

Historic Preservation Commission

Prince George's County, Maryland

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HPC Policy #1-98

HISTORIC AREA WORK PERMIT (HAWP) DEMOLITION APPLICATIONS

- I. The Prince George's County Historic Preservation Commission (HPC) shall consider whether or not a structure can be put to reasonable beneficial use without the approval of demolition.
- II. In the case of income-producing properties, the HPC shall consider whether a reasonable return from the existing building can be obtained.
- III. Nevertheless, in all cases, failure to obtain maximum profit will not be considered in a determination of hardship.
- IV. In the case of a HAWP application for a [contributing] property in an Historic District, it is the policy of the HPC not to authorize the issuance of a demolition permit until such time as a permit is issued for a replacement new structure, unless otherwise justified.
- V. Since the historic preservation ordinance charges the Historic Preservation Commission with stewardship of the County's historic resources, the HPC considers demolition as a last resort. If the application is approved, the HPC will look for compensation for the loss incurred to the heritage of the County. Depending on the size and scale of the resulting development, compensation measures could include Historic American Buildings Survey (HABS) documentation, architectural salvage, archeological preservation, and the donation of funds to a specified preservation project.
- VI. Required Submittals

In order for the HPC to make informed decisions based on facts, information will be required of applicants requesting to demolish Historic Sites or historic resources regulated under the Prince George's County Historic Preservation Ordinance (Subtitle 29 of the County Code). Specific requirements for each demolition request submittal may be made by the Historic Preservation Commission or staff prior to the determination of an application's completeness. **All demolition requests must be made through the Historic Area Work Permit (HAWP) process.**

Applicants may be required to submit information including but not limited to the following:

- 1) *Ownership of the property* - an application made by a contract purchaser, agent or other representative of the property owner, must provide evidence of the property owner's consent.

- 2) *Estimated cost of the proposed demolition or removal* - the approximate cost of the demolition and any related site work such as fencing and other security measures to protect remaining features of archeological, historic or architectural significance; and expenses associated with grading, seeding, and other related landscape work required to preclude health and safety concerns.
- 3) *Cost estimate of relocating the building(s)* - either to a new foundation on the property or elsewhere to provide for its rehabilitation or restoration.
- 4) *A report from a licensed engineer* - a statement on the structural soundness of the building or structures to be demolished and their potential adaptability for relocation and/or rehabilitation or restoration shall be provided by a structural engineer licensed in the State of Maryland. The engineer's report shall identify any dangerous conditions represented by the property. The report shall also provide evidence of the engineer's licensing or other appropriate certifications.
- 5) *Fair market value of the property* - to be provided in the form of an appraisal by a qualified professional expert. Appraisals obtained within the prior two years by the owner or applicant in connection with the purchase, financing or ownership of the property are acceptable. The most recent assessed value of the property and real estate taxes paid shall also be provided.
- 6) *Statement of Economic Feasibility* - an itemized breakdown from a professional experienced in rehabilitation regarding the economic feasibility of rehabilitation or reuse of the existing structure on the property. Statement should also include details concerning the property's gross income, operating and maintenance expenses as well as any annual debt service, insurance costs, etc., for the prior two years. Information should be included regarding the property's projected income after demolition, if available.
- 7) *Purchase price for the property* - information shall also include the date of purchase, the party from whom the property was purchased, and the condition of the property at the time of purchase.
- 8) *Evidence of attempts to sell the property* - information shall be provided regarding any prices asked for and/or offers received for the property, if any, within the previous two years.
- 9) *Evidence of archeological significance* - information shall include evidence of archeologically significant features that may be affected by the proposed demolition and/or plans to protect known or presumed archeological features after demolition of above-ground buildings or structures. In the case of known or presumed archeological features that would be adversely affected by demolition, the Historic Preservation Commission may request detailed analysis of such features (Phase I, II, III investigations as warranted).
- 10) The Historic Preservation Commission may request other information specific to a particular project or proposal.

Approved: December 15, 1998