

# 7 REVISED KEY DHPC PROCESS OPTIONS <sup>1</sup>

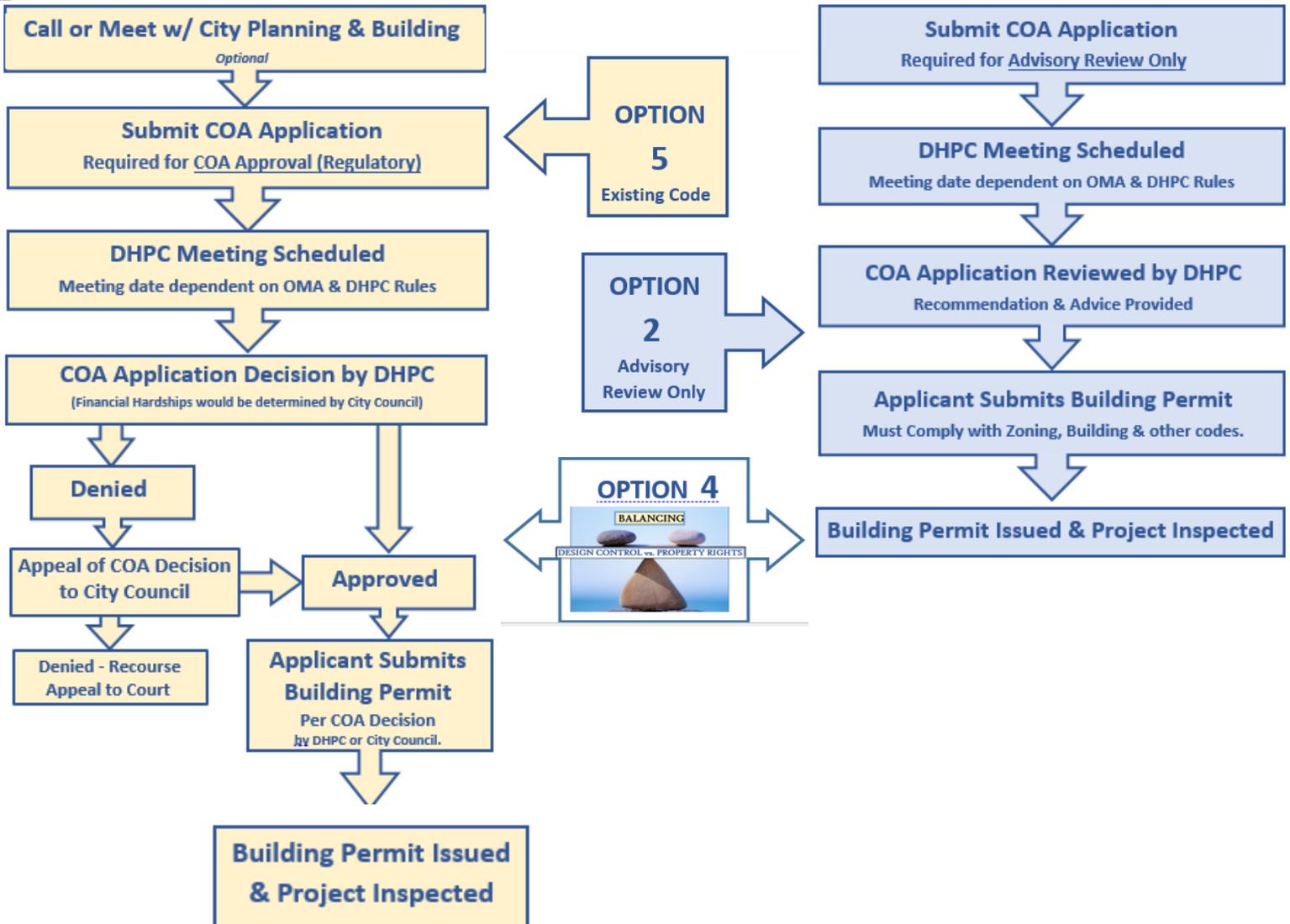
	A ORDINARY MAINTENANCE & REPAIRS	B REHABILITATION	C NEW CONSTRUCTION		DEMOLITION <sup>2</sup>
<b>REVISED OPTION 1</b> <small>NO RESIDENTIAL DISTRICT(S)</small>	ELIMINATE RESIDENTIAL DISTRICT(S)	ELIMINATE RESIDENTIAL DISTRICT(S)	ELIMINATE RESIDENTIAL DISTRICT(S)		ELIMINATE RESIDENTIAL DISTRICT(S)
<b>OPTION 2</b> <small>ADVISORY</small>	EXEMPT	ADVISORY REVIEW ONLY	ADVISORY REVIEW ONLY		ADVISORY REVIEW ONLY
<b>REVISED Added Option OPTION 3</b> <small>2/27/16</small>	EXEMPT	ADVISORY REVIEW ONLY	Administrative COA <sup>3</sup> <small>by City for new additions not visible from Street.</small>	COA APPROVAL (REGULATORY) <small>New additions visible from street and new buildings.</small>	ADVISORY REVIEW ONLY
<b>OPTION 4</b> <small>BALANCED APPROACH (Previously #3)</small>	EXEMPT	ADVISORY REVIEW ONLY	COA APPROVAL (REGULATORY)		ADVISORY REVIEW ONLY
<b>OPTION 5</b> <small>EXISTING CODE (Previously #1)</small>	EXEMPT	COA APPROVAL (REGULATORY)	COA APPROVAL (REGULATORY)		COA APPROVAL (REGULATORY)

## DHPC - COA OPTIONS

- ❖ 1 Exempt
- ❖ 2 Advisory Review Only
- ❖ 3 Advisory/Admin.COA/DHPC-COA
- ❖ 4 Advisory/DHPC-COA
- ❖ 5 COA Approval (Regulatory)

Updated for 5 Options 2/29/16

2/27/2016



# **REVISED** KEY DHPC PROCESS OPTIONS <sup>1</sup>

	<b>A</b> ORDINARY MAINTENANCE & REPAIRS	<b>B</b> REHABILITATION	<b>C</b> NEW CONSTRUCTION		DEMOLITION <sup>2</sup>
<b>REVISED</b> <b>OPTION 1</b> NO RESIDENTIAL DISTRICT(s)	ELIMINATE RESIDENTIAL DISTRICT(s)	ELIMINATE RESIDENTIAL DISTRICT(s)	ELIMINATE RESIDENTIAL DISTRICT(s)		ELIMINATE RESIDENTIAL DISTRICT(s)
<b>OPTION 2</b> ADVISORY	EXEMPT	ADVISORY REVIEW ONLY	ADVISORY REVIEW ONLY		ADVISORY REVIEW ONLY
<b>REVISED</b> <i>Added Option</i> <b>OPTION 3</b> 2/27/16	EXEMPT	ADVISORY REVIEW ONLY	Administrative COA <sup>3</sup> <small>by City for new additions not visible from Street.</small>	COA APPROVAL (REGULATORY) <small>New additions visible from street and new buildings.</small>	ADVISORY REVIEW ONLY
<b>OPTION 4</b> BALANCED APPROACH (Previously #3)	EXEMPT	ADVISORY REVIEW ONLY	COA APPROVAL (REGULATORY)		ADVISORY REVIEW ONLY
<b>OPTION 5</b> EXISTING CODE (Previously #1)	EXEMPT	COA APPROVAL (REGULATORY)	COA APPROVAL (REGULATORY)		COA APPROVAL (REGULATORY)

- Footnotes:**
- 1. These key options were revised after the 2/27/16 workshop. They reflect a series of options outlined before and during the 2/24 & 2/27 workshops. They do not represent an exhaustive list.**
  - 2. Demolition of an historic structure, whether or not on a registry, may require review under the State Environmental Policy Act (SEPA). See City Informational Bulletin next to Display # 7.**
  - 3. An administrative rule, if approved by the DHPC, or through adoption of design guidelines, could allow for administrative review(s) of new construction.**

**OPTIONS & RESULTS** Revised 2/28/2016

**Added**

**1. Eliminate local register residential districts.**

COA not required, unless an individual property is listed as a Local Register Historic Property.

Homes are more likely to lose their historic integrity over time.

Property values are likely to decrease, if the National Historic District character is compromised.

Special Tax Valuation (STV) qualifications. Properties must be nominated, approved and listed as an individual property on the Local Register of Historic Places to use the STV. Nomination process may run from 2 to 4 months. Recording costs for listing approx. \$100.

**2. Advisory review required prior to building permit**

Owner has last say to all changes to property.

Commission expertize prior to owner committing to a final design.

No appeal to City Council needed.

Number of non-contributing structures will likely increase over time.

Property values are likely to decrease with an increased number of non-contributing structures.

STV program remains available without change.

**Added**

**3. a. Advisory review for Rehabilitation required prior to building permit.**

**b. COA approval for New Construction required prior to building permit.**

1) COA – DHPC approval for new construction visible from Street.

2) COA - Admin. approval for new construction not visible from street  
(review to assure not visible from street).

Owner has last say to all rehab. & those construction projects not visible from street.

Provides property owner with commission expertize for rehab. before committing to final design.

No appeal to City Council for rehabilitation. Appeal available for new construction.
Number of non-consistent structures with historic structures will increases over time, but less than # 1 & # 2.
STV program remains available without change.
<b>4. a. <u>Advisory review for Rehabilitation</u> required prior to Building Permit.</b>
<b>b. <u>COA approval for New Construction</u> required prior to Building Permit</b>
Owner has last say to all rehab. projects.
Provides property owner with commission expertize for rehab. before committing to final design.
No appeal to City Council for rehabilitation. Appeal available for new construction.
Number of non-consistent structures with historic structures will increases over time, but less than # 1, 2 & # 3.
Property values are likely to decrease with an increased number of non-contributing structures.
STV program remains available without change.
<b>5. EXISTING - COA Required with appeal available to City Council prior to Building permit.</b>
Provides property owner with commission expertize, must comply with COA, and appeal to City Council available.
Property values are likely to remain slightly higher than outside the district as does most other local register historic districts.
Assures congruent work on structures in district.
STV program remains available without change.