

Public Workshop:
SMC 17D.040.230

*Demolition Permits for Historic Structures in the
Downtown Boundary Area and Historic Districts*

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City/County Historic Preservation Office

Workshop Objectives:

1. Clarify existing regulations
2. Examine outcome of 2005 ordinance
3. Encourage public input and participation

1. Clarify Existing Regulations

Timeline: Creation of 17D.040.230

- 1980 – 2005:

 - No broad HP demolition ordinance

- 2003:

 - Rookery Block/Surface parking lot issue arises

- 2003 - 2005:

 - Public process to draft an HP demolition ordinance

- 2005:

 - Approved 17D.040.230 (new); 17D.040.220 (reworked)

Goals of 2005 Ordinance

Preserve:

- Significant Historic Properties
- Public Welfare
- Economic Benefit to the City

An Unstated Goal?

Prevent:

- Loss of downtown buildings to surface parking

Two Historic “Registers”

National Register

- Individual or District
- National program
- Large Number in Spokane
- Voluntary
- No Management Controls (generally)

Spokane Register

- Individual or District
- Local program
- Smaller number in Spokane
- Clearly Voluntary
- Clear Management Controls – “Certificate of Appropriateness”

Two Demolition Ordinances

- 17D.040.220 for Spokane Register
 - Management Agreement,
 - Certificate of Appropriateness
- 17D.040.230 for Downtown, National Districts
 - Listed or Eligible in CBD Zones 1-6, or in a District
 - NO permit unless:
 - Replacement Structure, Economic Hardship
 - Official Orders, Additional Parking

City of Spokane
**Downtown
Historic
Districts
with
Zoning**

Date: 12/08

Legend

Current CBD Zones

-  CBD-1 - Core Zone
-  Other CBD Zones
-  Historic Districts



THIS IS NOT A LEGAL DOCUMENT.
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

CBD Zones 1-6 Boundary – Also Note Placement of Historic Districts

SMC 17D.040.230

Demolition Permits for Historic Structures in the CBD and NR Historic Districts

- “No demolition permits for structures that are listed or eligible to be listed on the National or Local Register of Historic Places located in the area shown on [Map 17D.040.230-M1](#), Downtown Boundary Area, and in all National Register Historic Districts shall be issued unless [exceptions follow]:”

17D.040.230 - Exceptions

- **Replacement Structure**

Definitions; Process; Determined by Building Official

- **Economic Hardship**

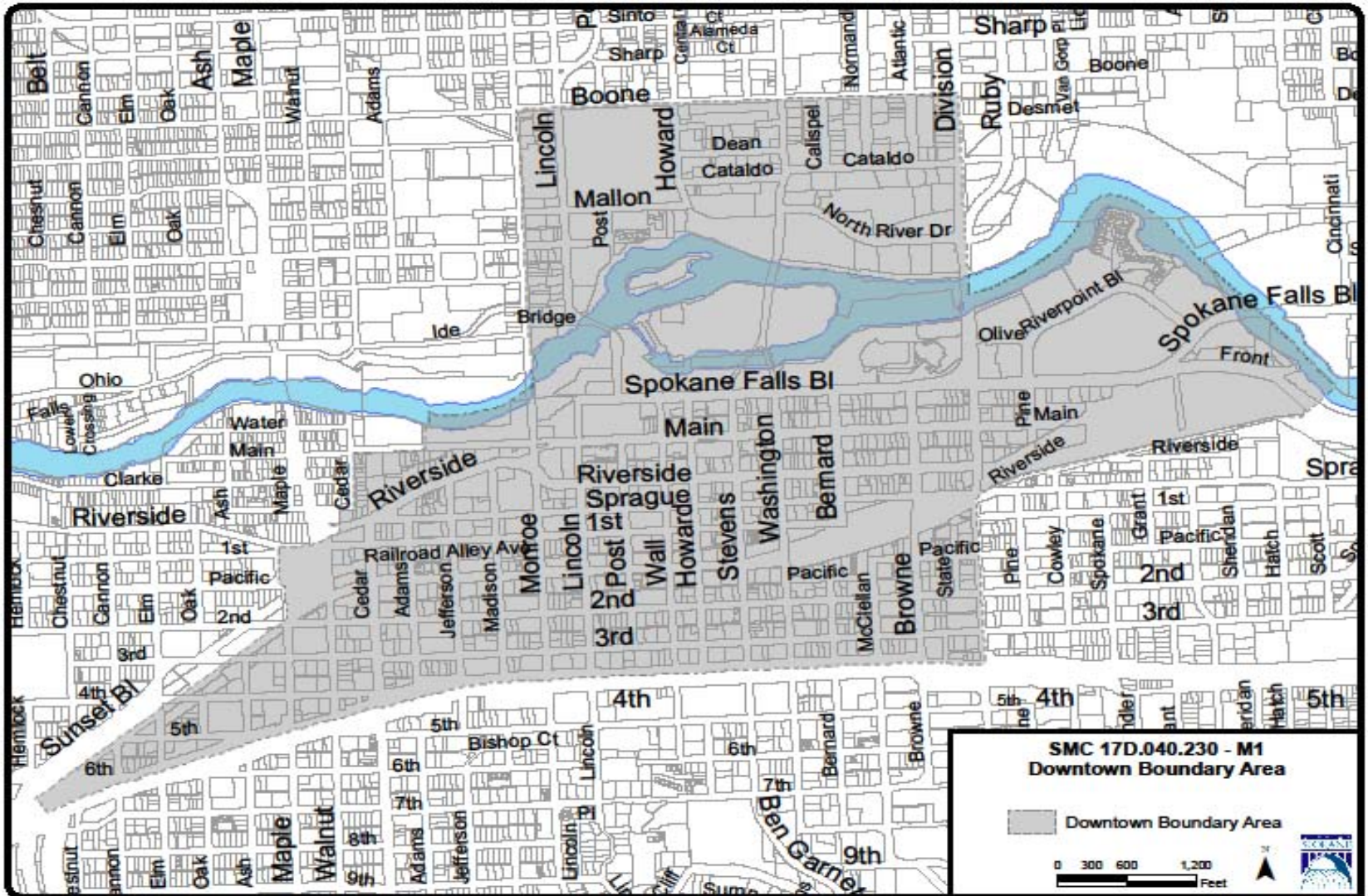
Definitions; Process; Determined by Ad Hoc Committee

- **Building or Fire Marshall Orders**

Determined by Building Official or Fire Marshal

- **Additional Parking**

Determined by Building Official, in consultation w/HPO



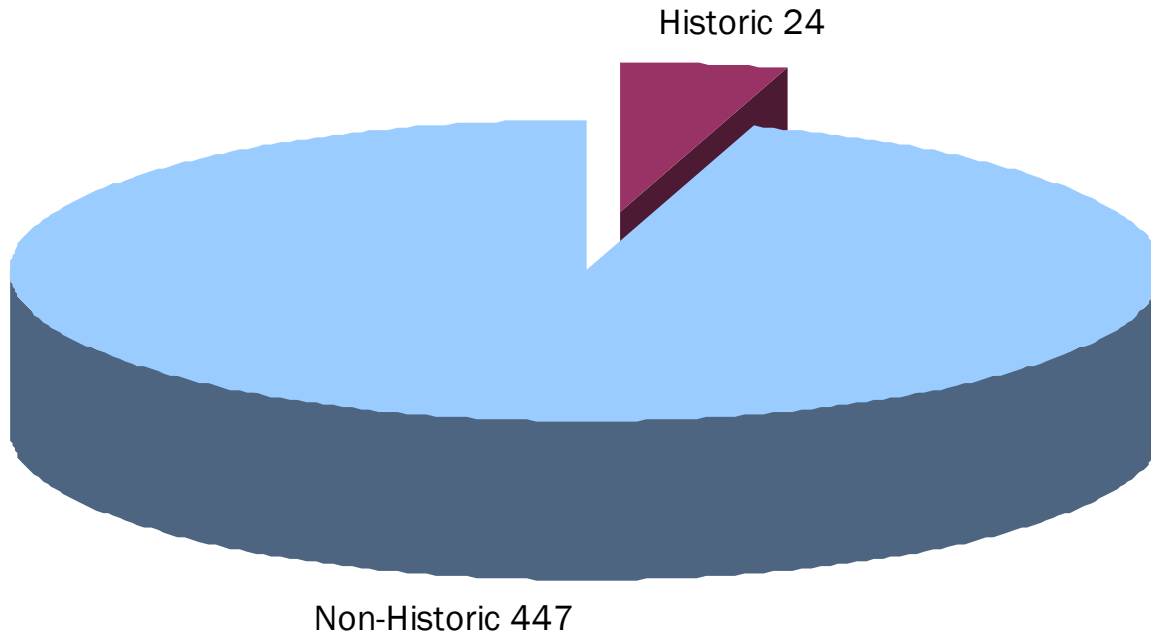
2009 Revision: "Downtown Boundary Area" Replaces "CBD Zones 1-6"

2. Examine Outcome of Ordinance

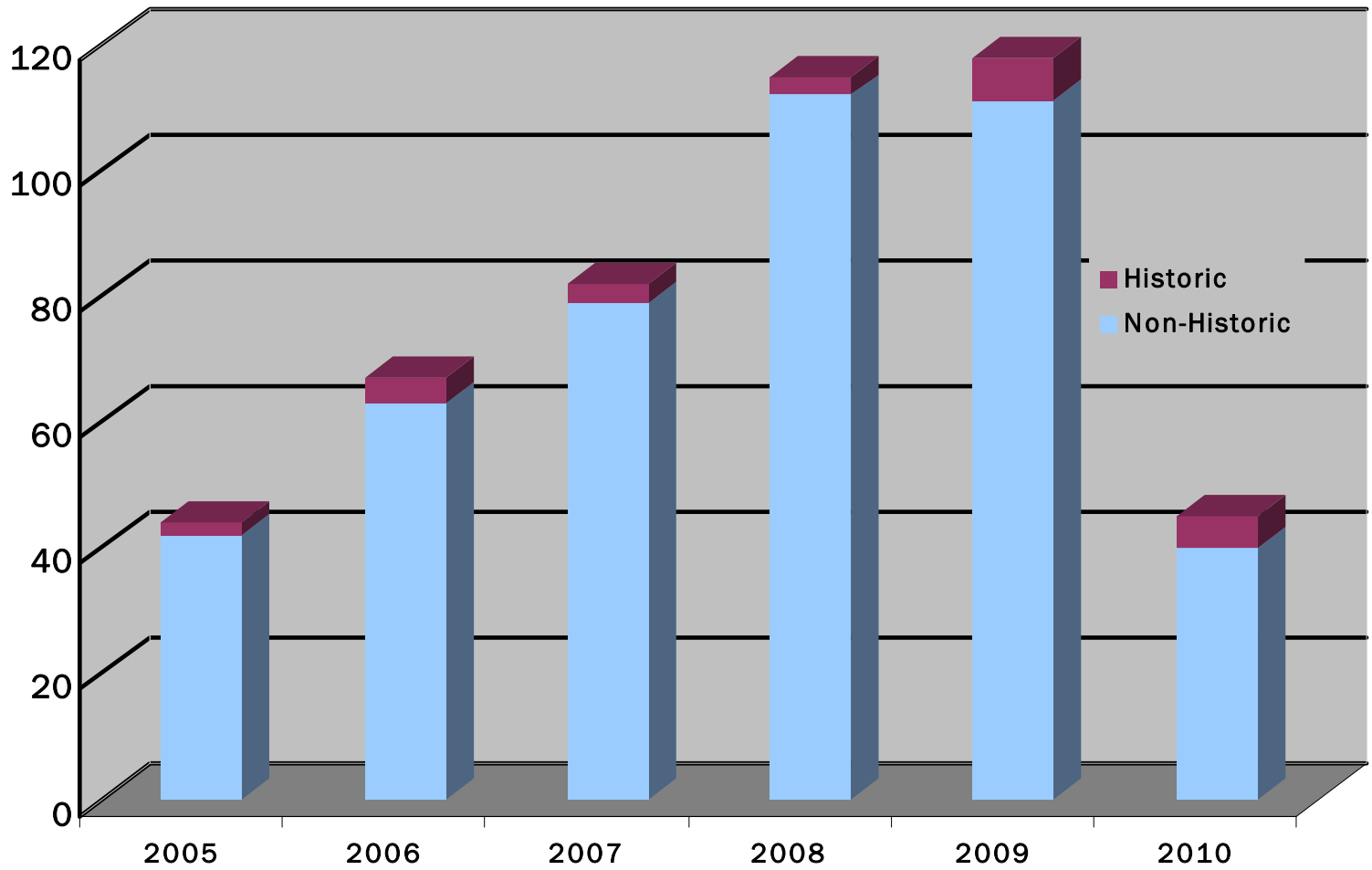
*What proportion of
demolition permits are
for historic structures?*

Historic vs. Non-Historic properties

Total Permits Issued: 471



Proportional Representation of Demolitions, 2005-2010



(through May 15, 2010)

*Which of the four “exceptions”
are allowing demolition?*

Exception Allowing Demolition

Exceptions by Type

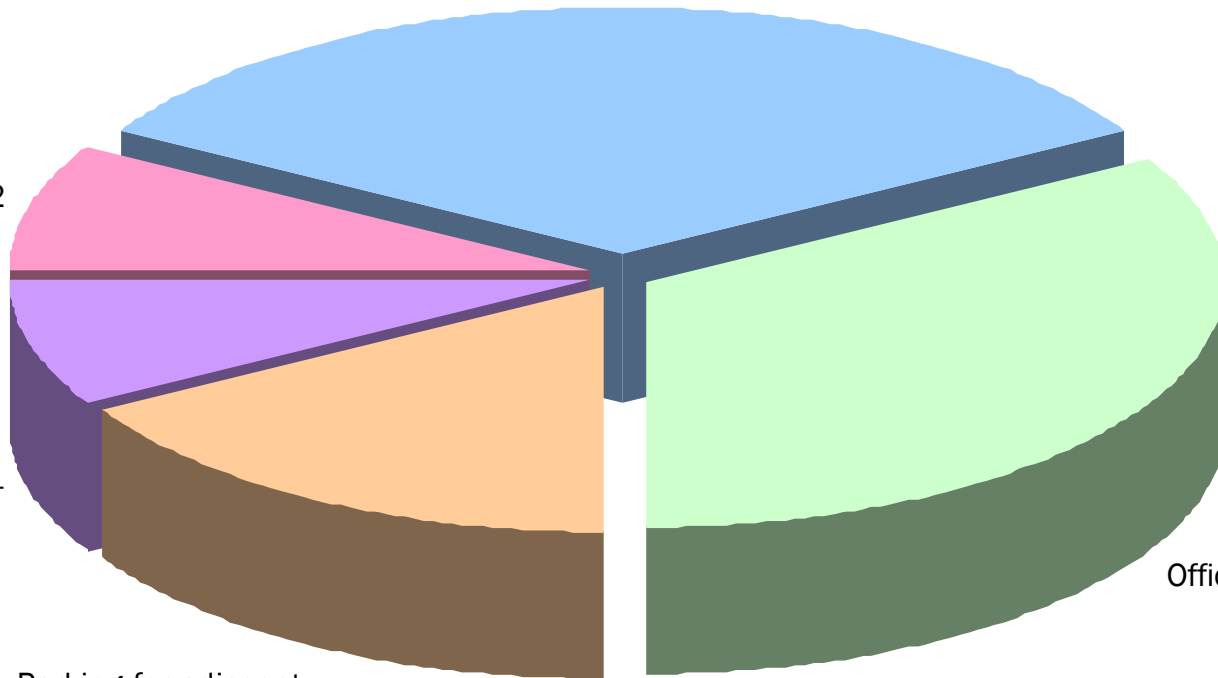
Replacement Structure
8

Mitigated by DAHP 2

Determination of Non-
Significance 2

Parking for adjacent
renovation 4

Official Order 8



*Where in the city are
demolitions occurring?*














City of Spokane Historic Building Demolitions- 2005 to 2010

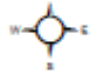
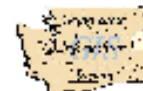
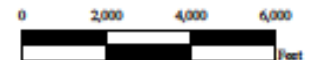
Date: May 2010

User: Planning Services

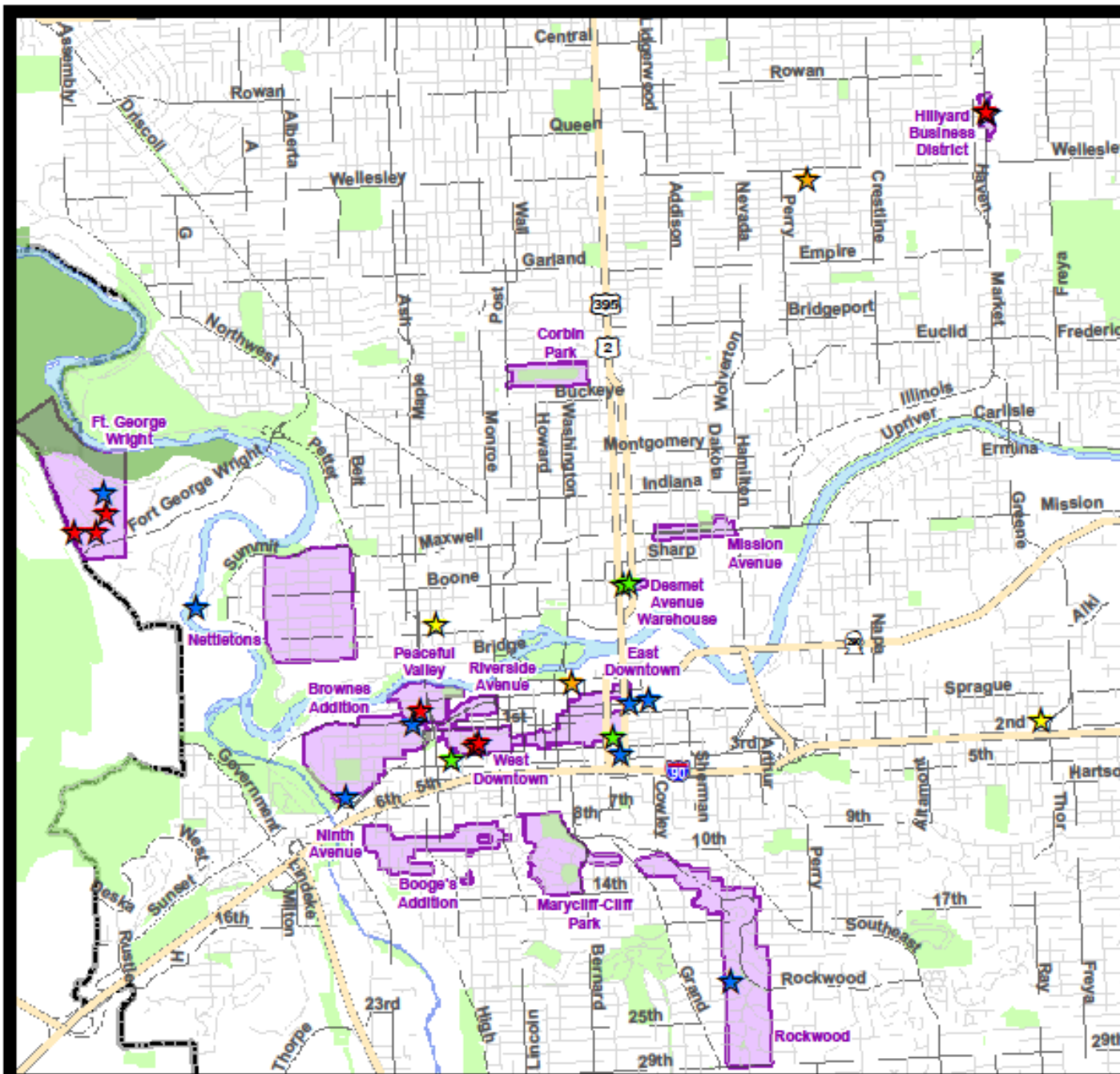
Legend

Historic Building Demolitions 2006 - 2010 by Type

-  Official Order
-  DNS
-  DAHP
-  Adj. Renovation
-  Replacement Structure
-  Historic District
-  Highway
-  Arterial
-  Residential
-  River
-  City Park
-  State Park
-  City of Spokane



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3. Encourage Input & Participation

For Discussion

- Have the objectives changed?
- Implications of regulation vs. incentive?
- Are there new partners?
- “Big Picture” Historic Preservation

Improvements to Consider

- **Standards for Replacement Structure:** address location, footprint. Is area the best measure of acceptable replacement?
- **Financial Commitment:** Establish standards for financial commitment
- **Additional parking:** Require rehabilitated property to be listed on Spokane Register (standards would apply)
- **Establish Consequences:** How do we respond to failure to follow terms of a granted exception?

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- **Improve Coordination:** Clarify policy for coordinating with other historic property reviews that could generate mitigation, MOAs or approvals regarding demolition (NEPA, SEPA, Section 106, 4F, etc).
 - **Introduce Delay:** Slow down the process. Delay can allow time to seek alternatives, better notify/engage the public
 - **Require Mitigation:** When an exception is used, tie approval to a mitigation measure (documentation, education, relocation, deconstruction...).

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- **Support Deconstruction and Salvage:** Reward or require recycling of historic building materials. Offer free salvaged historic building materials for rehabilitation, relocation projects
 - **Encourage Planning:** Give special consideration to a demolition when it is part of a master plan that involves preservation planning, public comment and review
 - **Develop New Incentives:** assist with taxes and insurance for empty buildings for a limited time? Encourage code relief? Property relocation assistance?

For Information or to Participate:

- Visit City/County Historic Preservation Office website for updates:
 - www.historicspokane.org
- Contact Historic Preservation Office:
 - 625-6983 or 625-6543
 - kgriffin@spokanecity.org