



HISTORIC PRESERVATION COMMISSION HISTORIC PROPERTY SPECIAL VALUATION APPLICATION

In order to be eligible for Special Valuation Property Tax Credit, the work must meet and comply with the property, rehabilitation and maintenance criteria set forth in Section 2.27.070 of the Walla Walla Municipal Code (WWMC), Revised Code of Washington (RCW) 84.26 and Washington Administrative Code (WAC) 254-20-100.

Site Address: _____ Parcel #: _____

Building Name (if applicable): _____

Applicant Name: _____

Phone: _____ E-mail address: _____

Mailing Address: _____

Property Owner: _____

Phone: _____ E-mail address: _____

Mailing Address: _____

Required documents:

- Legal description of property
- Before/After photos of interior and exterior of property
- Architectural drawings reflecting the work done
- List of qualified rehabilitation costs
- Timeline of rehabilitation project

REQUIRED CRITERIA

The property is a historic property – WWMC 2.27.070 (C)(3)(a)

Indicate year built:

The property is on the Local Historic Register of Historic Places or is certified as contributing to a Local Register Historic District – WWMC 2.27.070(C)(1)

Date of Historic Preservation Commission decision placing property on the Local Historic Register or within a Local Historic Register District:

The cost of rehabilitation is at least twenty-five percent (25%) of the assessed valuation of the property excluding land value – RCW 84-26-020(2)

Assessed value of the property excluding land value, cost of rehabilitation:

The rehabilitation will/has returned the property to a state of utility through repair or alteration, while preserving those portions and features which are considered significant to its architectural and cultural value – RCW 84.26.020(7)

List work done to property: _____

The rehabilitation was performed within twenty-four (24) months of the date of application – WWMC 20.27.070(3)(c)

Indicate date when rehabilitation started:

- I certify, by checking this box and printing my name below, that the information submitted in this application packet is true and accurate. Determination of information to be in error could result in revocation of special tax valuation.

Printed Name of Property Owner

Date:

Guidelines for Historic Preservation

The property has not been altered in any way that adversely affects those elements which qualify it as historically significant, including the following:

- 1) Every reasonable effort shall be made to provide a compatible use for an historic property which requires minimal alteration of the building, structure, or site and its environment, or to use an historic property for its originally intended purpose.
- 2) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- 3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- 4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. The changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- 5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
- 6) Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Walla Walla Municipal Code regarding Historic Preservation:

2.27.070 Review and monitoring of properties for special valuation.

C. Criteria.

4. Rehabilitation and Maintenance Criteria. The Washington State Advisory Council's Standards for the Rehabilitation and Maintenance of Historic Properties in WAC [254-20-100](#) shall be used by the commission as minimum requirements for determining whether or not an historic property is eligible for special valuation and whether or not the property continues to be eligible for special valuation once it has been so classified, as follows:

a. Rehabilitation.

- i. Every reasonable effort shall be made to provide a compatible use for an historic property which requires minimal alteration of the building, structure, or site and its environment, or to use an historic property for its originally intended purpose.
- ii. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- iii. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- iv. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. The changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- v. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
- vi. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- vii. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- viii. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- ix. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- x. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.