



# Application and Certification of Special Valuation on Improvements to Historic Property

Chapter 84.26 RCW

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EXEMPTION DEPARTMENT

File With Assessor by October 1

File No: 42

## I. Application

County: Snohomish

Property Owner: Tracy & Tina Gilson Parcel No./Account No: 004385.243.017.00

Mailing Address: 1332 Rucker Avenue, Everett WA 98201

Legal Description: EVERETT DIV R PLAT OF BLK 243 D-00 - LOTS 17 & 18

Property Address (Location): 1332 Rucker Avenue, Everett WA 98201

Describe Rehabilitation: Detail Attached. The residential restoration phase 2 focused on significant improvements to the basement and waterproofing of the home, as well as main floor seismic retrofitting. This phase also included main floor demolition, and electrical and plumbing.

Property is on: (check appropriate box)  National Historic Register  Local Register of Historic Places #36

Building Permit No: B1803-018, B1803-046 Date: 03/2018 Jurisdiction: Snohomish/Everett  
County/City

Rehabilitation Started: 02/10/2018 Date Completed: 02/10/2020

Actual Cost of Rehabilitation: \$ 163,398.52 Phase II

## Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

Signature(s) of All Owner(s):

Tina Gilson  
Tracy Gilson

## II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation: \$ 268,800

Date: 7-14-2020  
Debbie Sundheim  
Assessor/Deputy

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**1332 Rucker Avenue Remodel / Restoration - Phase 2**  
**February 2018 through January 2020**

The residential restoration phase 2 focused on significant improvements to the basement and waterproofing of the home, as well as main floor seismic retrofitting. This phase also included the beginning of kitchen and half-bath renovation. Phase 3 will immediately follow with the finish work on the basement and main levels, to be completed in 2020/2021.

**Basement Improvements**

- The basement floor was removed and a new slab was installed with bench footings and below-floor drainage.
- Radiant heat was incorporated into new slab.
- Subgrade sanitary and waste drain plumbing installed, and sewer replacement to alley.
- New support posts and footing pads installed.
- Support footings and posts under sunporch were constructed.
- Waterproof membrane drainage system was installed around perimeter of home.
- New exterior concrete steps to basement entry, upgrades to basement door.
- Gutter wastewater was plumbed to stormwater system.
- Seismic ties were implemented to brace main level of home to basement.
- Original basement windows were replaced.
- New Concrete basement floor professionally finished.
- Interior basement walls were coated with waterproofing
- Basement was framed and insulated with rigid vapor barrier.
- Rough-in electrical and plumbing for basement completed.
- New basement stairs installed
- Venting installed for bathroom/laundry fans, plumbing, and dryer.
- New hotwater heater incorporated into boiler radiant heating system.
- New washer & dryer and utility tub installed.

**Main Level Restoration & Improvements**

- Demolition of Sunporch, living room, dining room, and kitchen down to studs.
- Rough-in electrical for main level started.
- New lighting for living room and sun porch installed.
- Framing for sunporch and living room reinforced.
- Sheer walls installed in living room, dining room, and kitchen for seismic upgrades.
- Original doors stripped and painted, new hardware installed.
- New standard size bathroom door.
- Two kitchen windows replaced with insulated double-hungs.
- New back-entry door for main level.
- Stripping and refinishing trim work and crown moldings.
- Stripped and refinished fireplace mantel and surround.
- Procurement of lighting, fixtures, and hardware for main floor finish work.

**Project Costs by Year**

2018 \$103,807.69

2019 \$53,260.64

2020 \$6,330.19

**Total \$163,398.52**

**Lee House (1332 Rucker Avenue)  
Special Valuation 2020 Review**

- A. To qualify for Special Valuation, a property must meet the following criteria as specified by RCW 84.26.030:
1. The property must be an historic property and fall within a class of historic property determined eligible for special valuation by the local legislative authority, in this case be listed on the Everett Register.

The Lee House was added to the Everett Register of Historic Places in 2011. The home is currently included in the Special Valuation program for a prior phase of rehabilitation which will sunset on January 1, 2022.

2. The property must be rehabilitated at a cost which meets the definition in RCW 84.26.020(2). This RCW requires that the actual cost of rehabilitation be at least 25% of the assessed valuation of the property exclusive of the valuation of the land.

The valuation of this is property (minus the land value) when this phase of rehabilitation started in 2018 was \$268,800 as verified by the Snohomish County Assessor's office. The qualified expenses total \$159,105.75, which is greater than 25% of the assessed valuation.

3. The work must have been completed within 24 months prior to application.

The application for Special Valuation was dated February 10, 2020. Receipts for the work completed are dated between February 10, 2018 and February 10, 2020.

5. The property must be protected by an agreement between the owner and the board as described in RCW 84.26.050(2). (See form of agreement attached.)

- B. Per RCW 84.26.050, the review board shall approve the application if the property meets the criteria of RCW 84.26.30 (detailed above) and is not altered in a way which adversely affects those elements which qualify it as historically significant.

The rehabilitation of the Lee House has not altered the elements which qualify it as historically significant and meets the criteria above.

*RCW 84.26.020(7): "Rehabilitation" is the process of returning a property to a state of utility through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its architectural and cultural values."*

**CERTIFICATION OF APPROVAL FOR SPECIAL  
VALUATION ON HISTORIC PROPERTY (CHAPTER 84.26 RCW)  
Everett Historical Commission, LOCAL REVIEW BOARD**

Grantor(s) Everett Historical Commission

Grantee(s) Tracy and Tina Gilson

Legal Description 1332 Rucker Avenue, Everett, WA 98201, more fully described as  
Everett Div R Plat of Block 243 D-00 – Lots 17 and 18.

Assessor's Property Tax Parcel or Account Number 00438524301700

Reference Numbers of Documents Assigned or Released \_\_\_\_\_

Property Owner Tracy and Tina Gilson

Mailing Address 1332 Rucker Avenue  
Everett, Washington 98201

City

State

Zip

This is to certify that the application for special valuation on historic property located on the above described property has been approved based on:

1. The property is a historic property which was listed on the Everett Register of Historic Places on December 31, 2011.
2. The property was rehabilitated at a cost which meets the definition in RCW 84.26.020(2).
3. The work began on February 10, 2018 and was completed within 24 months of the application on February 10, 2020.
4. The work complied with the Advisory Council's Standards on Historic Preservation.
5. The property will be protected by an agreement between the owner and the board as described in RCW 84.26.050(2).

(Local Review Signatures)

\$159,105.75

Approved Amount of Cost of Rehabilitation

September 22, 2020

Date Approved

Everett Historical Commission  
By Steve Fox, Chair

This Certification of Approval must be forwarded to the County Assessor on or before December 31st of the filing year with a copy of the Agreement.



## HISTORIC PRESERVATION AGREEMENT

This Historic Preservation Agreement is entered into on this 22<sup>nd</sup> day of September, 2020, by and between **Tracy and Tina Gilson** (hereinafter referred to as APPLICANT) and the **Everett Historical Commission** (hereinafter referred to as LOCAL REVIEW BOARD).

WHEREAS, Applicant is the owner of record of the historic property commonly known as the **Lee House, 1332 Rucker Avenue, Everett, State of Washington**, as more fully described as Everett Div R Plat of Block 243 D-00 – Lots 17 and 18, and incorporated herein by this reference (hereinafter referred to as PROPERTY); and

WHEREAS, Applicant has requested special valuation of the PROPERTY pursuant to Chapter 84.26 RCW; and

WHEREAS, the LOCAL REVIEW BOARD has determined that the PROPERTY was substantially rehabilitated within the two-year period preceding the date of application and the actual cost of said rehabilitation equals or exceeds twenty-five percent of the assessed valuation of the PROPERTY prior to the improvements; and

WHEREAS, the LOCAL REVIEW BOARD has verified that the PROPERTY is historic property that falls within a class of properties determined eligible for special valuation by local ordinance or administrative rule; and

WHEREAS, the LOCAL REVIEW BOARD finds that the rehabilitation work has not altered the PROPERTY in any way which adversely affects those elements which qualify it as historically significant;

NOW THEREFORE, in recognition of the foregoing, the APPLICANT enters into this Agreement with the LOCAL REVIEW BOARD and agrees to adhere to the following terms and conditions for the ten-year period of the special valuation classification:

1. APPLICANT agrees to comply with the Washington State Advisory Council's Standards for the Maintenance and Rehabilitation of Historic Properties as set forth in Exhibit A, which is attached hereto and by this reference incorporated herein.
2. APPLICANT agrees the property shall not be altered without the prior written consent of the LOCAL REVIEW BOARD signed by a duly authorized representative thereof. No construction, alteration, remodeling or any other action shall be undertaken or permitted to be undertaken which would affect the historic character of the PROPERTY which classifies it as eligible for special valuation, or which would affect the appearance of the PROPERTY as depicted in the photographs attached and incorporated herein by this reference as Exhibit B, or which would adversely affect the structural soundness of the

PROPERTY: provided, however, that the reconstruction, repair, repainting, or refinishing of presently existing parts or elements of the PROPERTY subject to this Agreement, damage to which has resulted from casualty loss, deterioration or wear and tear, shall be permitted without the prior approval of the LOCAL REVIEW BOARD, provided that such reconstruction, repair, repainting, or refinishing is performed in a manner which will not alter the appearance of those elements of the PROPERTY subject to this Agreement as they are as of this date. Exterior changes which shall require the consent of the LOCAL REVIEW BOARD shall include, but not be limited to, any substantial structural change or any change in design, color or materials.

3. APPLICANT agrees the PROPERTY shall not be demolished without the prior written consent of the LOCAL REVIEW BOARD.
4. APPLICANT agrees to make historic aspects of the PROPERTY accessible to the public one day each year if the PROPERTY is not visible from a public right-of-way.
5. APPLICANT agrees to monitor the PROPERTY for its continued qualification for special valuation and notify the appropriate County Assessor with 30 days if the PROPERTY becomes disqualified because of
  - a. a loss of historic integrity,
  - b. sale or transfer to new ownership exempt from taxation, or
  - c. sale or transfer to new ownership which does not intend to agree to the terms of this Agreement nor file a notice of compliance form with the County Assessor.
6. The APPLICANT and LOCAL REVIEW BOARD both agree that there shall be no changes in standards of maintenance, public access, alteration, or report requirements, or any other provisions of this Agreement, during the period of the classification without the approval of all parties to this Agreement.

Term of the Agreement. This Agreement shall take effect immediately upon signature and remain in effect until the property is no longer eligible for special valuation either through disqualification under RCW 84.26.080 or upon expiration of the ten-year period of special valuation **commencing January 1, 2021 and ending December 31, 2031.**

Hold Harmless. The APPLICANT or its successors or assigns shall hold the State and the LOCAL REVIEW BOARD harmless from any and all liability and claims which may be asserted against the State and the LOCAL REVIEW BOARD as a result of this Historic Preservation Special Valuation Agreement or the participation by the APPLICANT in the Special Valuation Program.

Governing Law. The terms of this Agreement shall be construed in accordance with the laws of the State of Washington.

**SIGNATURES**

1. \_\_\_\_\_  
APPLICANT **Tracy Gilson** DATE \_\_\_\_\_

2. \_\_\_\_\_  
APPLICANT **Tina Gilson** DATE \_\_\_\_\_

1. State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that **Tracy Gilson and Tina Gilson** signed this Historic Preservation Agreement and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated \_\_\_\_\_

Signature of  
Notary Public \_\_\_\_\_

Title \_\_\_\_\_

(Seal or Stamp)

My appointment expires \_\_\_\_\_

\_\_\_\_\_  
**Steve Fox**  
CHAIRMAN, EVERETT HISTORICAL COMMISSION

Sept. 22, 2020  
DATE

2. State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that **Steve Fox** signed this Historic Preservation Agreement and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated \_\_\_\_\_

Signature of  
Notary Public \_\_\_\_\_

Title \_\_\_\_\_

(Seal or Stamp)

My appointment expires \_\_\_\_\_

## **Washington State Advisory Council's Standards for Rehabilitation and Maintenance of Historic Properties**

The rehabilitation and maintenance standards listed below are used by local review boards as minimum requirements for determining whether or not an historic property that has been rehabilitated is eligible for the special valuation classification

### **Rehabilitation Standards:**

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural element from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.



## **Maintenance Standards:**

1. Buildings and structures shall not be allowed to deteriorate beyond the point where routine maintenance and repair will return them to good condition.
2. Building shall be kept in a safe and habitable condition at all times. Structural defects and hazards shall be corrected. Any condition which constitutes a fire hazard shall be eliminated.
3. Buildings shall be protected against ongoing water damage due to defective roofing, flashing, glazing, caulking, or other causes. Moisture condensation resulting from inadequate heat or ventilation shall be eliminated if present at levels sufficient to promote rot or decay of building materials.
4. Deteriorated exterior architectural features and any broken or missing doors and windows shall be repaired or replaced.
5. Painted exterior surfaces shall be maintained and repainted as necessary to prevent a deteriorated appearance or damage to substrate. Exterior masonry surfaces shall be tuck pointed where required to maintain the mortar in sound condition. Finished tuck pointing shall match the original mortar joint in hardness and appearance.