



Heritage Commission

Special Property Tax Valuation for 208 18th Avenue SW

Agenda Date: 10/23/2019
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Title

Special Property Tax Valuation for 208 18th Avenue SW

Recommended Action

Move to recommend for final approval by City Council.

Report

Issue:

The Commission's Heritage Review Committee (HRC) recommends the approval of the application for special valuation submitted by Sam and Jennifer Meyer, owners of the residence at 208 18th 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 of September 30, 2019.

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. Clarification on the cost of windows for the project was requested by the HRC, seeking to ensure that costs for vinyl replacement windows installed on rear elevations is not included in the Total Qualified Rehabilitation Expenses (TQRE). This clarification has been made and the total TQRE adjusted.

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
Special Valuation: Eligible Expenses (Informational Sheet)
Special Valuation Application and County Assessor Certification
Owner's submitted supplemental information and photos
Summary of Total Qualified Rehabilitation Expenses and Addendum with corrected total and supporting documents