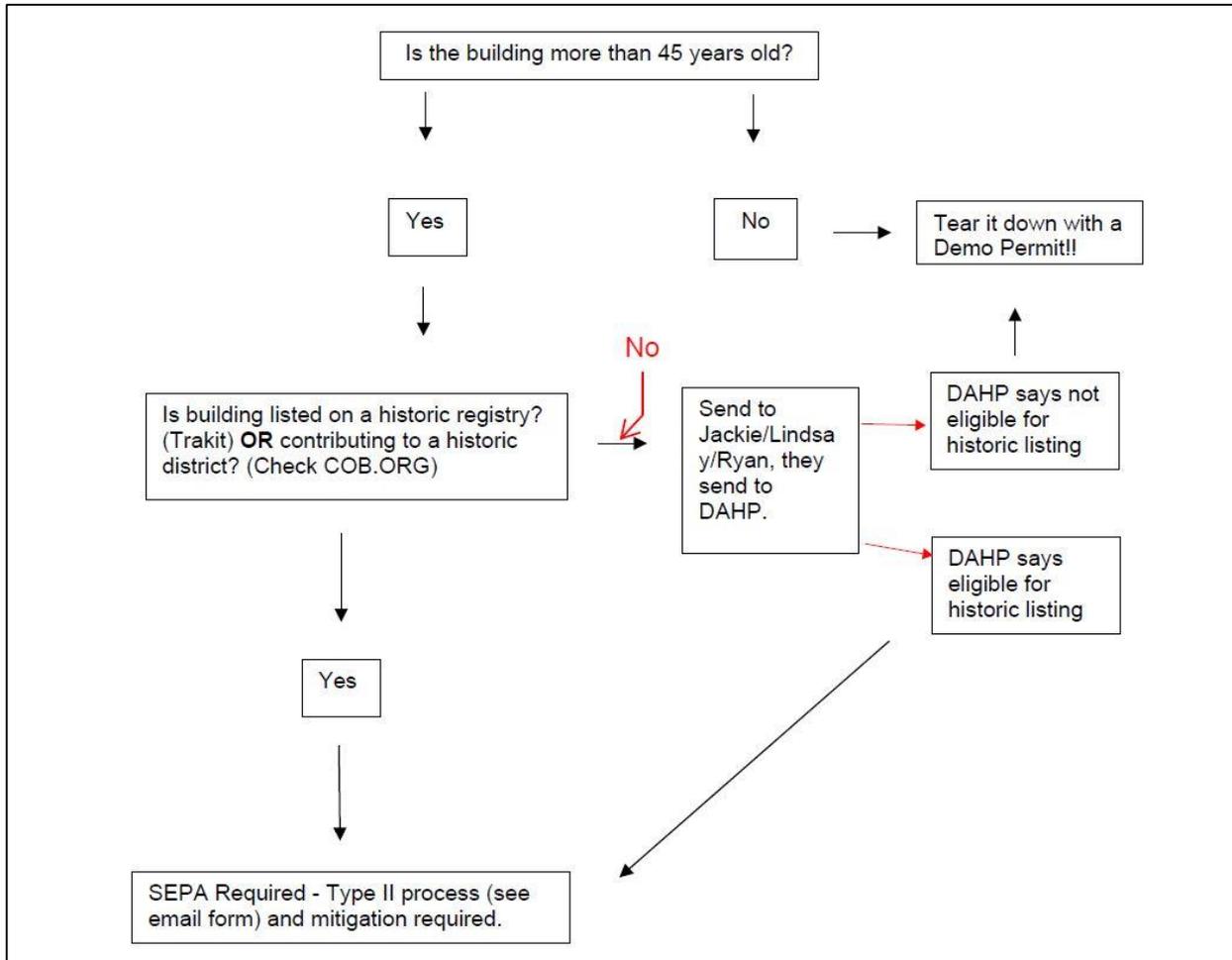
<input checked="" type="checkbox"/>	Form #	Required Applications
<input type="checkbox"/>	B101	1. Building Permit Application - 1 original
<input checked="" type="checkbox"/>	Required Submittal Items	
<input type="checkbox"/>		2. Electronic copy of ALL submittal Items in PDF format on CD or Flash Drive.
<input type="checkbox"/>		3. Site plan - 2 copies
<input type="checkbox"/>		4. Photos of the structure, one from EACH corner and any historic photographs (if structure is older than 50 years).
<input type="checkbox"/>		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



City and County of Spokane

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.



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®

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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

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