



CITY OF CENTRALIA HISTORIC PRESERVATION COMMISSION

REVIEW OF HISTORIC PROPERTIES FOR SPECIAL PROPERTY TAX VALUATION
(CMC Chapter 2.58.070/RCW CHAPTER 84.26)



Application: Is the application complete?	YES		NO	
Requirements for Application:				
<i>Application received from County Assessor</i>	YES		NO	
<i>Legal description of the historic property</i>	YES		NO	
<i>Comprehensive exterior and interior photographs of the historic property before and after rehabilitation</i>	YES		NO	
<i>Architectural plans/legible drawings depicting the completed rehabilitation work</i>	YES		NO	
<i>Notarized affidavit attesting to the actual cost of the rehabilitation work completed prior to the date of application</i>	YES		NO	
<i>A statement from the local government indicating the property is a certified historic structure</i>	YES		NO	
Property review criteria:	YES		NO	
<i>The property is historic property</i>	YES		NO	
<i>The property is included with a class of historic property determined eligible for special valuation by the city</i>	YES		NO	
<i>The property has been rehabilitated at a cost which meets the definition set forth in *RCW 84.26.020(2) and **CMC 2.58.030, within 24 months prior to the date of application and</i>	YES		NO	
<i>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 (attached)</i>	YES		NO	
Does the application meet the criteria for approval?	YES		NO	
If not, what criteria has the Commission determined has not been met?				
<i>The owner's failure to comply with the terms of the agreement or;</i>	YES		NO	
<i>Because of a loss of historic value resulting from physical changes to the building or site</i>	YES		NO	
If the property is approved by Commission, the next steps are:				
<i>Applicant(s) are required to enter into the Historic Preservation Special Valuation agreement in accordance with WAC 254-20-120</i>	YES		NO	
<i>Forward documents to the Lewis County Auditor and DAHP</i>	YES		NO	



Date of Review by Commission: _____

Signature of Chair of Commission: _____

*RCW 84.26.020(2)- (2) "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.

**CMC 2.28.030- "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 footprint of the original structure; or
2. Improvements outside of but directly attached to the original structure which are necessary to make the building fully usable, but shall not include rentable, habitable floor space attributable to new construction; or
3. Architectural and engineering services attributable to the design of the improvements; or
4. All costs defined as "qualified rehabilitation expenditures" for purposes of the federal historic preservation investment tax credit.