



Heritage Commission

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

Agenda Date: 10/27/2021
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Title

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

Recommended Action

Move to concur with the recommendation of the Heritage Review Committee, and forward the subject application to City Council with a recommendation that it 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 concur with the Heritage Review Committee and forward to City Council a recommendation 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, 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 3.60.020C)

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 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 Montgomery Ward's Building, constructed in 1928.

The Historic Preservation Officer 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 Heritage Review Committee visited the site on October 18, 2021 and found that the exterior rehabilitation work sufficiently or fully complies with applicable standards 1, 2,3, 5, 6, 8 and 10. The exterior work included some loss of historic integrity necessitated by removal of unrepairable leaded glass clerestory, and mosaic tile work at entries that was covered with installation of ADA access ramps. Commissioners commented that window size and rhythm was maintained. The mosaic tile work was photo-documented as a requirement of the City permitting. All other preservation requirements set by the City were addressed. Storefront windows received modest restoration attention. Interiors were significantly altered to support the new use, yet the design retains a central atrium with skylight, original timber supports have been retained and exposed, and original wood was reclaimed and used for treads in new central stairwell. The building has fully upgraded systems and can continue to contribute to the history and character of downtown Olympia for another 93 years.

Options:

1. The Commission concurs with the conclusion of the Heritage Review Committee and recommends that the application be forwarded to City Council for their approval.
2. The Commission does not concur with the conclusion of the Heritage Review Committee (*state reasons*) and recommends that the application be denied.

Attachments:

Owner Statement of Scope
Project photos
Documentation of Expenses
Historic Inventory Form
OMC 3.60 Special Tax Valuation
Assessor Signed Valuation