



Meeting Agenda

Heritage Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

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

Wednesday, October 28, 2020

11:30 AM

Zoom

[https://us02web.zoom.us/j/84275910363?
pwd=VjNQaTQyUnFpUmVZQmJrcnVWK2tJZz09](https://us02web.zoom.us/j/84275910363?pwd=VjNQaTQyUnFpUmVZQmJrcnVWK2tJZz09)

1. CALL TO ORDER

1.A ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

3.A [20-0866](#) Approval of September 23 2020 Heritage Meeting Minutes

Attachments: [DraftMeetingMinutes09232020](#)

4. PUBLIC COMMENT

During this portion of the meeting, citizens may address the Advisory Committee or Commission regarding items related to City business, including items on the Agenda. In order for the Committee or Commission to maintain impartiality and the appearance of fairness in upcoming matters and to comply with Public Disclosure Law for political campaigns, speakers will not be permitted to make public comments before the Committee or Commission in these two areas: (1) on agenda items for which the Committee or Commission either held a Public Hearing in the last 45 days, or will hold a Public Hearing within 45 days, or (2) where the speaker promotes or opposes a candidate for public office or a ballot measure.

5. ANNOUNCEMENTS

6. BUSINESS ITEMS

6.A [20-0854](#) Special Property Tax Valuation for 222 19th Avenue SW

Attachments: [OMC 3.60 Special Property Tax Valuation](#)
[HistoricInventory-0653](#)
[Special Valuation Guide to Eligible Expenses](#)
[Rudeen STV 222 19th Ave SW Slides](#)

6.B [20-0867](#) Annual Retreat Topic: Designating Local Historic Districts

7. REPORTS

8. OTHER TOPICS**9. ADJOURNMENT****Upcoming****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.



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

Heritage Commission

Approval of September 23 2020 Heritage Meeting Minutes

Agenda Date: 10/28/2020
Agenda Item Number: 3.A
File Number:20-0866

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

Title

Approval of September 23 2020 Heritage Meeting Minutes



Meeting Minutes

Heritage Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

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

Wednesday, September 23, 2020

6:00 PM

Online and via phone

Meeting link:

**[https://us02web.zoom.us/j/83217281404?](https://us02web.zoom.us/j/83217281404?pwd=akhscmxveVN6NTNzaUwvcIF2WHVaUT09)
[pwd=akhscmxveVN6NTNzaUwvcIF2WHVaUT09](https://us02web.zoom.us/j/83217281404?pwd=akhscmxveVN6NTNzaUwvcIF2WHVaUT09)**

1. CALL TO ORDER

Vice Chair Davies called the meeting to order at 6:06 p.m.

1.A ROLL CALL

Present: 6 - Vice Chair Holly Davies, Commissioner Garner Miller, Commissioner Andrea Pareigis, Commissioner Susan Rohrer, Commissioner Stephen Scott and Commissioner Gary Stedman

Excused: 3 - Commissioner Jessica Bieber, Commissioner Kenneth House and Commissioner Sheila Swalling

Absent: 1 - Commissioner Audrey Henley

1.B OTHERS PRESENT

Community Planning & Development Staff:
Historic Preservation Officer Marygrace Goddu

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

3.A [20-0727](#) Approval of August 26 2020 Meeting Minutes

The minutes were approved as amended with a corrected time of adjournment.

4. PUBLIC COMMENT - None

5. ANNOUNCEMENTS

Committee staff shared upcoming opportunities for commissioner engagement.

6. BUSINESS ITEMS**6.A** [20-0728](#) 2020 Commission Retreat Planning

Retreat format, planning and scheduling was discussed.

The discussion was completed.

6.B [20-0729](#) ArtsMonth Activities

The commissioners discussed creating a link to self-guided heritage tours for Fall Artswalk and the future development of a Downtown music tour in the Spring.

The discussion was completed.

7. COMMITTEE REPORTS**7.A** [20-0732](#) Marketing & Outreach Committee Report

Heritage Review Committee:
Commissioner Miller gave a report.

Marketing, Outreach & Events Committee:
Ms. Goddu, Commissioner Rohrer and Commissioner Pareigis gave reports.

The discussion was completed.

8. OTHER TOPICS

Ms. Goddu discussed Capitol Campus and Downtown projects impacting historic buildings.

9. ADJOURNMENT

The meeting was adjourned at 7:57 p.m.



Heritage Commission

Special Property Tax Valuation for 222 19th Avenue SW

Agenda Date: 10/28/2020
Agenda Item Number: 6.A
File Number:20-0854

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

Title

Special Property Tax Valuation for 222 19th Avenue SW

Recommended Action

Move to accept HRC recommendation and recommend to City Council for final approval.

Report

Issue:

The Commission's Heritage Review Committee (HRC) recommends the approval of the application for special valuation submitted by Diane Rudeen, owner of the residence at 222 19th Avenue SW. The Commission will consider whether to concur with the HRC recommendation, concur with conditions, or not to concur.

The Commission's recommended action will be forwarded to City Council for final consideration.

Staff Contact:

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

Presenter(s):

Garner Miller, Chair, Heritage Review Committee

Background and Analysis:

The Historic Preservation Officer reviewed materials submitted with the Special Valuation application for subject property and verified that the following program eligibility requirements have been met:

- The building is designated and registered in the City of Olympia as contributing structure in the South Capitol Neighborhood Historic District.
- The total qualified rehabilitation expenses exceed 25% of the pre-improvement assessed value of the home.
- Owner's total rehabilitation expenses are eligible program expenditures verified by receipts.
- The rehabilitation period is within the required 24 months prior to the application date.

The Heritage Review Committee met on site and verified that the completed rehabilitation work meets the US Secretary of the Interior's Standards, does not adversely affect the those elements that

qualify it as historically significant, and the features named as historically significant when the building was designated were preserved in this rehabilitation.

Neighborhood/Community Interests (if known):

Public interest in preserving the historic character of the South Capitol Historic District and the broader community.

Options:

1. Recommend approval
2. Seek revisions to the applicant's qualified expenditures
3. Recommend denial

Financial Impact:

Staff time for processing Special Valuation applications is included in the base budget. Approving the application would result in no direct financial impacts to City budgets.

Attachments:

OMC Chapter 3.60 Special Property Tax Valuation
Historic Inventory Form
Special Valuation: Eligible Expenses (Informational Sheet)
Special Valuation Application and County Assessor Certification
Owner's submitted photos, summary of Total Qualified Expenses

(32 hits)

Chapter 3.60 SPECIAL PROPERTY TAX VALUATION

3.60.000 Chapter Contents

Sections:

- 3.60.010 Properties eligible for special property tax valuation.
- 3.60.020 Process to seek special property tax valuation; criteria for approval.
- 3.60.030 Tax reduction - expiration.

(Ord. 6370 §2, 2005, New Chapter).

3.60.010 Properties Eligible for Special Property Tax Valuation; Criteria

Properties eligible for the special property tax valuation under Chapter 449, Laws of 1985 (RCW 84.26), shall include properties on which one or more buildings have been substantially rehabilitated (i.e., the actual cost of the rehabilitation incurred by the property owner is equal to at least twenty-five (25) percent of the assessed value of the building, exclusive of the assessed value attributable to the land, prior to construction of the improvements, where the buildings meet the following criteria:

- A. All buildings individually placed upon the Olympia Heritage Register pursuant to OMC 18.12, and which have retained major historic features; or
- B. Buildings in the pivotal and primary classifications of buildings within a Heritage Register Historic District and which have retained major historic features; or
- C. Buildings which are on the Olympia Heritage Register or are within an Olympia Heritage Register Historic District and which have lost major design feature(s). The Secretary of the Interior Standards for Treatment of Historic Properties (as amended) shall guide the restoration or improvement under this section. Provided, that the developer of the property shall have the option of replacing lost features through an accurate restoration or improving the property through a new adaptive design which is compatible with the size, scale, material and color of the historic building or the original feature.

(Ord. 6370 §2, 2005).

3.60.020 Process to reduce property tax

- A. The Olympia City Council is hereby designated as the local Review Board to carry out the duties specified in this Chapter and in Chapter 449, Laws of 1985, Section 5 (RCW 84.26).
- B. A person seeking to establish a special property tax valuation for property eligible under OMC Section 3.60.010 and Chapter 449, Laws of 1985 (RCW 84.26), shall submit an application to the County Assessor under RCW 84.26.040 within twenty-four (24) months of the commencement of the rehabilitation for which the special property tax valuation is sought, and no later than October 1 of the calendar year preceding the first assessment year for which classification is requested. The County Assessor shall submit the application to the Olympia Heritage Commission within ten (10) days of receiving the application. The Heritage Commission shall review the application and make a recommendation to the local Review Board within sixty (60) days of receipt of the

application, but not later than September 1 of the calendar year preceding the first assessment year for which the classification is requested.

C. The local Review Board shall approve an application for a special property tax valuation if the property is eligible under Section 3.60.010 of this Chapter and under RCW Chapter 84.26.030, the property owner enters into an agreement with the local Review Board for a ten-year period meeting the requirements set forth below, and the rehabilitation upon which the application is based have not altered or in any way adversely affected those elements of the property which qualify it as historically significant. Whether an alteration adversely affects those elements which qualify a property as historically significant, shall be determined by the Review Board based on the Secretary of the Interior Standards for Treatment of Historic Properties (as amended). For purposes of this section, the elements of the property which are historically significant shall be those specified with the designation to the Heritage Register. The ten-year agreement with the local Review Board shall commence on the date of its approval and require the owner to:

1. Monitor the property for its continued qualification for the special valuation.
2. Comply with rehabilitation plans and minimum standards of maintenance as defined in the agreement.
3. Make the historic aspects of the property accessible to public view one day a year, if the property is not visible from the public rights-of-way.
4. Apply to the local Review Board for approval or denial of any demolition or alteration of the property.
5. Comply with any other provisions in the original agreement as may be appropriate.

D. Once an agreement between an owner and the Review Board has become effective pursuant to Chapter 449, Laws of 1985 (RCW 84.26), there shall be no changes in standards of maintenance, public access, alteration or report requirements, or any other provisions of the agreement, during the period of the classification without the approval of all parties to the agreement.

E. An application for classification of an historic property as eligible for a special property tax valuation shall be approved or denied by the Review Board before December 31 of the calendar year in which the application is made. Prior to making its decision to approve or deny an application, the local Review Board is authorized to examine an applicant's records.

F. The Review Board shall notify the County Assessor and the applicant of the approval or denial of the application.

G. If the Review Board determines that the property qualifies as eligible historic property, the Review Board shall certify the fact in writing and shall file a copy of the certificate with the County Assessor within ten (10) days. The certificate shall state the facts upon which the approval is based.

H. Any decision of the Review Board acting as the local Review Board on any application for classification as historic property eligible for special valuation may be appealed to Superior Court under RCW 34.05.510 - .598 in addition to any other remedy of law. Any decision on the disqualification of historic property eligible for special valuation, or any other dispute, may be appealed to the County Board of Equalization in accordance with RCW 84.40.038.

(Ord. 6491 §1, 2007; Ord. 6370 §2, 2005).

3.60.030 Tax reduction –Expiration

When property has once been classified and valued as eligible historic property, it shall remain so classified and be granted the special valuation provided by this Chapter and RCW 84.26.070 for ten (10) years, or until the property is disqualified by the circumstances set forth in RCW 84.26.080 or as it may be amended from time to time. Whenever property granted a special property tax valuation hereunder becomes disqualified for the special valuation, additional tax shall be assessed and payable as provided in RCW 84.26.090 - .100, as they may be amended from time to time.

(Ord. 6370 §2, 2005).

The Olympia Municipal Code is current through Ordinance 7199, passed July 16, 2019.

Disclaimer: The City Clerk's Office has the official version of the Olympia Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

Olympia's Codification Process (<http://olympiawa.gov/city-government/codes-plans-and-standards/municipal-code.aspx>)

Municipal Code contact information:

Email: adminservices@ci.olympia.wa.us
(<mailto:adminservices@ci.olympia.wa.us>)

Telephone: (360) 753-8325

City Website: <http://olympiawa.gov>
(<http://olympiawa.gov>)
Code Publishing Company
(<https://www.codepublishing.com/>)

Inventory Report for 222 Southwest 19th Avenue Olympia, Thurston, 98501

Historic Name:	<u>Luepke House</u>
Common Name:	<u>Talcott House (#34-538)</u>
Property Address:	<u>222 Southwest 19th Avenue Olympia, Thurston, 98501</u>
Comments:	<u>OLYMPIA</u>

Field Site No.: 653
OAHP No.:

County	Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	Quadrangle
Thurston	T18R02W	23	SW		TUMWATER

Zone: 10 **Spatial Type:** Point **Acquisition Code:** TopoZone.com
Sequence: 0 **Easting:** 507480 **Northing:** 5208490

Tax No./Parcel No.	Plat/Block/Lot
60500101200	Main Street L112 Blk 1

Supplemental Map(s)	Acreage
City of Olympia Planning Department	< one

Field Recorder: Shanna Stevenson/Tom C **Date Recorded:** 9/27/1985 **Survey Name:** OLYMPIA

Owner's Name: <u>Diane Rudeen</u>	Owner Address: <u>222 West 19th</u>	City/State/Zip: <u>Olympia, WA 98501</u>
Classification: <u>Building</u>	Resource Status	Comments
Within a District? <u>Yes</u>	<u>Survey/Inventory</u>	
Contributing? <u>Yes</u>	<u>Local Register</u>	

National Register Nomination: 0

Local District:

National Register District/Thematic Nomination Name: SOUTH CAPITOL NEIGHBORHOOD HISTORIC DISTRICT

Historic Use: Domestic - Single Family House
Current Use: Domestic - Single Family House

Plan: Rectangle **No. of Stories:** 2 1/2

Structural System: Balloon Frame

Changes to plan: Moderate
Changes to original cladding: Intact
Changes to windows: Intact

Changes to interior: Unknown
Changes to other:
Other (specify):

Cladding	<u>Wood - Clapboard</u>
Style	<u>American Foursquare</u>
Roof Material	Asphalt / Composition

Foundation	<u>Concrete - Poured</u>
Form/Type	
Roof Type	Pyramidal

NARRATIVE SECTION

Study Unit

Other

Date Of Construction: 1915

Architecture/Landscape Architecture

Architect:

Commerce

Builder:

Engineer:

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local):

Statement of Significance Built ca. 1915 by R. H. Luepke who was a cashier with the Olympia Brewing Company, the house was later purchased by G. Noyes Talcott and also owned by his son Richard. The Talcotts have owned and operated a jewelry store in Olympia for over 100 years and designed the state seal of Washington. G. Noyes Talcott was unofficial city historian during his long life and has a street named for him in Olympia. Listed on the Olympia Heritage Register.

Description of Physical Appearance The Talcott House is a square, two-and-one-half-story wood frame structure built in the Foursquare style on a poured concrete foundation. Its pyramidal roof is covered with composition shingles and has a wide soffit; it is broken by a wide hip-roofed dormer on the front facade and a brick chimney rising on the west wall. Walls are clad with clapboards and have frieze boards below the eaves. Spanning the front (south) facade is a hip-roofed porch with square columns, which shelter the main entry door. Fenestration includes double-hung windows with one-over-one lights, most of which have Craftsman-style shutters, as well as some smaller rectangular windows with decorative mullions. A one-story addition of later vintage extends to the north, connecting the house to a double garage.

Major Bibliographic References Pioneer Title Company Records.
Interview with Mrs. Richard Talcott.

PHOTOS



View of south facade

taken 9/27/1985

Photography Neg. No. (Roll No./Frame No.):
21-26A

Comments:



Special Valuation: Eligible Expenses

The Washington State Special Valuation program provides tax relief for approved repairs to designated historic properties. Expenses are reviewed and recommended for approval by the Olympia Heritage Commission to ensure that they meet certain standards and definitions.

Qualified Rehabilitation Expenditures are defined by the IRS. These generally include:

1. Direct construction costs;
2. Certain soft costs, including:
 - a. Architectural and engineering fees;
 - b. Construction permit fees;
 - c. Development management fees;
 - d. Construction loan interest and fees;
 - e. Utilities, taxes, and insurance for the construction period; and
 - f. State sales tax.

The following costs are generally **not** considered Qualified Rehabilitation Expenditures:

1. Costs related to the acquisition of the property;
2. Expenditure attributable to enlargement of the building, except to make the building fully usable such as adding a bathroom or kitchen if one is not initially existing;
3. Costs of valuation and permanent financing of the property; and
4. Overhead costs or other “costs of doing business”.

Eligible costs are further defined here:

- **Actual Cost of Rehabilitation, as per WAC-254-20-030:** “Actual cost of rehabilitation” means costs incurred within twenty-four months prior to the date of application and directly resulting from one or more of the following:
 - a) Improvements to an existing building located on or within the perimeters of the original structure; or
 - b) Improvements outside of but directly attached to the original structure which are necessary to make the building fully useable but shall not include rentable/habitable floorspace attributable to new construction; or
 - c) Architectural and engineering services attributable to the design of improvements; or
 - d) All costs defined as “qualified rehabilitation expenditures” for the purposes of the federal historic preservation investment tax credit.
- **Qualified Rehabilitation Expenditure, as per Internal Revenue Code Section 47(c)(2):** In general. The term “qualified rehabilitation expenditure” means any amount properly chargeable to capital account...in connection with the rehabilitation of a qualified rehabilitated building. Certain expenditures not included--
 - a) Cost of Acquisition: The cost of acquiring any building or any interest therein;
 - b) Enlargements: Any expenditure attributable to the enlargement of the existing building except attachments to make the building fully usable.

Reference on Expense Eligibility

Provided each expense is determined by the Olympia Heritage Commission to meet the **Washington State Advisory Council's Standards for the Rehabilitation and Maintenance of Historic Properties**, below is a list of the types of expenses that:

✓ Generally **are** considered eligible ✗ Generally **are not** considered eligible

Appliances & Comfort Systems		
Water heaters HVAC & A/C units	✓ Furnaces Ventilation systems	✗ Kitchen & other home appliances Home electronics
Furnishings		
Built-ins Shelves	✓ Cabinetry Window seats/nooks	✗ Moveable furniture
Plumbing & Electrical		
Fixtures Required exterior infrastructure (like sewer lines) Fire suppression systems Other code-related requirements	✓	✗ Security & alarm systems (like CCTV) Moveable lamps
Landscaping		
Sitework required for rehabilitation (like clearing, disposal and stabilization) Sitework required for utilities and foundation Landscape stabilization	✓	✗* Plants Soil amendments Landscape design Accent lighting Sprinkler systems <i>*If the landscape itself is landmarked, landscape design and plantings may be included.</i>



2020 Special Valuation Application Review

222 19th Ave NW

The Leupke House, ca 1915



Rudeen Residence 2020



Interior Improvements and Functional Upgrades



Kitchen
Before





Kitchen After



“Hutch” Before and After



Bath Before and After



Boiler Before and After



Qualified Expenses and Assessed Value

\$	106,325	Remodel Contractor				
\$	43,751	Cabinetry				
\$	23,007	Boiler				
\$	26,629	Design, wood restoration, lighting, hardware, misc.				
\$	199,712	Total Qualified Expenses				
\$	379,100	Assessed Value prior to improvement				
\$	94,775	25% of Assessed Value				



Heritage Commission

Annual Retreat Topic: Designating Local Historic Districts

Agenda Date: 10/28/2020
Agenda Item Number: 6.B
File Number: 20-0867

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

Title

Annual Retreat Topic: Designating Local Historic Districts

Recommended Action

Receive presentation.

Report Issue:

Receive educational presentation on Designating Local Historic Districts.

Staff Contact:

Marygrace Goddu, Historic Preservation Officer, Community Planning & Development, 360.480.0923

Presenter(s):

Kim Gant, Certified Local Government Coordinator and Survey Program Manager, State Department of Archaeology and Historic Preservation

Background and Analysis:

Kim will offer an educational presentation about how to survey, nominate, and designate local historic districts, utilizing local Olympia examples.

Attachments:

None