



Development Services Department
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HISTORIC PRESERVATION COMMISSION HISTORIC PROPERTY SPECIAL VALUATION CRITERIA

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. The purpose of this Checklist is to document the Commission's determination regarding the following property:

APPLICANT: _____
BUILDING NAME (if applicable): _____
BUILDING ADDRESS: _____
ASSESSOR PARCEL NUMBER(S): _____

YES **NO**

EVALUATION CRITERIA

- ___ ___ The property is a historic property – WWMC 2.27.070(C)(3)(a);
COMMENT: _____

- ___ ___ 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);
COMMENT: _____

- ___ ___ 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);
COMMENT: _____

- ___ ___ 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);
COMMENT: _____

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

COMMENT: _____

YES **NO**

EVALUATION CRITERIA - continued

- ___ ___ 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.

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.

b. Maintenance. Buildings and structures shall not be allowed to deteriorate beyond the point where routine maintenance and repair will return them to good condition.

i. Buildings shall be kept in a safe and habitable condition at all times. Structural defects and hazards shall be corrected. Any condition which constitutes a fire hazard shall be eliminated.

ii. Buildings shall be protected against ongoing water damage due to defective roofing, flashing, glazing, caulking, or other causes. Moisture condensation resulting from inadequate heat or ventilation shall be eliminated if present at levels sufficient to promote rot or decay of building materials.

iii. Deteriorated exterior architectural features and any broken or missing doors and windows shall be repaired or replaced.

iv. Painted exterior surfaces shall be maintained and repainted as necessary to prevent a deteriorated appearance or damage to the substrate. Exterior masonry surfaces shall be tuck pointed where required to maintain the mortar in good condition. Finished tuck pointing shall match the original mortar joint in hardness and appearance.