1. CALL PUBLIC MEETING TO ORDER
   A. Roll Call of members present.
      a. Chairman - Daniel LaPlaunt: Present
         Vice-Chairman - Roy Matson: Present
         Commission Member - Steve Koreis: Present
         Commission Member - Lucy Page: Absent
         Commission Member - Colleen Stewart: Present

   B. Approval of Historic Preservation Commission Agenda.
      a. Commission Member - Steve Koreis: Motion
         Vice-Chairman - Roy Matson: 2nd
         Chairman - Daniel LaPlaunt: Approve
         Vice-Chairman - Roy Matson: Approve
         Commission Member - Steve Koreis: Approve
         Commission Member - Lucy Page: Absent
         Commission Member - Colleen Stewart: Approve

   C. Waive reading of and approve Historic Preservation Commission minutes from June 11, 2012.
      a. Vice-Chairman - Roy Matson: Motion
         Commission Member - Colleen Stewart: 2nd

The public is invited to participate in all Historic Preservation Commission Meetings. Any persons with a disability needing assistance may contact the City Clerk’s Office at (360) 330-7670 72-hours in advance of the meeting.
D. Public Comments not associated with agenda items.
   a. There were no comments.

E. New business.
   a. Sign design recommendation.
      Luck No 3, 121 N. Tower St.
      • Alex Cooke, the applicant, spoke on behalf of his application.

   b. Demolition permit recommendation.
      Washington Federal Credit Union, 110 N. Pearl St.
      • Commission Member - Colleen Stewart: Motion
      • Vice-Chairman - Roy Matson: 2nd
      • Chairman - Daniel LaPlaunt: Approve
      • Vice-Chairman - Roy Matson: Approve
      • Commission Member - Steve Koreis: Approve
      • Commission Member - Lucy Page: Absent
      • Commission Member - Colleen Stewart: Approve

   c. Building design review recommendation.
      Washington Federal Credit Union, 110 N. Pearl St.
      • Sarah Devlin, Craft Architects, spoke on behalf of the proposed building. She presented the commission with two options: Scheme A and Scheme B. The Commission preferred Scheme B, but preferred the connection to the adjacent building as shown in Scheme A. The commission also recommend the use of red brick.
      • Vice-Chairman - Roy Matson: Motion
      • Commission Member - Steve Koreis: 2nd
F. Other business.

There was no other business. The Chairman requested a motion to adjourn the public meeting.

Vice-Chairman - Roy Matson: Motion
Commission Member - Colleen Stewart: 2nd
Chairman - Daniel LaPlaunt: Approve
Vice-Chairman - Roy Matson: Approve
Commission Member - Steve Koreis: Approve
Commission Member - Lucy Page: Absent
Commission Member - Colleen Stewart: Approve

2. OPEN PUBLIC HEARING

A. City of Centralia Historic Preservation By-Laws.

The Historic Preservation Commission is holding a public hearing on proposed changes to the City of Centralia Historic Preservation By-Laws. A recommendation will be made to the City Council for approval or denial of the proposed changes.

i. Public comments in favor of the proposed changes.
ii. Public comments in opposition to the proposed changes.
iii. Staff comments.
iv. Summary of comments by Chair.
v. Close public hearing.
vi. Deliberation by Commission.
vii. Motion for action. The Chairman requested a motion to approve:

Vice-Chairman - Roy Matson: Motion
Commission Member - Steve Koreis: 2nd
Chairman - Daniel LaPlaunt: Approve
Vice-Chairman - Roy Matson: Approve
Commission Member - Steve Koreis: Approve
Commission Member - Lucy Page: Absent
Commission Member - Colleen Stewart: Approve

viii. Vote. (see above)
ix. Reopen public hearing.
B. City of Centralia Historic Preservation Ordinance.

The Historic Preservation Commission is holding a public hearing on proposed changes to the Historic Preservation Ordinance CMC 2.58. A recommendation will be made to the City Council for approval or denial of proposed changes.

i. Comments in favor of the proposed changes.

ii. Comments in opposition to the proposed changes.

iii. Staff comments.

iv. Summary of comments by Chair.

v. Close public hearing.

vi. Deliberation by Commission.

The Chairman requested a motion for approval with the recommended change to “Section 3, Definitions, I” to read: “Class of properties eligible to apply for Special Valuation in the City of Centralia means all properties listed on a Local or National Register Historic District…”

vii. Motion for action.

A motion was made by Colleen Stewart to recommend the Centralia Historic Preservation Ordinance to the City Council including the change to “Section 3, Definitions, I”.

Commission Member - Colleen Stewart: Motion
Commission Member - Steve Koreis: 2nd
Chairman - Daniel LaPlaunt: Approve
Vice-Chairman - Roy Matson: Approve
Commission Member - Steve Koreis: Approve
Commission Member - Lucy Page: Absent
Commission Member - Colleen Stewart: Approve

viii. Vote. (see above)

3. Adjourn Meeting

Commission Member - Steve Koreis: Motion
Commission Member - Colleen Stewart: 2nd
Chairman - Daniel LaPlaunt: Approve
Vice-Chairman - Roy Matson: Approve
Commission Member - Steve Koreis: Approve
Commission Member - Lucy Page: Absent
Commission Member - Colleen Stewart: Approve

The next regularly scheduled meeting of the Historic Preservation Commission is scheduled for August 13, 2012 at 5:30 p.m.

Respectfully submitted, Sarah Blosser, Recording Secretary
CENTRALIA HISTORIC PRESERVATION ORDINANCE

SECTION 1 PURPOSE

The purpose of this ordinance is to provide for the identification, evaluation, designation, and protection of designated historic and prehistoric resources within the boundaries of the City of Centralia and preserve and rehabilitate eligible historic properties within the City of Centralia for future generations through special valuation, a property tax incentive, as provided in Chapter 84.26 RCW in order to:

1. Safeguard the heritage of the City of Centralia as represented by those buildings, districts, objects, sites and structures which reflect significant elements of the City of Centralia’s history;

2. Foster civic and neighborhood pride in the beauty and accomplishments of the past, and a sense of identity based on the City of Centralia’s history;

3. Stabilize or improve the aesthetic and economic vitality and values of such sites, improvements and objects;

4. Assist, encourage and provide incentives to private owners for preservation, restoration, redevelopment and use of outstanding historic buildings, districts, objects, sites and structures;

5. Promote and facilitate the early identification and resolution of conflicts between preservation of historic resources and alternative land uses; and,

6. Conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment.

SECTION 2 SHORT TITLE

The following sections shall be known and may be cited as the “historic preservation ordinance of the City of Centralia”.

SECTION 3 DEFINITIONS

The following words and terms when used in this ordinance shall mean as follows, unless a different meaning clearly appears from the context:

A. “Adaptive Reuse” means the rehabilitation or renovation of existing building(s) of outdated or historic buildings from their original or more recent use to a new use.

B. “City of Centralia Historic Inventory” or “Inventory” means the comprehensive inventory of historic and prehistoric resources within the boundaries of the City of Centralia
C. “City of Centralia Historic Preservation Commission” or “Commission” means the commission created by Section 4 herein.

D. “City of Centralia Register of Historic Places”, “Local Register”, or “Register” means the listing of locally designated properties provided for in Section 5 herein.

E. “Actual Cost of Rehabilitation” means costs incurred within twenty-four months prior to the date of application and directly resulting from one or more of the following: 1) improvements to an existing building located on or within the perimeters of the original structure; or b) improvements outside of but directly attached to the original structure which are necessary to make the building fully useable but shall not include rentable; habitable floor-space attributable to new construction; or c) architectural and engineering services attributable to the design of the improvements; or d) all costs defined as “qualified rehabilitation expenditures” for purposes of the federal historic preservation investment tax credit.

F. A “building” is a structure constructed by humans. This includes both residential and nonresidential buildings, main and accessory buildings.

G. “Certificate of Appropriateness” means the document indicating that the commission has reviewed the proposed changes to a local register property or within a local register historic district and certified the changes as not adversely affecting the historic characteristics of the property which contribute to its designation.

H. “Certified Local Government” or “CLG” means the designation reflecting that the local government has been jointly certified by the State Historic Preservation Officer and the National Park Service as having established its own historic preservation commission and a program meeting Federal and State standards.

I. “Class of properties eligible to apply for Special Valuation” in the City of Centralia means all properties listed on the Local or National Register of Historic Places or as contributing to a Local or National Register Historic District and which have been substantially rehabilitated at a cost and within a time period which meets the requirements set forth in Chapter 84.26 RCW.

J. “Cost” means the actual cost of rehabilitation, which cost shall be at least twenty-five percent of the assessed valuation of the historic property, exclusive of the assessed value attributable to the land, prior to rehabilitation.

K. A “district” is a geographically definable area urban or rural, small or large – possessing a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united by past events or aesthetically by plan or physical development.

L. “Emergency repair” means work necessary to prevent destruction or dilapidation to real property or structural appurtenances thereto immediately threatened or damaged by fire, flood, earthquake or other disaster.

M. “Folk Architecture” means not only the types of structures designed and built, but also the ways in which buildings are arranged upon the land, the methods and materials of construction, the functions that different structures serve, and the social, cultural, economic, and political milieu associated with particular architectural conventions. The term "folk architecture" is often used to draw a distinction between popular or landmark architecture and is nearly synonymous with the terms "vernacular architecture" and "traditional architecture." Therefore, folk architecture includes those dwellings, places
of worship, barns, and other structures that are designed and built without the assistance of formally
schooled and professionally trained architects.

N. “Historic property” means real property together with improvements thereon, except property listed in a
register primarily of objects buried below ground, which is listed in a local register of a Certified Local
Government or the National Register of Historic Places.

O. “Incentives” are such rights or privileges or combination thereof which the City Council, or other local,
state or federal public body or agency, by virtue of applicable present or future legislation, may be
authorized to grant or obtain for the owner(s) of Register properties. Examples of economic incentives
include but are not limited to tax relief, conditional use permits, rezoning, street vacation, planned unit
development, transfer of development rights, façade easements, gifts, preferential leasing policies,
beneficial placement of public improvement or amenities, or the like.

P. “Local Review Board” or “Board” used in Chapter 84.26 RCW and Chapter 254-20 WAC for the
special valuation of historic properties means the commission created in section 4 herein.

Q. “National Register of Historic Places” means the national listing of properties significant to our cultural
history because of their documented importance to our history, architectural history, engineering, or
cultural heritage.

R. An “object” is a thing of functional, aesthetic, cultural, historical, or scientific value that may be, by
nature or design, movable yet related to a specific setting or environment.

S. “Ordinary repair and maintenance” means work for which a permit issued by the City of Centralia is
not required by law, and where the purpose and effect of such work is to correct the deterioration or
decay of or damage to the real property, structure or appurtenance therein and to restore the same, as
nearly as may be practicable, to the condition prior to the occurrence of such deterioration, decay, or
damage.

T. “Owner” of property is the fee simple owner of record as exists on the Lewis County Assessor’s
records.

U. “Significance” or “significant” used in the context of historic significance means the following: a
property with local, state, or national significance is one which helps in the understanding of the history
or prehistory of the local area, state, or nation (whichever is applicable) by illuminating the local,
statewide, or nationwide impact of the events or persons associated with the property, or its
architectural type or style in information potential. The local area can include Centralia, Lewis County
or southwest Washington, or a modest geographic or cultural area, such as a neighborhood. Local
significance may apply to a property that illustrates a theme that is important to one or more localities;
state significance to a theme important to the history of the state; and national significance to property
of exceptional value in representing or illustrating an important theme in the history of the nation.

V. A “site” is a place where a significant event or pattern of events occurred. It may be the location of
prehistoric or historic occupation or activities that may be marked by physical remains; or it may be the
symbolic focus of a significant event or pattern of events that may not have been actively occupied. A
site may be the location of ruined or now non-extant building or structure of the location itself
possesses historic cultural or archaeological significance.

W. “Special Valuation for Historic Properties” or “Special Valuation” means the local option program
which when implemented makes available to property owners a special tax valuation for rehabilitation
of historic properties under which the assessed value of an eligible historic property is determined at a rate that excludes, for up to ten years, the actual cost of the rehabilitation. (Chapter 84.26 RCW).

X. “State Register of Historic Places” means the state listing of properties significant to the community, state, or nation but which may or may not meet the criteria of the National Register.

Y. A “structure” is a work made up of interdependent and interrelated parts in a definite pattern of organization. Generally constructed by people, it is often an engineering project.

Z. “Universal Transverse Macerator” or “UTM” means the grid zone in metric measurement providing for an exact point of numerical reference.

AA. “Waiver of Certificate of Appropriateness” or “Waiver” means the document indicating that the commission has reviewed the proposed whole or partial demolition of a local register property or in a local register historic district and failing to find alternatives to demolition has issued a waiver of a Certificate of Appropriateness which allows the building or zoning official to issue a permit for demolition.

BB. “Washington State Advisory Council’s Standards for the Rehabilitation and Maintenance of Historic Properties” or “State Advisory’s Council’s Standards” means the rehabilitation and maintenance standards used by the City of Centralia Historic Preservation 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.

SECTION 4 CENTRALIA HISTORIC COMMISSION

A. Creation and Size

There is hereby established a City of Centralia Historic Preservation Commission, consisting of a minimum of five (5) members but no more than seven (7) members, as provided in subsection B below. Members of the Centralia Historic Preservation Commission shall be appointed by the Mayor and approved by the City Council and shall be residents of the City of Centralia except as provided in subsection B below.

Composition of the Commission

1. All members of the commission must have a demonstrated interest and competence in historic preservation and possess qualities of impartiality and broad judgment.

2. The commission shall always include at least two professionals who have experience in identifying, evaluating, and protecting historic resources and are selected from among the disciplines of architecture, history, architectural history, planning, prehistoric and historic archaeology, folklore, cultural anthropology, curation, conservation, and landscape architecture, or related disciplines. The commission action that would otherwise be valid shall not be rendered invalid by the temporary vacancy of one or all of the professional positions, unless the commission action is related to meeting Certified Local Government (CLG) responsibilities cited in the Certification Agreement between the City Manager and the State Historic Preservation Officer on behalf of the State. Furthermore, exception to the residency requirement of commission members may be granted by the Mayor and City Council in order to obtain representatives from these disciplines.

3. In making appointments, the City Council may consider names submitted from any source, but the City Clerk shall notify the commission and the City of Centralia Development Department and any
related organizations of vacancies so that names of interested and qualified individuals may be submitted by such organizations for consideration along with names from any other source.

B. Terms
The original appointment of members to the commission shall be as follows: appointments are made for a three year term. Commissioners may serve for no more than four (4) consecutive terms. After sitting out one 3 year term, a Commissioner can than reapply for appointment to the Historic Commission. Vacancies shall be filled by the Mayor for the unexpired term in the same manner as the original appointment.

C. Powers and Duties
The major responsibility of the Historic Preservation Commission is to identify and actively encourage the conservation of the City of Centralia’s historic resources by initiating and maintaining a register of historic places and reviewing proposed changes to register properties; to raise community awareness of the City of Centralia’s history and historic resources; and to serve as the City of Centralia’s primary resource in matters of history, historic planning, and preservation.

In carrying out these responsibilities, the Historic Preservation Commission shall engage in the following:

1. Conduct and maintain a comprehensive inventory of historic resources within the boundaries of the City of Centralia and to be known as the City of Centralia Historic Inventory, and publicize and periodically update inventory results. Properties listed on the inventory shall be recorded on official zoning records with an “HI” (for historic inventory designation). This designation shall not change or modify the underlying zone classification.

2. Initiate and maintain the City of Centralia Register of Historic Places. This official register shall be compiled of buildings, structures, sites, objects, and districts identified by the commission as having historic significance worthy of recognition and protection by the City of Centralia and encouragement of efforts by owners to maintain rehabilitate, and preserve properties.

3. Review nominations to the City of Centralia Register of Historic Places according to criteria in Section 5 of this ordinance and adopt standards in its rules to be used to guide this review.

4. Review proposals to construct, change, alter, modify, remodel, move, demolish, or significantly affect properties or districts on the register as provided in Section 5: and adopt standards in its rules to be used to guide this review and the issuance of a certificate of appropriateness or waiver.

5. Provide for the review either by the commission or its staff of all applications’ for approvals, permits, environmental assessments or impact statements, and other similar documents pertaining to identified historic resources or adjacent properties.

6. Conduct all commission meetings in compliance with Chapter 42.30 RCW Open Public Meetings Act, to provide for adequate public participation and adopt standards in its rules to guide this action.

7. Participate in, promote and conduct public information, educational and interpretive programs pertaining to historic and prehistoric resources.

8. Establish liaison support, communication and cooperation with federal, state, and other local government entities which will further historic preservation objectives, including public education within the City of Centralia.
9. Review and comment to the City Council on land use, housing and redevelopment, municipal improvement and other types of planning and programs undertaken by any agency of the City of Centralia, other neighboring communities, Lewis County, the state or federal governments, as they relate to historic resources of the City of Centralia.

10. Advise the City Council and the Mayor generally on matters of City of Centralia history and historic preservation.

11. Perform other related functions assigned to the Commission by the City Council and the Mayor.

12. Provide information to the public on methods of maintaining and rehabilitating historic properties. This may take the form of pamphlets, newsletters, workshops, or similar activities.

13. Officially recognize excellence in the rehabilitation of historic buildings, structures, sites and districts, and new construction in historic areas; and encourage appropriate measures for such recognition.

14. Be informed about and provide information to the public and city departments on incentives for preservation of historic resources including legislation, regulations and codes which encourage the use and adaptive reuse of historic properties.

15. Review nominations to the State and National Registers of Historic Places.

16. Investigate and report to the City Council on the use of various federal, state, local or private funding sources available to promote historic resource preservation in the City of Centralia.

17. Serve as the local review board for Special Valuation and:
   a) Make determination concerning the eligibility of historic properties for special valuation;
   b) Verify that the improvements are consistent with the Washington State Advisory Council’s Standards for Rehabilitation and Maintenance;
   c) Enter into agreements with property owners for the duration of the special valuation period as required under WAC 254-20-070(2);
   d) Approve or deny applications for special valuation;
   e) Monitor the property for continued compliance with the agreement and statutory eligibility requirements during the 10 year special valuation period; and
   f) Adopt bylaws and/or administrative rules and comply with all other local review board responsibilities identified in Chapter 84.26 RCW.

18. The commission shall adopt rules of procedure to address items 3, 4, 6 and 18 inclusive.

19. Perform oversight of the Borst Home, Fort Borst Block House and associated activities to ensure the continued compliance with federal, state and local historic registers.

E. Compensation

All members shall serve without compensation.

F. Rules and Officers

The commission shall establish and adopt its own rules of procedure as established in the Bylaws and shall select from among its membership a chairperson and such other officers as may be necessary to conduct the commission’s business.
G. Commission Staff
Commission and professional staff assistance shall be provided by the Community Development Department with
additional assistance and information to be provided by other City of Centralia departments as may be necessary
to aid the commission in carrying out its duties and responsibilities under this ordinance.

H. Attendance of Members
All members shall attend regularly scheduled meetings and shall be on time. If three regularly scheduled meetings
in any twelve (12) month period are missed without good cause as determined by the commission, the
Commissioner is dismissed.

SECTION 5 CENTRALIA REGISTER OF HISTORIC PLACES

A. Criteria for Determining Designation in the Register
Any building, structure, site, object, or district may be designated for inclusion in the City of
Centralia Local Register if it is significantly associated with the history, architecture, archaeology,
engineering, or cultural heritage of the community; if it has integrity; is at least 50 years old, or is of
lesser age and has exceptional importance; and if it falls in at least one of the following categories.
1. It is associated with events that have made a significant contribution to the broad patterns of
   national, state, or local history.
2. It embodies the distinctive architectural characteristics of a type, period, style, or method of
design or construction, or represents a significant and distinguishable entity whose components
   may lack individual distinction.
3. It is an outstanding work of a designer, builder, or architect who has made a substantial contribution
to the art.
4. It exemplifies or reflects special elements of the City’s cultural, special, economic, political,
aesthetic, engineering, or architectural history.
5. It is associated with the lives of persons significant in national, state, or local history.
6. It has yielded or may be likely to yield important archaeological information related to history or
   prehistory.
7. It is a building or structure removed from its original location but which is significant primarily
   for architectural value, or which is the only surviving structure significantly associated with an
   historic person or event.
8. It is a birthplace or grave of an historical figure of outstanding importance and is the only
   surviving structure or site associated with that person.
9. It is a cemetery which drives its primary significance from age, from distinctive design features,
or from association with historic events, or cultural patterns.
10. It is a reconstructed building that has been executed in an historically accurate manner on the
    original site.
11. It is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

**B. Process for Designating Properties or Districts to the City of Centralia’s Local Register**

1. Property owners may nominate a building, structure, site, object, or district for inclusion in the City of Centralia’s Local Register. Members of the Historic Preservation Commission or the commission as a whole may generate nominations. In its designation decision, the commission shall consider the City of Centralia’s Inventory and the City of Centralia’s Comprehensive Plan.

2. In the case of individual properties, the designation shall include the UTM reference or GPS coordinates and all features – interior and exterior – and outbuildings that contribute to its designation.

3. In the case of districts, the designation shall include descriptions of the boundaries of the district; the characteristics of the district which justifies its designation; and a list of all contributing properties including features, structures, sites, and objects.

4. The Historic Preservation Commission shall consider the merits of the nomination, according to the criteria in Section A and according to the nomination review standards established in rules, at a public meeting. Adequate notice will be given to the public, the owner(s) and the authors of the nomination, if different, and lessees, if any, of the subject property prior to the public meeting according to standards for public meetings established in rules and in compliance with Chapter 42.30 RCW, Open Public Meetings Act. Such notice shall include publication in a newspaper of general circulation in the City of Centralia and posting of the property. If the commission finds that the nominated property is eligible for the City of Centralia’s Local Register, the commission shall make recommendation to the City Council that the property be listed in the register with owner’s consent.

5. In the case of historic district, the commission shall consider a simple majority of property owners to be adequate for owner consent. Owner consent and notification procedures in the case of districts shall be further defined in the by-laws. The public, property owner(s) and the authors of the nomination, if different, and lessees, if any, shall be notified of the listing.

6. Properties listed on the City of Centralia’s Local Register shall be recorded on official zoning records with an “HR” (for Historic Register) designation. This designation shall not change or modify the underlying zone classification.

**C. Removal of Properties from the Register**

In the event that any property is no longer deemed appropriate for designation to the City of Centralia’s Local Register, the commission or property owner may initiate removal from such designation by the same procedure as provided for in establishing the designation, Section B. After official notification via certified US Postal Service and a public hearing before the commission, a property may be removed from the City of Centralia’s Local Register by the City Council without the owner/s consent.
D. Effects of Listing on the Register

1. Listing on the City of Centralia’s Local Register is an honorary designation, requiring deed restriction, denoting significant association with the historic, archaeological, engineering, or cultural heritage of the community. Properties are listed individually or as contributing properties to an historic district.

2. Prior to the commencement of any work on a register property, excluding ordinary repair and maintenance and emergency measures defined in Section 6, the owner must request and receive a Certificate of Appropriateness from the commission for the proposed work. Violation of this rule shall be grounds for the commission to review the property for removal from the register.

3. Prior to whole or partial demolition of a register property, the owner must request and receive a waiver of a Certificate of Appropriateness.

4. All properties listed on the City of Centralia’s Local Register may be eligible for Special Tax Valuation on their rehabilitation (Section 7).

SECTION 6 REVIEW OF CHANGES TO CITY OF CENTRALIA REGISTER OF HISTORIC PLACES PROPERTIES

A. Review Required

No person shall change the use, construct any new building or structure, or reconstruct, alter, restore, remodel, repair, move, or demolish any existing property on the City of Centralia’s Local Register or within an historic district on the City of Centralia’s Local Register without review by the commission and without receipt of a Certificate of Appropriateness, or in the case of demolition, a waiver, as a result of the review.

The review shall apply to all features of the property, interior and exterior that contribute to its designation and are listed on the nomination form. Information required by the commission to review the proposed changes are established in by-laws.

B. Exemptions

The following activities do not require a Certificate of Appropriateness or review by the commission: ordinary repair and maintenance – which includes painting – or emergency measures defined in Section 5.

C. Review Process

1. Requests for Review and Issuance of a Certificate of Appropriateness or Waiver

The building or zoning official shall report to the Historic Preservation Commission any application for a permit to work on a designated City of Centralia Local Register property, or in a City of Centralia’s Local Register historic district. If the activity is not exempt from review, the commission or professional staff shall notify the applicant of the review requirements. The building or zoning official shall not issue any such permit until a Certificate of Appropriateness or a waiver is received from the commission, but shall work with the commission in considering building and fire code requirements.

2. Commission Review

The owner or his/her agent (architect, contractor, lessee, etc.) shall apply to the commission for a review of proposed changes on a City of Centralia Local Register property or within a City of Centralia historic
district and request a Certificate of Appropriateness or, in the case of demolition, a waiver. Each
application for review of proposed changes shall be accompanied by such information as is required by
the commission established in its rules for the proper review of the proposed project.

The commission shall meet with the applicant and review the proposed work according to the design
review criteria established in rules. Unless legally required, there shall be no notice, posting, or
publication requirements for action on the application, but all such actions shall be made at regular
meetings of the commission. The commission shall complete its review and make its recommendations
within thirty (30) calendar days of the date of receipt of the application. If the commission is unable to
process the request, the commission may ask for an extension of time.

3. **Demolition**
   A waiver of the Certificate of Appropriateness is required before a permit may be issued to allow whole
or partial demolition of a designated City of Centralia Local Register property or in a City of Centralia
Local Register historic district. The owner or his/her agent shall apply to the commission for a review of
the proposed demolition and request a waiver. The applicant shall meet with the commission in an
attempt to find alternatives to demolition. These negotiations may last no longer than 45 calendar days
from the initial meeting of the commission, unless either party requests an extension. If no request for an
extension is made and no alternative to demolition has been agreed to, the commission shall act and
advise the official in charge of issuing a demolition permit of the approval or denial of the waiver of a
Certificate of Appropriateness. Conditions in the case of granting a demolition permit may include
allowing the commission up to 45 additional calendar days to develop alternatives to demolition. When
issuing a waiver the board may require the owner to mitigate the loss of the City of Centralia Local
Register property by means determined by the commission at the meeting. Any conditions agreed to by
the applicant in this review process shall become conditions of approval of the permits granted. After the
property is demolished, the commission shall initiate removal of the property from the register.

4. **Appeal of the Approval or Denial of a Waiver of a Certificate of Appropriateness**
   The commission’s decision regarding a waiver of a Certificate of Appropriateness may be appealed to the
Hearing Examiner within ten days. The appeal must state the grounds upon which the appeal is based.

   The appeal shall be reviewed by the Hearing Examiner only on the records of the commission. Appeal of
Hearing Examiner’s decision regarding a waiver of a Certificate of Appropriateness may be appealed to
the Superior Court of Lewis County.

**SECTION 7 REVIEW AND MONITORING OF PROPERTIES FOR SPECIAL PROPERTY TAX VALUATION**

**A. Time Lines**

1. Applications shall be forwarded to the commission by the assessor within 10 calendar days of filing.
2. Applications shall be reviewed by the commission before December 31 of the calendar year in which the
application is made.
3. Commission decisions regarding the applications shall be certified in writing and filed with the assessor
within 10 calendar days of issuance.

**B. Procedure**
1. The assessor forwards the application(s) to the commission.

2. The commission reviews the application(s) consistent with its rules of procedure, and determines if the application(s) are complete and if the properties meet the criteria set forth in WAC 254-20-070(1) and listed in Section 6 of this ordinance.
   a. If the commission finds the properties meet all the criteria, then, on behalf of the City of Centralia, it enters into an Historic Preservation Special Valuation Agreement (set forth in WAC 254-20-120 and in Section 7 of this ordinance) with the owner. Upon execution of the agreement between the owner and commission, the commission approves the application(s).
   b. If the commission determines the properties do not meet all the criteria, then it shall deny the application(s).

3. The commission certifies its decisions in writing and states the facts upon which the approvals or denials are based and files copies of the certifications with the Lewis County Assessor’s Office.

4. For approved applications:
   a. The commission forwards copies of the agreements, applications, and supporting documentation (as required by WAC 254-20-090(4) and identified in Section 6 of this ordinance) to the assessor.
   b. Notifies the state review board that the properties have been approved for special valuation, and
   c. Monitors the properties for continued compliance with the agreements throughout the 10-year special valuation period.

5. The commission determines, in a manner consistent with its rules of procedure, whether or not properties are disqualified from special valuation either because of:
   a. The owner’s failure to comply with the terms of the agreement or
   b. Because of a loss of historic value resulting from physical changes to the building or site.

6. For disqualified properties, in the event that the commission concludes that a property is no longer qualified for special valuation, the commission shall notify the owner, the Lewis County Assessor’s Office, and the Lewis County Board of Equalization in writing and state the facts supporting its findings.

C. Criteria

1. Historic Property Criteria:
   The class of property eligible to apply for Special Valuation in the City of Centralia means only properties listed on the Local Register of Historic Places or properties certified as contributing to a local and national register Historic District which have been substantially rehabilitated at a cost and within a time period which meets the requirements set forth in Chapter 84.26 RCW.

2. Application Criteria:
   Complete applications shall consist of the following documentation:
   a. A legal description of the historic property,
   b. Comprehensive exterior and interior photographs of the historic property before and after rehabilitation,
   c. Architectural plans or other legible drawings depicting the completed rehabilitation work, and
   d. A notarized affidavit attesting to the actual cost of the rehabilitation work completed prior to the date of application and the period of time during which the work was performed and documentation of both to be made available to the commission upon request, and
   e. For properties located within historic districts, in addition to the standard application documentation, a statement from the secretary of the interior or appropriate local official, as specified in local administrative rules or by the local government, indicating the property is a certified historic structure is required.
3. **Property Review Criteria:**
   In its review the commission shall determine if the properties meet all the following criteria:
   a. The property is historic property;
   b. The property is included within a class of historic property determined eligible for Special Valuation by the City of Centralia under Section 7 of this ordinance;
   c. The property has been rehabilitated at a cost which meets the definition set forth in RCW 84.26.020(2) (and identified in Section 7 of this ordinance) within twenty-four months prior to the date of application; and
   d. The property has not been altered in any way which adversely affects those elements which qualify it as historically significant as determined by applying the Washington State Advisory Council’s Standards for Rehabilitation and Maintenance of Historic Properties (WAC 254-20-100(1) and listed in Section 7 of this ordinance).

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.

D. **Agreement**
   The historic preservation special valuation agreement in WAC 254-20-120 shall be used by the commission as the minimum agreement necessary to comply with the requirements of RCW 84.26.040(2).

E. **Appeals**
   Any decision of the commission acting on any application for classification as historic property, eligible for special valuation, may be appealed to the Superior Court of Lewis County under Chapter 34.04.130 RCW in addition to any other remedy of law. Any decision on the disqualification of historic property eligible for special valuation, or any other dispute, may be appealed to the County Board of Equalization.

C. **City of Centralia Historic Preservation Ordinance.**
   The Historic Preservation Commission is holding a public hearing on proposed changes to the Historic Preservation Ordinance CMC 2.58. A recommendation will be made to the City Council for approval or denial of proposed changes.
   i. Comments in favor of the proposed changes.
   x. Comments in opposition to the proposed changes.
   xi. Staff comments.
   xii. Summary of comments by Chair.
   xiii. Close public hearing.
   xiv. Deliberation by Commission.
   xv. Motion for action.
   xvi. Vote.

3. **ADJOURN MEETING**