



# Meeting Agenda

## Heritage Commission

City Hall  
601 4th Avenue E  
Olympia, WA 98501

Heritage Commission  
Contact: Marygrace Goddu  
(360) 753-8031

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Monday, October 28, 2019

12:01 AM

On Site at 1616 Capitol Way  
South

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### Heritage Review Committee

1. CALL TO ORDER

1.A ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

4. BUSINESS ITEMS

4.A [19-0994](#) SPECIAL PROPERTY TAX VALUATION: 1616 Capitol Way South

Attachments: [Application received 09-19-19](#)  
[South Capitol Neighborhood National Register Listing](#)  
[Assessor photo 3845 1939](#)  
[Assessor Data](#)  
[1904 1610-1616 Cap 001 Gov Mead Rents home](#)

5. ADJOURNMENT

### Accommodations

*The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Advisory Committee meeting, please contact the Advisory Committee staff liaison (contact number in the upper right corner of the agenda) at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.*



## Heritage Commission

### SPECIAL PROPERTY TAX VALUATION: 1616 Capitol Way South

**Agenda Date:** 10/28/2019  
**Agenda Item Number:** 4.A  
**File Number:** 19-0994

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**Type:** recommendation   **Version:** 1   **Status:** In Committee

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#### Title

SPECIAL PROPERTY TAX VALUATION: 1616 Capitol Way South

#### Recommended Action

Move to recommend to the Heritage Commission that the subject property be approved for Special Valuation, based on the Secretary of the Interior's Standards.

#### Report

##### Issue:

Whether to recommend that the Heritage Commission recommend that the subject property be approved for Special Valuation based on adherence of the completed rehabilitation work to the Secretary of the Interior's Standards; i.e., "the rehabilitation upon which the application is based has not altered or in any way adversely affected those elements of the property which qualify it as historically significant." (OMC 3.60.020.C)

#### Staff Contact:

Marygrace Goddu, Historic Preservation Officer, Community Planning & Development, 360.753.8031

#### Presenter(s):

Applicant and staff.

#### Background and Analysis:

The City of Olympia has received an Application and Certification of Special Valuation on Improvements to Historic Property from the owners of 1616 Capitol Way South. This is a contributing property in the South Capitol Neighborhood Historic District. The Special Valuation Program is described in Attachments 1 and 2.

The Historic Preservation Officer has confirmed that the subject property meets basic program eligibility criteria:

- historic home included in a historic district or individually registered;
- application filed no later than two years after beginning the work; and
- per applicant's documentation, expenditures total at least 25% of the assessed value of the property, exclusive of land value, prior to the rehabilitation and meet eligible expenses criteria.

The purpose of this meeting is for the Heritage Review Committee to confirm that the project resulted in completed work that is consistent with the US Secretary of the Interior's Standards for Rehabilitation, and does not adversely affect those elements qualifying the property as historically significant.

Application and Certification of Special Valuation **ASSESSOR**  
on Improvements to Historic Property

Chapter 84.26 RCW

SEP 17 2019

RECEIVED

File With Assessor by October 1

File No: \_\_\_\_\_

**I. Application**

Property Owner: Capitol Historic Properties LLC County: Thurston  
Parcel No./Account No: 60800301300  
Mailing Address: 1923 Water St. SW Olympia, WA 98501  
Legal Description: Maple Park L12 and 13 B 3 5 5 3F  
Property Address (Location): 1616 Capitol Way S.  
Describe Rehabilitation: Leveled sinking foundation, complete replacement of plumbing, electrical and heating systems, asbestos and lead paint abatement, refinished original fir floors, new kitchen + baths.  
Property is on: (check appropriate box) ☐ National Historic Register ☒ Local Register of Historic Places  
Building Permit No: 18-3531 Tenant Improvement 8-15-18 Date: 10-31-18 Jurisdiction: City  
18-4635 Electrical County/City  
18-4594 Plumbing 10-30-18  
Rehabilitation Started: 8-1-18 Date Completed: 7-1-18  
Actual Cost of Rehabilitation: \$ 200,000 plus or minus

**Affirmation**

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

Signature(s) of All Owner(s):

Jeffrey S. Sedy

**II. Assessor**

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation: \$ 181,200

Date: 9/17/2019

[Signature]  
Assessor/Deputy

For tax assistance, visit <http://dor.wa.gov/content/taxes/property/default.aspx> or call (360) 570-5900. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call 1-800-451-7985.

MAY 15 '18 387400

**Thurston County Treasurer**

AFTER RECORDING MAIL TO:

Capitol Historic Properties, LLC  
PO Box 211  
Olympia, WA 98501

Real Estate Excise Tax Paid 7031.00

By [Signature] Deputy

Filed for Record at Request of:  
First American Title Insurance Company



*Space above this line for Recordors use only*

**FIRST AMERICAN TITLE  
INSURANCE COMPANY**

**STATUTORY WARRANTY DEED**

7020990 \$75

File No: **4291-3020990 (GR)**

Date: **May 14, 2018**

Grantor(s): **David R. Hutchinson**

Grantee(s): **Capitol Historic Properties, LLC**

Abbreviated Legal: **PTN. LOTS 12 & 13 BLOCK 3 MAPLE PARK ADDITION TO OLYMPIA,  
VOL. 1 PG. 50**

Additional Legal on page:

Assessor's Tax Parcel No(s): **60800301300**

**THE GRANTOR(S) David R. Hutchinson, as his separate estate** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Capitol Historic Properties, LLC, a Washington limited liability company**, the following described real estate, situated in the County of **Thurston**, State of **Washington**.

**LEGAL DESCRIPTION:** Real property in the County of Thurston, State of Washington, described as follows:

**THE SOUTH 53 FEET OF LOTS 12 AND 13 IN BLOCK 3 OF MAPLE PARK ADDITION TO OLYMPIA, ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE(S) 50, IN THURSTON COUNTY, WASHINGTON.**

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

[Signature: David R. Hutchinson]

David R. Hutchinson

**4626290**

05/15/2018 03:41 PM Deed  
Thurston County Washington  
FIRST AMERICAN TITLE



APN: 60800301300

Statutory Warranty Deed  
- continued

File No.: 4291-3020990 (GR)

STATE OF Washington )

COUNTY OF Thurston )

-ss

I certify that I know or have satisfactory evidence that **David R. Hutchinson** <sup>(s)</sup> is/are the person(s) who appeared before me, and said person(s) acknowledged that ~~he/she/they~~ signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 14, 2018



Gail K Randall  
Notary Public in and for the State of Washington  
Residing at: Cumma  
My appointment expires: May 10, 2022



# THURSTON COUNTY

## Property Account Summary

As Of 9/17/2019 Status: Active

**Account No.:** 60800301300 **Alternate Property Number:**  
**Account Type:** Real Property  
**TCA:** 110  
**Situs Address:** 1616 CAPITOL WAY S  
OLYMPIA WA 98501  
**Legal:** MAPLE PARK L 12 & 13 B 3 S 53F

### Parties:

Role	Name & Address
Owner	CAPITOL HISTORIC PROPERTIES LLC 120 STATE AVE NE # 211 OLYMPIA WA 98501
Taxpayer	CAPITOL HISTORIC PROPERTIES LLC 120 STATE AVE NE # 211 OLYMPIA WA 98501

### Property Values:

Value Name	2020	2019	2018	2017	2016
Taxable Value Regular	\$412,800	\$285,800	\$283,200	\$251,000	\$202,500
Market Total	\$412,800	\$285,800	\$283,200	\$251,000	\$202,500
Assessed Value	\$412,800	\$285,800	\$283,200	\$251,000	\$202,500
Market Land	\$201,100	\$138,000	\$102,000	\$60,300	\$64,600
Market Improvement	\$211,700	\$147,800	\$181,200	\$190,700	\$137,900

### Property Characteristics:

Tax Year	Characteristic	Value
2020	Use Code	12 Two-to-Four Unit
	Size in Acres	0.12

### Exemptions:


(End of Report)

Entry for 1616 S. Capitol Way

Address	Date Built	Contributing/ Non-Contributing	Style	Parcel #	Architect/Builder	Original or Early Owner Owner (OR) (with date)
1616 S. Capitol Way	1902	Contributing	Queen Anne	60800301300		Albert Mead
	<p>Recently refurbished as apartments, this house was used by Governor Mead, who served from 1905-1909, as his home. Governor Albert Mead said the Governor's Mansion completed in 1907 was too expensive to heat, and his wife said the large brick building was too cold, so they rented this house as their home. Behind the house was a barn in which they kept a milk cow.</p> <p>The Meads later lived in the Percival Mansion in West Olympia for the larger part of his term.</p> <p>The Mead House is a rectangular, two-story wood frame structure of restrained Queen Anne style on a poured concrete foundation. Its cross-gabled roof is covered with composition shingles, with wood shingles in the gables set off by horizontal banding. A small hip-roofed porch with turned posts and a simple balustrade shelters the entry door on the front (west) facade. At the southwest front corner is a polygonal bay, with decorative brackets and a pendant below the overhanging corner of the second story. Below the south gable is a projecting polygonal bay with hip roof. Fenestration consists of tall double-hung sash with one-over-one lights. A one-story, gable-roofed extension projects to the rear. The house is now divided into apartments.</p>					
1617 S. Capitol Way	1886	Contributing	Queen Anne	60800501000		Jack Mustard (OR)
	<p>Two-story, wood frame Queen Anne style structure, cruciform in plan with a hipped and gabled roof with narrow eaves and simple molded cornice with returns at the gables. Clapboard cladding with cornerboards and shingles in the south gable. Northeast front corner, one-story hip-roofed porch with turned posts and spindlework cornice panel. Panelled entry door. Two-story polygonal bay with decorative brackets and pendants beneath the squared gabled. Single and paired double-hung sash with one-over-one and wider single hung sash with decorative mullions in the transoms. Probably moved from Capitol Campus and owned for many years by Dr. Jack and his wife Dr. Flora Mustard, both Olympia doctors.</p>					
1702 S. Capitol Way	1930	Contributing	English Revival	70800200100		John Rottle (1932)
	<p>One-story, cross-gable house with front gable extending to form arched recessed opening for entry also with side arched opening. Clapboard cladding. Paired six-over-one sash. Central chimney.</p>					
1704 S. Capitol Way	1931	Contributing	Colonial Revival	70800200200		John Steen, State Dept. of Labor & Industries (1932)
	<p>L-shaped, cross-gable, one-story house with small shed roof awning in corner of the L for entry. Paired multipane casement windows. Clapboard and</p>					



3845

A black and white photograph of a two-story wooden house. The house features a prominent front porch with a decorative railing and a small roof. To the right of the porch is a large bay window with multiple panes. The house has horizontal siding and a gabled roof. Large trees are visible in the background, partially obscuring the house. The photograph has rounded corners and a dark border.

SALES PRICE	RECORD	LEGAL OWNER
	174 271	Burton, Harry E.
15500	561 609	- Winslow, Harry R. - FF 12571 828 FF 1473-932 FF 1475-563
*6-78 50,000	871 082	- Clark, Kaye W.
*4-79 73000	938 347	- Kehn, Robert M. - 194625 FF 1473-211 RCD 03048863
120000	1104 20	- HUTCHINSON, DAVID R. -

\* Also the N. 47 feet of lots 12+13  
Address 1616 Capital Way  
Picture No. 3845  
Depreciation Rate % \_\_\_\_\_

60	80	03	01	3	
FLAT	BLK	LOT	SEG		

Sec. or Plat	Maple Park	Subdiv.	12413	Lt	3	L No.	
LEGAL DESCRIPTION		S-53 F		I. No.		ACRES	
						LESS	BAL.
							112 (5300.4)

TAX YEAR	TIMBER N. FT	IMP. ACRES	UNIMP. ACRES	TIMBER VALUE	IMP. VALUE	UNIMP. VALUE	TOTAL L & T.	IMPS.	TOTAL VALUE
82							10000	59600	KS
86							12900	58000	SP
88							14000	58000	31/07
92							14000	46700	11/09
93							18100	75000	11/09
94							23300	78600	29/09
95							42800	94300	29/01
96							42800	94300	29/09
97							42800	94300	09
									L
1970									
1971									
1972							4240		
1973									
1974							4500	11660	
1975									
1976									
1977									
1978							4500	21550	
1979									

Street
Curb
Sidewalk
Electricity
Water
Sewer
Driveway
Bulkhead
Grade
Condition
Soil Class
Land 1968 RJ + CPC
FV 3400 - 8880

photo #4476 5300 @ 801

RJE

60800301300

BUILDING	ROOF	STORIES	1	2	A	B
Cabin	Flat	No. Rooms	5	3		
Dwelling	Hip	Halls				
Duplex	Gable	Living				
Apartment		Kitchen				
Court Apt.	Shingles	Dining				
Motel	Shakes	Bed				
Office	Pat. Shing.	Powder				
Hotel	Tar & Gravel	Bath	1	1		
Store	CONSTRUCT.	Sun				
Theatre		Utility				
Bank	Single	Nook				
Hall	Double					
Com'l Gar.	Frame	CEILED				
Lt. Mfg.	Brick	Wall Board				
Factory	Concrete	Paper				
Left	Concrete Bk.	Plast. Brd.				
Warehouse	Ord. Mxy.	Plaster				
Greenhouse	Mill Mxy.					
Gas Sta.	Insulation	TRIM				
Barn		Fir				
Poultry	HEATING	Hardwood				
	Fireplace					
	Stoves	Tile				
	Floor-Wall	Marble				
	Pipeless Furn.	Metals				
FOUNDATION	Pipe Furn.					
Concrete	Hot Water	FLOORS				
Conc. Bk.	C. I. Rad.	Soft				
Stone, Brick	Coarced	Hard				
Pests	Floor Rad.	Concrete				
Piles	Base B. Rad.	Asp. Tile				
EXT. WALLS	Panel Rad.	Liaoleum				
Brd. & Bats	Oil Burner	Carpet				
Rustle	Gas Burner					
Shiplap	Coal Stoker	BASMENT				
Tar Paper	Electric					
Cedar	Air Cond.	None				
Shingles		Part				
Shakes	EXTRAS	Concrete Floor				
Stucco	Corrers	Dirt Floor				
Cons. Bkks.	Porches	Garage				
Stucco Mar'y	Bay Window					
Tile	Book Case	PLUMBING				
Stone	Beam Cell.	1st G.			2nd	
Galv. Iron	Ventil. Sys.	Show.	3		Tab	
Aluminum	Refrig.	Telnet	4		Lev.	
Brick	Plate Glass	Sink	4-3			
Brickstas	Elevator	Garbage Disp.				
Brick Van.	Auto. Sprin.	Dish Washer				
Cons. Sel.		H. W. Heater				
		Laundry Traps				
Plaster	LIGHTING	Automatic Washer				
Plaster	Electric					
	Gas					
		No. Fixtures				

Year Built 1902 Class F 150

Year Re-Mod. Eldg permit #19382 Cost \$2500 - add bathroom minor repairs

Av. Wt. Yrs. Condition Fair F

Used For Res (4 Apts) Listed by X W 5-15-67

ADDITIONAL BUILDINGS

	First	Second	Third
Garage			
Lean to Dirt Floor			
Corrugated Flat	NEV		300
TOTAL			300

ADDED FEATURES

	First	Second	Third
Attic			
Basement 645 sq ft @ 6.00	3910	1640	2155
Basement Rooms			
Heating 1916 sq ft @ .47		900	
Plumbing		1410	3250
Fireplace		1180	
Attached Garage			
2 extra Kit. cabinets		1000	
128 sq ft wood porch @ 10.32	1320		
TOTAL	5230	3770	5405

Adjustments

	First	Second	Third
Base Cost 2786 sq ft @ 20.19	56250	11,780	26800
Reproduction Cost	61480	15530	32205
Depreciation 1904 sq ft @ 14%	70090	-3890	35425
Market	10515		14170
Present Value	59575	11,660	21255
Additional Buildings			300
Total Present Value	59575	11,660	21555
Total Assessed Value %	59600	11,660	21550

Appraised by

	First	Second	Third
RW 5-15 1967 KS		1-30	1981
D.S. 11-2 1972			19
LAB 3-10 1977			19

REMARKS NOW Left card to call. Unable to reach owners by phone. Reclass from h to F.

no one home. Left card to call. PS 11-2-72

Restored Studio 75 apt 125 washed and

ulterior 3-10-77 AB

# GOVERNOR MEAD RENTS A HOUSE

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Will Move Into W. W. Hopkin's Residence December 15—Has taken the Place for Four Years.

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Governor-Elect A. E. Mead has rented the residence on Main street owned by Will Hopkins and now occupied by C. A. Christopher. Mrs. Mead was in the city yesterday and looked over a number of available residences, finally selecting the Hopkins house as the most suitable for their purpose.

Mr. and Mrs. Mead expect to take possession of the house about December 15. They will move their household effects to the city and make their home there for four years. The older children of the family will not come to Olympia until Mr. and Mrs. Mead are fully settled in their new home, but will remain with Mr. Mead's father in Bellingham for a time.

The Hopkins house is one of the best built residences in the city and is only two years old. It stands on the corner of Main and Seventeenth streets, just beyond Maple park. It has an attractive location with large maple trees on the lawn and will make a pleasant home for the new governor and his family.

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