

MEMORANDUM

To: Mike Smith
Meg Ludlum

From: Fennelle Miller

Date: 25 March 2013

RE: Historic Preservation & the Land Use Code Update

1. Preserving historic buildings cannot be limited to Landmarked buildings. If we are to save our important historic buildings and structures, we must acknowledge that demolition cannot be allowed to take place on buildings and structures that are on *or eligible for listing on* the ELR, Washington State Heritage Register (WSHR), Heritage Barn Register (HBR), or National Register of Historic Places (NRHP) without following the Certificate of Appropriateness (COA) process.
 - a. This means that the demolition permit process will have to include a requirement that a building or structure over 50 years of age must be evaluated for listing on the ELR, and this must be done by an historic preservation professional or by the City Landmarks and Design Review Commission.
2. If there is a building or structure that is listed on one of the registers, or has been determined to be eligible for listing on a register, the clock commences, demolition should be delayed for 120 days, and the following steps should be taken [this should be illustrated in a flow chart]:
 - a. Applicant is required to prove that there is no reasonable and prudent means of preserving the property in-place. This can be through continued use or adaptive re-use. Input from others in the community and the L&DRC should be taken into consideration when deciding whether applicant has proved this or not. Should another portion of the City code (parking, open space, etc.) be in conflict, that portion of the code may be waived to allow/encourage preservation of eligible or listed buildings and structures. Preservation is the preferred option. This option should be explored over a period of not less than 30 days.
 - b. If applicant successfully proves that there is no reasonable and prudent alternative to not preserving the historic property, then applicant must attempt to market the building or structure for removal from the site, and preservation intact on another parcel. This must be demonstrated with a receipt from a notice placed in the local daily newspaper, and by posting the property in a conspicuous manner, including a sign measuring no less than 3' x 5' (reading something like "Free House -Must be Moved"). The L&DRC will maintain a list of house movers; vacant, suitable lots; and permits required to move a building. Attempts to have the building or structure moved must be made over the course of no less than 60 days.
 - c. If the building or structure cannot be preserved in place, and cannot be moved, then materials must be made available to salvage for re-use elsewhere. This can be done by selling or donating the materials, and efforts to market the materials must be proven in writing, as with Step 2a above. There must be a minimum of 30 days allowed for this step.
 - d. Once all of these steps are followed, the L&DRC may issue a Certificate of Appropriateness (COA), allowing demolition of the listed or eligible historic

building or structure. Demolition may be allowed only if another building/structure is to be built in its place, and applicant can prove financial ability to construct a new building/structure.

Government-owned properties are not exempt from these requirements, except in the case of imminent danger to the public. Similarly, there should be an exemption allowed for privately owned properties when there is danger to life.