



Heritage Commission

SPECIAL PROPERTY TAX VALUATION: 208 18th Ave SW

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Title

SPECIAL PROPERTY TAX VALUATION: 208 18th Ave SW

Recommended Action

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

Report

Issue:

Whether to recommend that the Heritage Commission recommend 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 208 18th Avenue SW. 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 Heritage Review Committee reviewed this project in March 2018, when the proposed work was in the permitting process. At that time permit approval was conditioned on replication of the street-facing windows and the side windows at East and West sides of the home nearest the façade. The homeowner met the required conditions by installing wood-clad windows to replicate the original at these locations.

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.

Timeline for Special Valuation Review and Approval:

October 14 Heritage Review Committee (HRC) on-site evaluation and recommendation.

October 23 Heritage Commission Review of HRC recommendation

November 26 City Council Review of Heritage Commission Recommendation for final determination

January 2020 Submit signed agreement to Thurston County Assessor for processing.

Options:

1. The project work meets the Standards and should be recommended to the Heritage Commission for Special Valuation.
2. Only [certain listed work] meets the Standards, and project eligibility should be further evaluated.
3. The completed work does not meet the Standards and the committee does not recommend referral to the Heritage Commission.

Attachments:

OMC 3.60 Special Property Tax Valuation
Special Valuation Guide to Eligible Expenses
HRC Review SOI Checklist
Application
Owners Statement
Permit 18-0545 Condition Notes
Photos