



Heritage Commission

Special Tax Valuation: 204 4th Avenue West, The Angelus Hotel

Agenda Date: 8/2/2021
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Title

Special Tax Valuation: 204 4th Avenue West, The Angelus Hotel

Recommended Action

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

Report

Issue:

Whether to recommend that the Heritage Commission recommend the subject property be approved for Special Valuation based on the completed rehabilitation work adherence to applicable standards, i.e., "the rehabilitation upon which the application is based has not altered or on any way adversely affected those elements of the property which qualify it as historically significant." (OMC 3.6.020C)

Staff Contact:

Presenter(s):

Marygrace Goddu, Historic Preservation Officer, Community Planning & Development, 360.480.0923
Tom Glaspie, Property owner

Background and Analysis:

The City of Olympia has received an Application and Certification of Special Valuation on Improvements to Historic Property from the owner of 204 4th Ave W. This property is individually listed and also listed as a contributing property in the Downtown Olympia Historic District.

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

- historic structure included in a historic district or individually registered;
- application filed no later than two years after beginning the work; and
- per applicant's documentation, qualified 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.

Timeline for Special Valuation Review and Approval:

August 02	Heritage Review Committee (HRC) evaluation and recommendation.
August 25	Heritage Commission Review of HRC recommendation
November	City Council Consideration
December	Submit signed agreement to Assessor

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:

Special Valuation Guide to Eligible Expenses
Special Valuation HRC Checklist
OMC 3.60 Special Tax Valuation
Historic Inventory Form
Assessor Signed Valuation
Owner Statement of Scope
Documentation of Expenses
Project photos