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.
Imagine Bothell... Comprehensive Plan update cycle is eight years, the information within the Planning Area Profile of an Element can be as much as eight years out of date. This means that inclusion of the specific number of historic structures or resources quickly becomes obsolete. The last update of the Historic Resources Element occurred in 2004, which makes the inventory numbers expressed below at least ten years out of date.

To avoid this continual obsolescence, staff recommends this section reference the inventory but avoid listing specific numbers. Citizens desiring to have the actual numbers can contact staff for that information. The numbers of properties residing on the local, state or national historic registers have been updated to be current.

LPB 2/25/14 The Board requested that staff strengthen the language relating to the Historic Resources Inventory, without stating specific numbers of inventory properties. In addition, the sentence referencing Figure HP-1 has been revised to reflect the amendments to that figure (the Board concurred with staff that Figure HP-1 should show historic register properties, rather than “concentrations of historic sites and structures”).

LPB 4/22/14 The Board approved the recommended language shown in underline below, with minor revisions.

PC & LPB 5/7/14 The Planning Commission requested that staff check the numbers of register properties, since their seemed to be a slight discrepancy between the text below and Figure HP-1. Staff discovered that there is one more local register property than indicated in the text below, so the text has been revised to be correct. In addition, staff noticed that one of the structures listed on Figure HP-1 (the Lilly Kirk House) was incorrectly shown as being on the local and state registers, when in fact it is on the state and national registers. Accordingly, Figure HP-1 has been revised to show the correct designations.

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.

The City performed a comprehensive historic resources inventory in 1988 which surveyed sites and structures 50 years old or older for the purpose of identifying any of potential historic significance to the community. The City utilizes this inventory to help identify potential register properties and to assist with reviewing demolition permit applications. The City maintains a performed a comprehensive historic resources inventory which The inventory is updated on a regular basis, as resources allow, and is linked
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to the State of Washington's historic resources database 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.

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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, State or Local Registers.

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 shows historic register properties within the Planning Area.

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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 with the Planning Commission 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 and 2015.
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.

Note:
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 to another property within the city of Bothell or its planning area; or
6. King and Snohomish County; or
7. Washington State;

68. Encouraging and permitting the salvage of the structure and/or significant architectural features. Salvaging from the structure historically significant architectural features and building materials.

79. Documentation (pictures and text) of significant features prior to demolition. Documenting the structure as a whole and its individual architectural features in photographs, drawings, and/or text. Such documentation shall be submitted to, and archived by the city.

HP-P5  Ensure that adequate time is allowed prior to any demolition approval to pursue the above alternatives.

Note:
It is appropriate to modify the policy below to remove the requirement to provide evidence of construction financing. Such a requirement is beyond the scope of the City’s regulatory authority under the Regulatory Reform Act of Revised Code of Washington (RCW) Chapter 36.70B.030. Further, under new banking reform and privacy laws, certain types of information are prohibited from dissemination to outside parties.

LPB 2/25/14 The Board asked whether the language shown in strikethrough text in HP-P6 below also appears in Title 22, Historic Preservation regulations? Similar language does appear in BMC 22.28.060(D), relating to demolition, and will need to be amended or removed as part of the 2015 Periodic Plan and Code Update as well.

LPB 4/22/14 The Board made minor revisions to the text below.

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.
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.

Note: The policy below should be amended to clarify that an assessment of a development's historic context is limited to those developments which either contain or are near historic resources. For sites, which are wholly located on vacant lands or have no historic resources within the vicinity, requiring such an analysis is not warranted.

LPB 4/22/14 The Board made minor revisions to the language below.

HP-P8 In the review process for proposed development applications developments which contain or are near lands which contain historic resources, address the historic context in which a property may exist, especially with regard to scale, bulk and neighborhood compatibility.

Note: Again, an amendment to recognize the February 28, 2014 annexation of all King County potential annexation areas.

HP-P9 Work with King and Snohomish Counties to ensure consistency with the City’s in the three jurisdictions' historic preservation efforts within the Municipal Urban Growth Planning Area.

Note: LPB 2/25/14 The Board questioned whether “Native American” is the correct term to be using in HP-P10 below, or whether “American Indian” or some other term, should be used instead.

Staff contacted two professors of archaeology at the University of Washington to solicit their opinion regarding the correct terminology to use, but neither person followed up with staff, despite several attempts to contact them. Staff recommends simply using the term “archaeological” in place of “Native American”.

LPB 4/22/14 The Board concurred with the above staff recommendation.

HP-P10 Incorporate into subdivision review the identification and planning for the preservation of archaeological resources, particularly Native American archaeological sites in river and stream corridors.

Actions

HP-A1 At least every five years, As resources allow, update the historic survey and property inventory.
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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.

**Note:**

The action below was successfully implemented for a Bed and Breakfast and small conference center located in the Eason neighborhood. An amendment that changes the “explore” to Continue to implement and improve” is warranted.

LPB 4/25/14 The Board concurred with the above staff recommendation.

| HP-A5 | Continue to implement and improve 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.

**Note:**

With the February 28, 2014 annexation of all of the King County Potential Annexation Areas (PAAs) it is no longer necessary to craft an interlocal with King County. However, it still remains feasible to undertake such as effort with Snohomish County.

PC and LPB 5/7/14 The Planning Commission recommended adding a footnote to HP-A7 below to explain the reasoning for no longer needing an interlocal agreement with King County. Such a footnote has been added.
HP-A7 Pursue an interlocal agreement with King
and Snohomish County regarding historic preservation within the portions of the Planning Area which fall within each Snohomish 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.

**Note:**
Action HP-A10 below was completed as part of the 2011 update of Title 22 and can now be eliminated.

Staff 4/22/14 With the elimination of Actions HP-A10 and HP-A11 below, the remainder of the Actions require re-numbering.

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.

**Note:**
The policy below has been implemented through the adoption of the Downtown Subarea Plan in 2009 and is no longer needed as a policy.

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-A102 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-A113 Refine those Landmark Preservation implementing regulations which would initiate consideration of a local historic register listing for any nomination to the state or national historic registers.

**Note:**
Since the City annexed the remaining portions of its Potential Annexation Area (PAA) in King County in 2014, no such interlocal is required with King County.