

October 2, 2019

TO: Marygrace Goddu and Olympia Heritage Commission

FROM: Andy and Karen Meyer



Attached please find our request for special valuation consideration for our home located at 215 19th Ave SW.

We purchased the house in Sept 2017, and started work to repair and refurbish, and then moved into the home in May 2018. We continued to work on the house and garage, and finished the last major project in Sept 2019.

The work has included:

- Repainting all surfaces, inside and out with an appropriate color palette.
- Repair of rotted fascia, trim and water damaged stucco as a part of exterior painting work
- Replacing leaking gutters and correcting foundation drainage issues, including the addition of basement window wells where none existed.
- Corrected attic and roof ventilation issues, installing additional ventilation
- Refinishing and repairing the first floor hardwood floors, removing old carpeting and linoleum and replacing with new materials where needed
- Repairing, rebuilding and re glazing and repainting all first floor windows and doors and installing weather stripping to better seal and increase interior comfort.
- Replacing all upstairs windows with custom made new wood windows (double glazed) that replicated the old sashes but now are operable and preserve heat better. Most original upstairs windows had substantial rot and damage and were not feasibly salvagable, or had been replaced in the recent past with a vinyl window.
- Repaired interior doors and closet doors and drawers and re-fashioned master bedroom closets to function again. All original hardware that was painted was stripped and polished.
- Installed new kitchen cabinets, counters, appliances and shelving to allow for better function and better replicate the style/design of the original cabinets.
- Updated electrical throughout the house to add outlets and better function where needed, and replace unsafe wiring that had been added previously.
- Updated water heater and removed it from basement living area, replacing it with new high efficiency tankless heater.
- Repaired furnace and ductwork to allow for better air distribution and heating function
- Replaced unsafe chimney cap with new cap that protects chimney from water and birds
- Installed new low flow toilets and made plumbing repairs where needed

We have attached all the documentation we have for the work we have done, and included pictures where we can.

If you have any questions, please let us know. We look forward to your site visit, and thanks to City staff who have been very helpful and supportive.