



CITY OF TUMWATER
555 ISRAEL RD. SW, TUMWATER, WA 98501

(360) 754-4180
Email: cdd@ci.tumwater.wa.us

**CERTIFICATE OF
APPROPRIATENESS
Application**

TUM -	DATE STAMP
RCVD BY	

Application fee: \$110.00

APPLICANT (please print neatly)

NAME OF APPLICANT: _____

APPLICANT'S MAILING ADDRESS (COMPLETE): _____

APPLICANT'S TELEPHONE(S): _____ APPLICANT'S E-MAIL: _____

PROPERTY OWNER

NAME OF PROPERTY OWNER: _____

OWNER'S MAILING ADDRESS (COMPLETE): _____

OWNER'S TELEPHONE(S): _____ OWNER'S E-MAIL: _____

CONTACT PERSON

NAME OF CONTACT: _____

CONTACT'S MAILING ADDRESS (COMPLETE): _____

CONTACT'S TELEPHONE(S): _____ CONTACT'S E-MAIL: _____

PROPERTY INFORMATION

PROPERTY ADDRESS (COMPLETE): _____

LOCATION OF PROPERTY (COMMONLY KNOWN AS...): _____

ASSESSOR'S PARCEL NUMBER(S): _____

SECTION / TOWNSHIP / RANGE: _____ CURRENT ZONE CLASSIFICATION: _____

GENERAL DESCRIPTION OF PROPOSAL (ATTACH ADDITIONAL SHEETS AND DOCUMENTATION, AS NEEDED): _____

CURRENT LAND USE AND IMPROVEMENTS: _____

PAST LAND USE OR HISTORY: _____

Statement for development setting out detailed information concerning proposed ownership method, proposed operations and maintenance of the development and landscaping, and general timetable for development.

Recognizing that Tumwater was the first American settlement on Puget Sound, and one of the industrial and commercial centers of Washington territory, the HC (Historic Commercial) zone is created to help re-establish and preserve the built environment of the Tumwater historic district as it once existed, thereby promoting the general welfare of the citizens of Tumwater and the economy of Tumwater by developing and maintaining the city's commerce and vacation-travel industry.

THIS APPLICATION MUST BE ACCOMPANIED BY THE FOLLOWING INFORMATION:

1. A site plan showing existing uses on site, including, but not limited to
 - A. Site boundaries
 - B. Streets abutting the site
 - C. Proposed buildings, including dimensions, identification of types, and the number of dwelling units in each residential type
 - D. Location and dimension of all common open space
 - E. Location, dimension, and design of off-street parking facilities showing their size and locations of internal circulation and parking spaces, and points of ingress to and egress from the site
 - F. Existing buildings and indication of future use or disposition
 - G. Existing and proposed structures, indicating setback lines, including fences, culverts, bridges, roads and streets
 - H. All proposed and existing landscaping, clearly indicating type of vegetation, location of plantings, rate of growth and height maturity
 - I. All existing and proposed easements
 - J. Existing and proposed storm water drainage systems
 - K. Proposed land use and densities
 - L. The location of all loading spaces including, but not limited to, loading platforms and loading docks where trucks will load or unload
 - M. A vicinity map

2. A written statement for development setting out detailed information concerning
 - A. Proposed ownership method
 - B. Proposed operations and maintenance of the development and landscaping, and
 - C. General timetable for development

IF APPLICABLE, PLEASE PROVIDE:

- A. Floor plan
- B. Building elevations
- C. Historical photographs showing ambience and landscape of the Tumwater historic district as it relates to this specific application request

WE UNDERSTAND AND AGREE WITH THE ABOVE-EXPLAINED NEED AND ARE CURRENT OWNERS OF THE PROPERTY WITHIN THE CITY OF TUMWATER.

SIGNATURE

PRINTED NAME

SIGNATURE

PRINTED NAME

DATED THIS ____ DAY OF _____, 20____.

An applicant shall file their building permit application with a request for review or issuance of a certificate of appropriateness with the department of community development. The building official or director of community development shall report any application for a permit to work on a designated Tumwater register property or in a Tumwater register historic district to the commission. If the activity is not exempt from review, the commission shall notify the applicant of the review requirements. The building official or director of community development 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.

The owner or his/her agent shall apply to the commission for a review of proposed changes on a Tumwater register property or within a Tumwater register 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. All such actions shall be made at regular meetings of the commission. The commission shall complete its review and make its recommendations within thirty 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.

The commission's recommendations shall be in writing and shall state the findings of fact and reasons relied upon in reaching its decision, including how the project addresses the Secretary of the Interior's Standards for the Treatment of Historic Properties (and as amended). Rehabilitation will be

the default Secretary of Interior standard used, unless the applicant and the commission mutually agree to use one of the other three types of Secretary of the Interior's standards: preservation, restoration, or reconstruction.

Any conditions agreed to by the applicant in this review process shall become conditions of approval of the permits granted. If the owner agrees to the commission's recommendations, a certificate of appropriateness shall be awarded by the commission according to standards established in the commission's rules.

The commission's recommendations and, if awarded, the certificate of appropriateness shall be transmitted to the building official or director of community development. If a certificate of appropriateness is awarded, the building official or director of community development may then issue the permit.