



Heritage Commission

Special Tax Valuation: 317 4th Avenue East, Annie's Artist Studios

Agenda Date: 10/18/2021
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Title

Special Tax Valuation: 317 4th Avenue East, Annie's Artist Studios

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 and compliance with program requirements.

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:

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

Presenter(s):

Marygrace Goddu, Historic Preservation Officer, Community Planning & Development, 360.480.0923
Jessie Wilson, Development Manager, Urban Olympia

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 317 4th Avenue E. This property is individually listed as the Ward's Building, constructed in 1928.

The Historic Preservation Officer has confirmed that the subject property meets basic program eligibility criteria for Special Valuation per OMC 3.60:

- 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, the qualified rehabilitation expenditures total at least 25% of the assessed value of the property exclusive of land value prior to the rehabilitation.

* The project start date was September 14, 2018. It was expected to reach completion by April 2020 but the project experienced significant delays due to Covid. The applicant has provided evidence of qualified rehabilitation expenditures for the 24 months prior to the date of application, July 2019 - July 2021.

Timeline for Special Valuation Review and Approval:

October 18 Heritage Review Committee (HRC) evaluation and recommendation.

October 27 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 the program requirements of OMC 3.60 should be recommended to the Heritage Commission for Special Valuation.
2. Only [certain listed work] meets the Standards and/or requirements, and project eligibility should be further evaluated.
3. The completed work does not meet the Standards and/or requirements and the committee does not recommend referral to the Heritage Commission.

Attachments:

OMC 3.60 Special Tax Valuation

Special Valuation Guide to Eligible Expenses

HRC Checklist

Historic Inventory Form

Assessor Signed Valuation

Owner Statement of Scope

Project photos

Documentation of Expenses