

SPECIAL VALUATION AGREEMENT

THIS SPECIAL VALUATION AGREEMENT, is entered into by and between **Hilary Haselton** (“the APPLICANT”) and the Olympia City Council, acting as the Local Review Board (“the LOCAL REVIEW BOARD”).

WHEREAS, the APPLICANT is the owner of record of the historic property located at **101 Olympic Way NW, Olympia, Washington**, as more fully described in Exhibit A, attached and incorporated into this Agreement (“the PROPERTY”); and

WHEREAS, the APPLICANT has requested special valuation of the PROPERTY pursuant to Chapter 84.26 RCW; and

WHEREAS, the LOCAL REVIEW BOARD has determined that the PROPERTY has been substantially rehabilitated within the two-year period preceding the date of application; and

WHEREAS, the LOCAL REVIEW BOARD has determined that approved costs of said rehabilitation are **one hundred thirty thousand and thirty dollars and sixty-seven cents (\$130,030.67)** equaling or exceeding twenty-five percent (25%) of the assessed valuation of the PROPERTY prior to the improvements; and

WHEREAS, the LOCAL REVIEW BOARD has verified that the PROPERTY is a historic property that falls within a class of properties determined eligible for special valuation by local ordinance or administrative rule; and

WHEREAS, the LOCAL REVIEW BOARD finds the rehabilitation work has not altered the property in any way which adversely affects those elements that qualify it as historically significant;

NOW, THEREFORE, in consideration for the mutual covenants contained herein, the APPLICANT and the LOCAL REVIEW BOARD agree as follows:

1. The LOCAL REVIEW BOARD hereby determines that the PROPERTY qualifies for special valuation under Chapter 84.26 RCW.
2. The APPLICANT shall comply with the U.S. Secretary of the Interior’s Standards for Rehabilitation as set forth in Exhibit B, attached and incorporated into this Agreement.
3. The PROPERTY may not be altered without the prior written consent of the local REVIEW BOARD signed by a duly authorized representative thereof. No construction, alteration, or remodeling or any other action may be undertaken that would affect the historic character of the PROPERTY which classifies it as eligible for special valuation, or that would affect the appearance of the PROPERTY as depicted in the photographs attached as Exhibits C and incorporated into this Agreement, or that would adversely affect the structural soundness of the property; provided, however, that the reconstruction,

repair, repainting, or refinishing of presently existing parts or elements of the PROPERTY subject to this AGREEMENT, damage to which has resulted from casualty loss, deterioration, or wear and tear, is permitted without the prior approval of the LOCAL REVIEW BOARD, provided that such reconstruction, repair, repainting, or refinishing is performed in a manner that will not alter the appearance of those elements of the PROPERTY subject to this AGREEMENT as they are as of the effective date of this AGREEMENT. Exterior changes that require the consent of the LOCAL REVIEW BOARD include, but not be limited to, any substantial structural change or any change in design, color, or materials.

4. The PROPERTY may not be demolished without the prior written consent of the LOCAL REVIEW BOARD.

5. The APPLICANT shall make historic aspects of the PROPERTY accessible to the public one day each year if the PROPERTY is not visible from a public right-of-way.

6. The APPLICANT shall monitor the PROPERTY for its continued qualification for special valuation and notify the Thurston County Assessor within thirty (30) days of PROPERTY disqualification because of:

- a. a loss of historic integrity,
- b. sale or transfer to new ownership exempt from taxation, or
- c. sale or transfer to new ownership which does not intend to agree to the terms of this AGREEMENT nor file a Notice of Compliance form with the Thurston County Assessor.

7. The requirements for maintenance, public access, and reporting, the limitations on alterations to the PROPERTY, and any other provisions of this AGREEMENT may not be amended during the period of the classification without the approval of all parties to this AGREEMENT.

Terms of the Agreement. This AGREEMENT is effective immediately on the date of last signature below and remains in effect until the property is no longer eligible for special valuation either through disqualification under RCW 84.26.080 or upon expiration of the ten-year period of special valuation commencing **January 1, 2023 and ending December 31, 2033.**

Hold Harmless. The APPLICANT and its successors or assigns shall hold the State and the LOCAL REVIEW BOARD harmless from any and all liability and claims that may be asserted against the State and LOCAL REVIEW BOARD as a result of this AGREEMENT or the participation by the APPLICANT in the Special Valuation Program.

Governing Law. This AGREEMENT is governed by and must be construed in accordance with the laws of the State of Washington.

Hilary Haselton
Hilary Haselton, Property Owner

Date: 11/30/2022

Steven J. Burney, City Manager (Review Board)

Date:

Approved as to form:

Michael M. Young

Deputy City Attorney

Attachments:

Exhibit A: Property Description

Exhibit B: US Secretary of the Interior's Standards for Rehabilitation

Exhibit C: Contemporary and Historical Photographs

EXHIBIT A

Property Description

The Klaubush House located at 101 Olympic Way NW was built ca. 1911 by William and Avis Klaumbush. Mr. Klaumbush was born in Michigan and came to Olympia before the turn of the century. He was a longtime barber in Olympia whose shop was adjacent to the old Smokehouse on Capitol Way. William Klaumbush died in 1956 and his wife continued to live in the house until her death in 1971. The house is sited overlooking Budd Inlet and is a prominent landmark upland from the Fourth Avenue Bridge. The house has well-preserved craftsman details.

The home is a one and one-half story rectangular house set on a concrete block foundation. It has clapboard cladding with shingling on dormers. Gabled roofline has bell-cast eave line. Large dormers extend from and are incorporated into the roofline on the east and west sides. Similarly designed dormers are on the north and south sides. Full-width shed roof front port on the east (front) façade is supported by squared columns with a low clapboard railing. Entry is offset to the north and is adjoined by a tripartite window. Wide eaves. Fenestration consists of tripartite and one over one double hung sash windows. Dormers have smaller windows in the tops of the gables. Rear (west) porch extends from the rear roofline and with columns similar to the front porch.

Exhibit B

U.S. Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

EXHIBIT C

Photographs

(See photo attachments)

THE KLAUMBUSH HOUSE

Historic Rehabilitation

101 Olympic Way NW, Olympia, WA 98502

Submitted to City of Olympia Heritage Commission
For Sepcial Valuation

By Hilary Haselton

PRE-REHABILITATION PHOTOS



View of the eastern façade taken in 1915



View of the eastern façade taken in Sept. 1, 1997



View of the eastern façade taken in March 2022



View of the southern façade taken in March 2022



View of the western façade taken in March 2022



View of the interior kitchen taken in March 2022



View of the interior living room taken in March 2022



View of the interior dining room taken in March 2022



View of the interior bathroom taken in March 2022



View of the downstairs floors taken in March 2022



View of the upstairs floors taken in October 2022



View of the interior attic taken in March 2022



View of the interior attic taken in March 2022



View of the attic debris removal taken in October 2022



View of the attic debris removal taken in October 2022

POST-REHABILITATION PHOTOS



View of the eastern façade taken in October 2022



View of the eastern façade taken in October 2022



View of the western façade taken in October 2022



View of the garage taken in October 2022



View of the downstairs floors taken in October 2022



View of the dining room taken in October 2022



View of the living room in October 2022



View of the entryway taken in October 2022



View of the kitchen taken in October 2022



View of the kitchen taken in October 2022



View of a bedroom taken in October 2022



View of the interior bathroom taken in October 2022



View of the 2nd floor hallway taken in October 2022



View of the clean attic w/new insulation in October 2022