

Historic Preservation Element

Background and Analysis

Purpose and Relationship to GMA

The Growth Management Act does not require a Historic Preservation Element, but the Act contains a goal which calls for jurisdictions to "Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance". However, as a Certified Local Government (CLG), historic preservation is an integral part of the City of Bothell's land use planning policy. The City's CLG status was granted by the National Park Service in 1988. The CLG Program seeks; 1) to develop and maintain local preservation programs that will influence the zoning and permitting decisions critical to preserving historic properties; and 2) to ensure the broadest possible participation of local governments in the national historic preservation program while maintaining preservation standards established by the Secretary of the Interior.

Historic structures contribute substantially to a city's quality of life and its residents' sense of community. In a very practical way, older housing and commercial buildings represent an investment by previous generations upon which today's generations can capitalize. Costly new construction is not required when an existing structure can be adapted to a new use, and the older structure lends a sense of stability and character to its surroundings.

Historic preservation supports other goals of the Act as well, including preservation of the existing housing stock, reduction of sprawl and achievement of GMA goals within the fiscal and natural resource capabilities of the community.

Planning Area Profile

The City performed a comprehensive historic resources survey in 1988 which inventoried sites and structures 50 years old or older for the purpose of identifying any of potential historic significance to the community. That survey was updated in 1992 to include annexed portions of the City and unincorporated areas added to the planning area. In 2001, the survey was updated again and additional sites entered in the inventory.

The 1988 survey produced 504 separate Historic Property inventory forms for structures and sites 50 years or older within the planning area. These represented approximately seven percent of the single family dwelling units in the City. The 2001 update produced 91 additional Historic Property inventory forms.

As of the end of 2004, fourteen properties have been placed on the State Register of Historic Places; nine properties have been listed on the National Register of Historic Places; and seven properties have been placed on the local register. The total number of properties on the combined national, state and local registers is sixteen.

Many of the older structures on the Bothell historic inventory add great character to their neighborhoods, providing diversity of style and materials. Their survival provides a sense of stability and continuity to these neighborhoods as well.

Not all of the structures or sites inventoried, however, are "historically significant" according to criteria for submitting nominations to the National Register.

Many more historic structures and sites are locally significant due to their close association with early Bothell settlers, their uniqueness of architecture style in Bothell or their contribution to and representation of community values and history. The Landmark Preservation Board will identify and bring forward for City Council consideration those properties contained in the inventory which are felt to be historically significant for listing on the City's Local Register of Historic Landmarks. Please see **Figure HP-1** for a map depicting concentrations of historic sites and structures within the Planning Area.

Development of Goals, Policies, and Actions

The following goals, policies and actions were developed initially by the Landmark Preservation Ordinance which established the City's historic preservation program in 1987 (Ord. 1258, 1987, later re-codified under Ord. 1635, 1996). In 1988 the City was also designated a Certified Local Government. Some additional policies and actions were added as the result of discussions by the Landmark Preservation Board and joint public meetings with the Planning Commission in mid-1991. These goals, policies and actions were formally established as the City's Historic Preservation Element with adoption of the *Imagine Bothell...* Comprehensive Plan in 1994. The Element was updated in 2004.

Historic Preservation Goals, Policies and Actions

Goals

- HP-G1 To honor Bothell's past and provides a perspective for its future by preserving significant historic buildings and archaeological properties and other links to the City's past
- HP-G2 To safeguard the heritage of the City as represented by those buildings, districts, objects, sites and structures which reflect significant elements of the City's history.
- HP-G3 To foster civic and neighborhood pride in the beauty and accomplishments of the past and a sense of identity based on the City's history.
- HP-G4 To stabilize or improve the aesthetic and economic vitality and values of such sites, improvements and objects.
- HP-G5 To assist, encourage and provide incentives to private owners for preservation, restoration, redevelopment and use of outstanding historic buildings, districts, objects, sites and structures.
- HP-G6 To promote and facilitate the early identification and resolution of conflicts between preservation of historic and archaeological resources and alternative land uses.
- HP-G7 To conserve valuable material and energy resources by ongoing use and maintenance of the existing buildings.

Policies

- HP-P1 Promote the preservation of buildings, sites, objects, and districts which have historic significance for the community through a combination of incentives, regulations and informational activities.
- HP-P2 In promoting expansion of the federal, state and local historic registers, assign the highest priority to those buildings, sites, objects and districts which appear most threatened by development.
- HP-P3 Public dollars shall not be used to cause the demolition of a property deemed to be historically significant and/or eligible for the local, state or national registers when a physically feasible alternative exists. Properties listed on the City's historic resources inventory shall be evaluated to determine their significance on a case-by-case basis at the time of a development or redevelopment proposal or demolition application.
- HP-P4 Encourage exploration of alternatives to the demolition of buildings and objects found to be historically significant or otherwise deemed to be eligible for the local, state or national

registers to accommodate private or public sector proposals. Examples of such alternatives include (in descending order of preference):

1. Redesigning the project to avoid the impact if physically feasible;
2. Incorporating the structure or site into the overall design of a project;
3. Encouraging adaptive reuse of the structure or site;
4. Relocating the structure(s) on the property;
5. Relocating the structure(s) to another property;
6. Encouraging and permitting the salvage of the structure and/or significant architectural features.
7. Documentation (pictures and text) of significant features prior to demolition.

- HP-P5 Ensure that adequate time is allowed prior to any demolition approval to pursue the above alternatives.
- HP-P6 In the event that no alternative to demolition is found after a good faith effort, demolition of historic buildings and objects will not be allowed prior to issuance of a City building permit and receipt from the owner or developer of proof of construction financing.
- HP-P7 Work with residents and property owners to establish historic districts in areas where historic properties exist or where an area represents a significant connection to Bothell's past.
- HP-P8 In the review process for proposed developments, address the historic context in which a property may exist, especially with regard to scale, bulk and neighborhood compatibility.
- HP-P9 Work with King and Snohomish Counties to ensure consistency in the three jurisdictions' historic preservation efforts within the Planning Area.
- HP-P10 Incorporate into subdivision review the identification and planning for the preservation of archaeological resources, particularly Native American sites in river and stream corridors.

Actions

- HP-A1 At least every five years, update the historic survey and property inventory.
- HP-A2 Require consideration of alternatives to demolition of historic structures when redevelopment proposals are received, in accordance with existing regulations.
- HP-A3 The Landmark Preservation Board shall develop and publicize educational programs and visual aids to provide information to the public concerning Bothell's Landmark Preservation Program and historic preservation within the community.

- HP-A4 Notify all owners of historic properties identified in the Bothell Historic Survey of the local, state and federal register programs.
- HP-A5 Explore the development of incentives to encourage the preservation or adaptive reuse of properties identified in the Bothell Historic Survey and Property Inventory. Such incentives may include, but are not limited to:
- Special use valuation for the rehabilitation of historic landmarks, pursuant to Washington State Revised Codes;
 - Current use valuation for properties held in uses below their "highest and best use" for the purposes of preserving their historic character;
 - Discounted user fees for City services for historic properties;
 - Flexibility in building code requirements to accommodate the historic nature of structures so long as the health, safety, and welfare of the public is preserved;
 - Rezoning to allow a more economically attractive adaptive reuse.
- HP-A6 Continue applying different levels of review or regulation based on different classes of historic significance.
- HP-A7 Pursue an interlocal agreement with King and Snohomish Counties regarding historic preservation within the portions of the Planning Area which fall within each county's existing jurisdiction.
- HP-A8 Investigate and bring forth for Landmark Preservation Board, Planning Commission and City Council consideration the establishment of a historic structure relocation and facade improvement fund for the purposes of providing grants, revolving loans or easement purchases to protect significant and threatened properties.
- HP-A9 Investigate and bring forth for Landmark Preservation Board, Planning Commission and City Council consideration possible incentives for the preservation of archaeological resources.
- HP-A10 Investigate and bring forth for Landmark Preservation Board, Planning Commission, and City Council consideration a process of nomination/formation of historic districts. Examples of potential historic districts include the Main Street and Eason Avenue areas.
- HP-A11 Investigate and bring forth for Landmark Preservation Board, Planning Commission, and City Council consideration of additional design review guidelines for the Main Street Action Area and the portion of Downtown west of SR 527 in order to preserve those remaining links with Bothell's past, (The Main Street Action area includes the area defined as bounded on the west by SR-527, on the south by SR-522, on the north by NE 183rd Street and on the east by 104th Avenue NE and Kaysner Way).
- HP-A12 Develop a recognition/award program for groups or individuals who contribute to the preservation of "notable" buildings, sites, objects, or districts associated with key events and individuals. Criteria for this program would need to be developed by the Landmark

Preservation Board in order to complement the existing Historic Register nomination process.

HP-A13 Explore Code amendments which would initiate consideration of a local historic register listing for any nomination to the state or national historic registers.