

**HISTORIC PRESERVATION COMMISSION (HPC)
AGENDA ITEM COVER SHEET**

Meeting Date		Staff Contact
11/28/2023		Katie Franks
Subject:		
The applicant requests Special Valuation Approval for rehabilitation work completed on 1717 Monroe Street.		
Exhibits:		
1. Staff Report		
2. Exhibit A Applicant's Submittal		
A.1. Assessor Application		
A.2. Land Use Application		
A.3. Affidavit		
A.4. Rehabilitation Cost Summary & Receipts		
A.5. Before and After Photos		
A.6. Architectural Plans		
A.7. Historic Designation / Contributing to a District		
3. Exhibit B <i>DRAFT</i> Special Tax Valuation Agreement		
Category		
☒ Public Hearing	Legislative	
☐ Public Meeting	☒ Quasi-judicial	
☐ Work Session	Information Only	
☐ Briefing		
Clearances	Initials	Date
Kurt Nabbefeld, Manager	KDN	11/20/2023
Katie Franks, Dev Specialist II	KEF	11/20/2023
Previous Commission Meeting or Action:		
None.		
Recommended Action:		
Approve Special Valuation for 1717 Monroe Street, requiring Special Valuation and Preservation Agreements to be recorded per state law.		

HISTORIC PRESERVATION COMMISSION (HPC)

STAFF REPORT HIS2023-0004

SPECIAL TAX VALUATION REQUEST

MEETING DATE: 11/28/2023

BUILDING ADDRESS: 1717 Monroe Street, Bellingham WA, 98225

OWNER(S) NAME: Cody Haese and Emily Hazlip

REQUEST

Certify Special Tax Valuation for 1717 Monroe Street, reducing property tax for 10 years.

BACKGROUND

[WAC 254-20: Special Valuation for Historic Properties](#) enables local governments to adopt local legislation to provide special valuation of historic properties that have been rehabilitated. With regard to the application review process, state law authorizes local historic review boards to determine:

1. Whether the property is included within a class of historic property determined eligible for special valuation by the local legislative authority under an ordinance or administrative rule;
2. Whether the property has been rehabilitated at a cost equal to or exceeding 25% of the assessed improvement value at the beginning of the project within 24 months prior to the date of application; and
3. Whether the property has not been altered in any way which adversely affects those elements which qualify it as historically significant.

If the local review board finds that the property satisfies all three of the above requirements, then it shall, on behalf of the local jurisdiction, enter into an agreement with the owner, which, at a minimum, includes the provisions set forth in [WAC 254-20-120](#). Upon execution of said agreement between the owner and the local review board, the local review board shall approve the application.

Per [BMC 17.90.070](#), the Bellingham Historic Preservation Commission (HPC) is the local body that approves applications for Special Valuation. In order for the HPC to approve an application, Historic Property Review and Application criteria must be met. An analysis of those criteria can be found below and in the application materials.

STAFF SUMMARY ANALYSIS	
Property Eligibility	1717 Monroe Street is a contributing building to the Eldridge National Historic District
Rehabilitation Cost Claimed	\$306,074.98
Adjusted Cost Claimed	\$279,274.01¹
Assessed Improvement Value Prior to Rehabilitation	\$214,150.00
Rehabilitation % of Assessed Value	143%
Adjusted Rehabilitation % of Assessed Value	130%
Project Period	11/03/2021 – 09/01/2022
Description and Appropriateness of Rehabilitation ²	The project involved rehabilitation and renovation converting a duplex back to a single-family residence; installing new plumbing, electrical systems, fixtures and repairing and/or replacing materials. All work was completed within the parameters of WAC 254-20-100 .
RECOMMENDATION	Staff has reviewed the itemized rehabilitation costs for Special Valuation cost eligibility and recommends approval of this application for the amount of \$279,274.01 .
HPC ACTION	Approve Special Valuation, requiring Special Valuation and Preservation Agreements be recorded, as required by state law.

¹ Adjusted cost claimed as qualifying expenses is detailed in **EXHIBIT A.4**.

² **Examples of qualifying expenditures:**

Exterior: Windows, doors, painting, roofing, structural repairs, and stair and/or elevator towers needed to make building useable.

Interior: Plumbing, electrical, lighting, wiring, flooring, doors, windows, heating/air conditioning, finish work, and cabinetry (affixed to the wall).

Other: Architectural/consultant fees, taxes, insurance, and utilities during construction, construction administration expense, labor; and construction phase interest expenses.

Examples of expenditures that do not qualify:

Homeowner labor, acquisition costs, enlargement of the building, costs for permanent financing, overhead fixtures that are not attached, and landscaping

EXHIBIT A.4. Rehabilitation Cost Summary & Receipts

1717 Monroe Street Expense Record

SUMMARY

	Payable to	Description	Date	Amount
1	LJ's Handyman Service	House Renovation Scope (1 of 4)	11/15/2021	\$ 82,933.82
2	LJ's Handyman Service	House Renovation Scope (2 of 4)	1/31/2022	\$ 74,601.52
3	LJ's Handyman Service	House Renovation Scope (3 of 4)	6/8/2022	\$ 126,223.98
		Subtotal Amount Paid to LJ's:		\$ 283,759.32
		Total Qualifying Amount Paid to LJ's (see below for calculation):		\$ 255,455.01
3	MT Roofing	Roof Replacement (1 of 2)	3/10/2022	\$ 4,500.00
4	MT Roofing	Roof Replacement (2 of 2 - Final)	3/24/2022	\$ 11,207.15
6	Barron Heating	Gas Fireplace (1 of 2)	7/15/2022	\$ 3,305.00
7	MyKnobs.com	Door hardware + taxes & shipping	8/2/2022	\$ 1,740.09
8	MyKnobs.com	Door hardware un-qualified (two knobs + taxes)		\$ (236.75)
9	Barron Heating	Gas Fireplace (2 of 2 - Final)	12/21/2022	\$ 3,303.51
		Total Qualifying Amount Paid to Others:		\$ 23,819.00
		Total Qualifying Costs for Special Tax Valuation:		\$ 279,274.01

BREAKDOWN OF QUALIFIED EXPENSES in REFERENCE to LJ's HANDYMAN SERVICE INVOICE

Costs associated with the upper-story bathroom addition and deck are shown as subtractions, in **red**

Item	Description	Amount
Windows	20 Windows from West Coast Windows	\$ 25,317.36
	-2 windows in new bathroom	\$ (1,949.76)
Windows	Labor to remove two windows on south side	\$ 1,600.00
Windows	Labor to remove and reframe window(s) on east side	\$ 800.00
Windows	Labor to install 20 windows	\$ 5,000.00
	-2 windows in new bathroom	\$ (500.00)
Chimney	Demo/disposal of existing chimney	\$ 2,280.00
Interior Framing	2x4 material	\$ 497.50
Interior Framing	Labor to frame	\$ 1,942.50
Doors	13 Simpson #1675	\$ 4,772.00
	-2 doors for new bathroom and closet	\$ (734.15)
Doors	Labor to install 13 Doors	\$ 1,950.00
	-2 doors for new bathroom and closet	\$ (300.00)
Kitchen Door	Cut hole in exterior wall for door	\$ 200.00
Door Paint	Paint 13 doors and jambs	\$ 2,340.00
	-2 doors for new bathroom and closet	\$ (360.00)
Kitchen Door	Double door for Kitchen	\$ 1,500.00
Kitchen Door	Labor to install double door	\$ 1,600.00
Interior Trim	Materials	\$ 26,097.60
Interior Trim	Labor	\$ 13,530.00
	-labor for door casing around new bathroom and closet doors	\$ (300.00)
Exterior Trim	Window Casing	\$ 362.00
	-2/13th's to account for unqualified windows	\$ (55.69)
Exterior Trim	Sill material	\$ 68.00
Exterior Trim	Labor to install exterior window trim	\$ 657.80
	-2/13th's to account for unqualified windows	\$ (101.20)
Kitchen Cabinets	Cabinets	\$ 21,420.00
Kitchen Cabinets	Paint	\$ 3,780.00
Kitchen cabinets	Labor to install cabinets	\$ 4,840.00
Countertop	Countertop	\$ 3,780.00
Countertop	Cutouts	\$ 275.00
Kitchen Hood	Labor to install Kitchen hood (not the actual vent hood)	\$ 800.00
Exterior Trim	Misc supplies for exterior trim 450 sq ft	\$ 225.00
	-1/2 for unqualified expansion section	\$ (112.50)
Exterior Framing	Labor to frame exterior walls on 560 sq ft	\$ 5,180.00
	-139 ft2 for unqualified expansion	\$ (1,285.75)
Exterior Sheeting	Labor to install exterior sheeting	\$ 520.00
	-1/2 for unqualified expansion section	\$ (260.00)
Exterior Wrap	One roll of Henry Blueskin VP100 wrap	\$ 268.00
	-0 one roll would be purchased without expansion	\$ -
Exterior Wrap	Labor to install exterior wrap	\$ 437.50
	-1/2 for unqualified expansion section	\$ (218.75)
Exterior Siding	Primed cedar siding material	\$ 1,408.92
	-1/2 for unqualified expansion section	\$ (704.46)
Exterior Siding	Labor to install cedar siding	\$ 2,214.00
	-1/2 for unqualified expansion section	\$ (1,107.00)
Change Order 1	Addition of existing 2nd floor bathroom to scope	\$ 5,600.50
Change Order 2	1st floor fireplace scope including drywall	\$ 709.67
Change Order 3	Rebuild and secure original roofline	\$ 1,049.66
Change Order 4	Additional siding scope on Williams St south end	\$ 470.02
Misc	Cost for Kitchen door including paint.	\$ 5,206.40
Drywall	Subcontractor Drywall installation (for entire ~1773 sq ft house)	\$ 18,600.00
	-139 sq ft for unqualified expansion	\$ (1,458.21)
Mechanical	Subcontractor HVAC scope	\$ 20,268.00
	-guess at ventillation cost for unqualified expansion	\$ (200.00)
Painting	Subcontractor Interior and Exterior painting 1773 sq ft house	\$ 31,914.00
	-139 sq ft for unqualified expansion	\$ (2,502.00)
Floors	Floor material and install labor for 1,100 sq ft	\$ 27,500.00
	-139 sq ft for unqualified expansion	\$ (3,475.00)
Plumbing	Subcontractor plumbing scope for 10 fixtures	\$ 7,000.00
	-4 fixtures for unqualified expansion (tub, shower, sink, toilet)	\$ (2,800.00)
Electrical	Subcontractor electrical scope for 64 fixtures	\$ 8,000.00
	-8 fixtures for unqualified expansion (bathroom and closet)	\$ (1,000.00)
Insulation	Subcontract insulation scope per bid	\$ 9,300.00
	-139 sq ft for unqualified expansion	\$ (729.10)
General	Additional overhead from GC	\$ 2,808.20
Project Management	Additional PM costs from GC	\$ 14,040.98
Sub-Total:		\$ 267,977.04
Tax:		\$ 23,581.98
Total Qualified LJ expenses:		\$ 291,559.02
LJ's Invoice Total:		\$ 323,863.64
% Qualifying scope = Qualified LJ's divided by LJ's Invoice Total		90%
Total Paid to LJ's:		\$ 283,759.32
Total Qualifying Amount Paid to LJ's*:		\$ 255,455.01

*Total Qualifying Amount Paid to LJ's = Total Paid to LJ's multiplied by % Qualifying Scope

1717 Monroe Street Rehabilitation

Presentation to the Historical Preservation Commission for
Special Tax Valuation

Project Overview

- History:

- The house was built around 1910 with “Turn of the century” mostly simple features.
- Discovery shows possible use as boarding home and then single family home.
- Renovations found from ~2013 to convert house to duplex.
- Purchased by us (Cody Haese and Emily Hazlip) Nov 2020 as a duplex

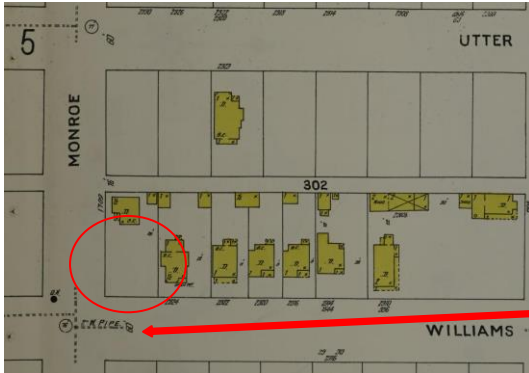


Project Overview

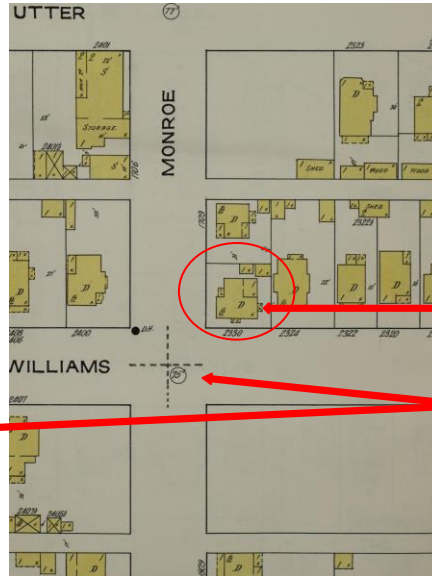
● Goals

- Rehabilitation of the property in a way that maintains the distinguishing historic features.
 - Leave existing features where possible.
 - Deteriorated architectural features will be remade using matching materials, profiles, and installed using similar installation methods.
- Sustainability improvements to keep the house from needing further modifications and discourage changes that detract from the historical architecture for the foreseeable future.
 - Energy Efficiency - Insulation, Heating & Cooling, Air sealing, Efficient lighting/plumbing fixtures.
 - Modernization - Kitchen, Bathrooms, and Stairs (Safety)
- Conversion back to Single Family Home from Duplex.
 - Downsize downstairs full bathroom to half bath under stairs
 - Change upstairs kitchen back to a bedroom
 - Create Primary suite by adding 2nd floor square footage for bathroom and closet
 - Minimal impact to exterior architectural features.

When Was It Built?



1904 Sandborn Map



1913 Sandborn Map

Laundry room
originally a porch

Plumbing available

Exterior Before

- Two front entrances. One on Monroe St for the 1st floor apartment and one on Williams St for the 2nd floor apartment.
- Casing and trim were in bad condition and fell apart when windows were replaced. Used local millwork Price and Visser to recreate original profile with wood.



Williams Street Exterior (Before)



Monroe Street Exterior (Before)

1st Floor Interior

Before



Bedroom



Monroe St Door



Bathroom



Kitchen



Laundry Room



Living/Dining Room

2nd Floor Interior

Before



Living Room + Entrance



Living Room



Bedroom



Bathroom



Kitchen

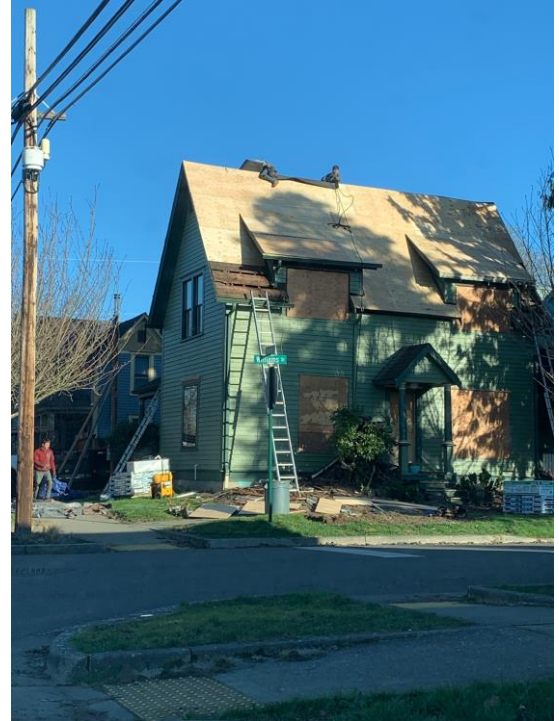


Project Overview

- Exterior - Maintain existing look by keeping existing profiles and materials:
 - Original siding is 6" wood beveled/clapboard with a later addition of a "dutch lap". Maintain an appropriate division between these two sections
 - Old color was discovered to be a light blue
 - Bead and cove trim above windows
 - Keep original large window on Monroe Street
 - Replace old roof



Before - different siding style on laundry room



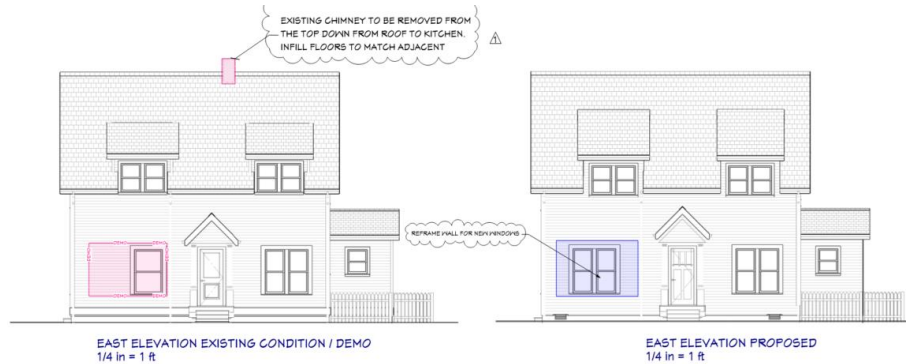
During - Replacing Old Roof

Williams Street Exterior

“Formal” exterior layout

Modified window north of
williams street door to create
symmetry.

Trim replacement to
“straighten” lines on the house.



Before



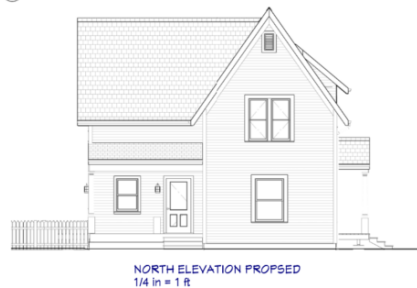
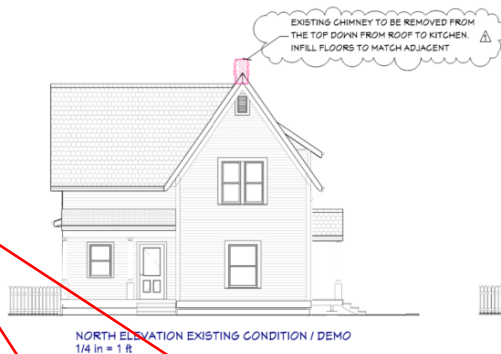
After

Monroe Street Exterior

Kept existing original window.

Tried to keep porch lights but
they were thrown away by
contractor.

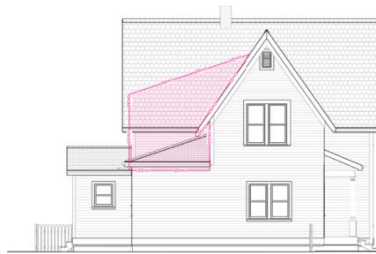
Color inspired by on old layer of
paint.



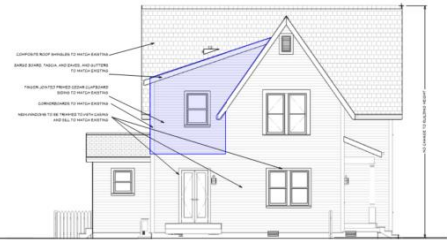
Backyard Exterior

- Created addition at second story above existing first story footprint to allow for a bathroom and closet.
- Added two new windows on the second story and removed two windows on the first story.
- Maintained the original roofline to maintain balance on the visible side of the house. (See west elevation)
- Siding on west elevation is clapboard while siding on east elevation is dutch lap to create consistency in the division.

**labor and materials costs for the Addition are non-qualifying and removed from special valuation amount.*



WEST ELEVATION EXISTING CONDITION / DEMO
1/4 in = 1 ft



WEST ELEVATION PROPOSED
1/4 in = 1 ft



SOUTH ELEVATION EXISTING CONDITION / DEMO
1/4 in = 1 ft



SOUTH ELEVATION PROPOSED
1/4 in = 1 ft

Backyard Exterior

Note that the laundry room expansion uses dutch lap siding instead of clapboard.



Backyard Exterior - Street View



Retained original roof line to reflect original design. Had to rebuild for integrity.



Windows

- Replaced aluminium frame windows with wood windows clad with powder coated aluminium.
- 5 upstairs windows were changed from double hung to casement to meet egress code requirements. Used divided light design to simulate double hung.
- Kept the true muntin single pane original window on first floor.
- Replaced all crown and casing of replaced windows in-kind. The bead and cove crown was reproduced by local millwork Price and Visser.



No modification

Exterior Casing Crown Moulding

Green - Original profile

Red - Knife available for closest
profile

PRICE & VISSER MILLWORK, INC.
2536 Valencia Street
BELLINGHAM, WASHINGTON 98226
(360) 734-7700 Fax (360) 734-7941

JOB Haese Rec / Monroe St.
SHEET NO. 1 OF 1
CALCULATED BY Rob V DATE 7/12/22
CHECKED BY Full SCALE Full

Good morning Cady. Below are the 2 profiles,
the one on the left being yours, the middle is
our profile and the 3rd is both profiles laid over
each other for a closer comparison. This is so
close I think you would be wasting your money
to pay for custom knives. Once you decide if
our knife is ok or not please let me know.

Thanks, Rob.

Haese



P&V #324



Combined
Combined



Heating and Cooling

- Heat pump replaced gas stoves as the main source of heating.
- Ductless head unit installed on first floor. Ducted system for second floor.
- Gas fireplace used for auxiliary/backup heating
- Electrical cove heaters used in small rooms without heat pump supplied heating/cooling



Energy Efficiency Improvements

- Participated in CEC Energy Audit from the Opportunity Council.
- Completed both Tier 1 and Tier 2 scope.

Current Energy Use
58,096 kWh/year
Improved Energy Use
30,779 kWh/year
Impact of Upgrades
Estimated Savings
27,317 kWh/year
\$982/year
Overall Energy Reduction
47%
Carbon (CO2) Reduction
5.0 tons/year

Recommended Improvement Package

Upgrade	Annual Energy Savings (kWh)	Annual \$ Savings	Annual Carbon Savings
Insulate attic	4,981	\$178	0.9
Insulate vault / flat	167	\$6	0.0
Air seal / vent	3,693	\$132	0.7
Insulate walls	11,389	\$408	2.1
Insulate crawl	5,610	\$201	1.0
Lighting	0	\$3	0.0
DHW Tank/Pipe Wrap	280	\$10	0.1
Clothes Washer	1,197	\$43	0.2
Package Total	27,317	\$982	5.0

TIER 1	NECESSARY REPAIRS PRIOR TO WEATHERIZATION:
	** Knob and tube wiring in attic will need to be inspected by certified electrician prior to weatherization work.
	WHOLE HOUSE AIR SEALING TO INCLUDE BUT NOT LIMITED TO:
	1 Air seal the ceiling plane, including: bath fan housing, attic hatch, plumbing/electrical penetrations.
	2 Air seal the floor plane, including: plumbing/electrical penetrations, chimney penetration.
	3 Install shoe/sweep on west side exterior door.
	ATTIC INSULATION:
	Attic prep to include: dam around attic access with rigid materials and insulate hatch to R-60; dam around masonry chimney; re-vent bath fan to exterior via gable/roof deck using sealed rigid ducting and dampered vent caps; insulate all fan ducting with R-11 MBI supported with twine to specification.
	5 Insulate attic slopes with dense pack cellulose.
	6 Insulate attic flats to R-60 using blown cellulose. Existing R-Value estimated at R-3.
TIER 2	OTHER:
	7 Insulate all uninsulated water pipes located in unconditioned space to specification.
	8 Perform Diagnostic testing after air sealing, measure final bath fan flows, and perform Daily In-Progress and Final Combustion Safety testing on all combustion appliances.
	9 Install carbon monoxide detector that meets WA State Dept. of Commerce specifications.
	EXTERIOR WALL INSULATION:
	1 Insulate open wall cavities with fiberglass insulation, supported with twine to specification
	UNDER FLOOR INSULATION:
	2 Insulate floor cavities (2x8 @ 18" oc in main crawl, 2x6 @ 16" oc in laundry crawl) to capacity with fiberglass batts, supported to specification with twine or lath.

Plumbing and Electrical Updates

Plumbing:

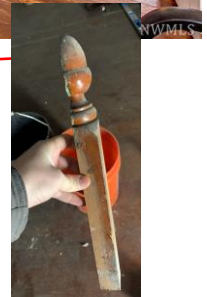
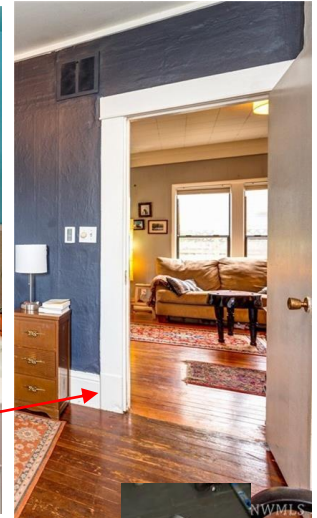
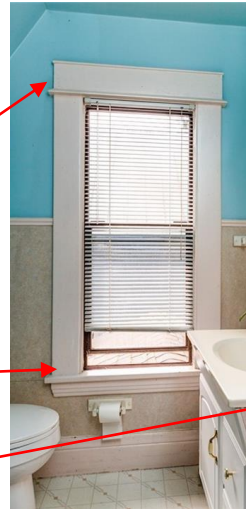
- Re-did entire plumbing system
- Replaced all supply lines with PEX
- Replaced all drains with CPVC.
- Fixtures all use flow limiters
 - Fixtures in new primary bathroom not included in special tax valuation.

Electrical:

- Replaced out of code main panel with a main breaker and code compliant interior subpanel.
- New exterior main breaker comes with space for future EV charging station
- Light fixtures replaced with a mix of modern recessed lighting and traditional fixtures. This will give an array of lighting options and keep the traditional styling.
 - Fixtures in new primary bathroom and closet not included in special tax valuation.

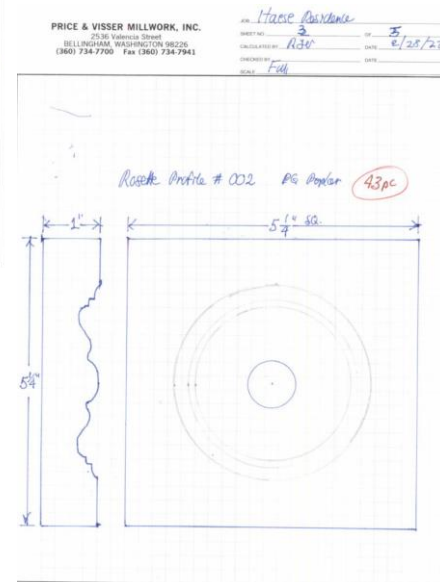
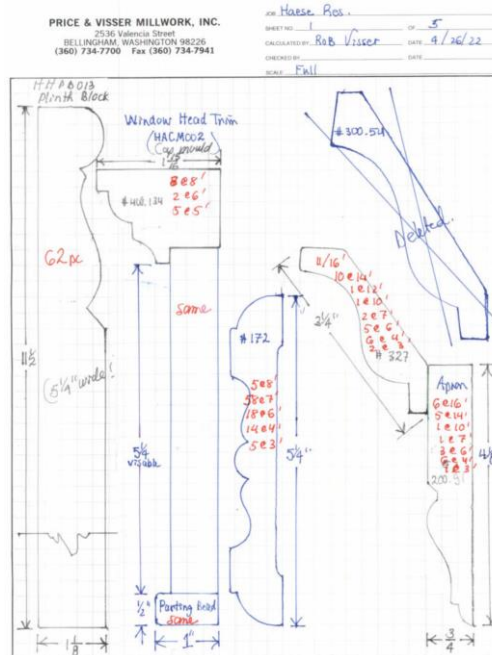
Original Mouldings

- 5 1/4" Flat Casing
- Door and Window Entablature features a Parting Bead, Frieze, and Bead and Cove Cornice.
 - Funny upside-down version in upstairs bathroom.
- Windows are trimmed with Sills
- Tall Plinth blocks on Doors
- Corner blocks (this one found behind one of the chimney's!)
- Tall Baseboard



New Mouldings

- Elevated the 1st floor (public spaces) profiles. Chose profiles from ~1900 period catalogue.
- Added rosettes for 1st floor windows and doors
- Baseboard (not shown) matches Apron piece but taller. Which is similar to original profile.



Upstairs Trim Package

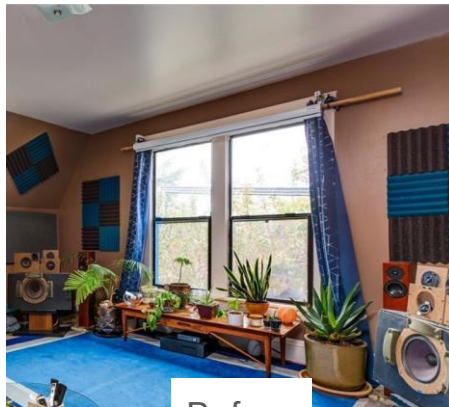
Close to original trim design.

Doors and Window casing are 5 1/4" flat stock. Parting Bead, Frieze, and bead & cove moulding for entablature.

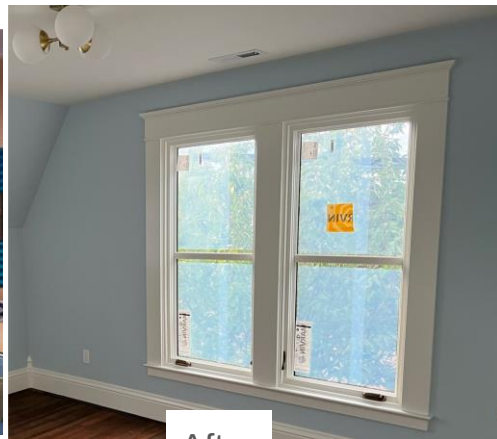
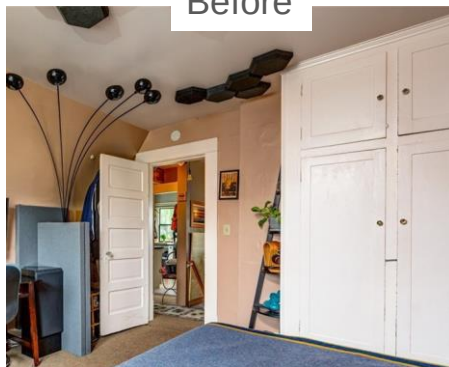
Large Plinth blocks with addition of cymation and bead profiles to connect to baseboard.

Corner beads replaced in kind and added to corners where they previously might have existed when originally built.

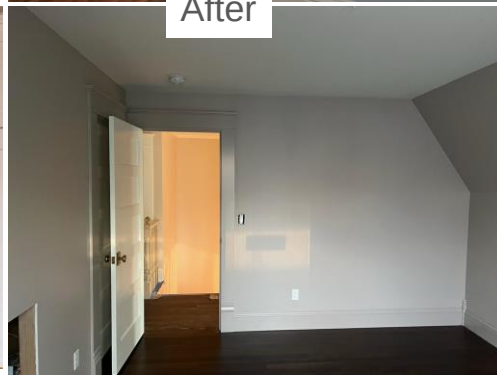
No crown moulding for 8' ceilings



Before



After

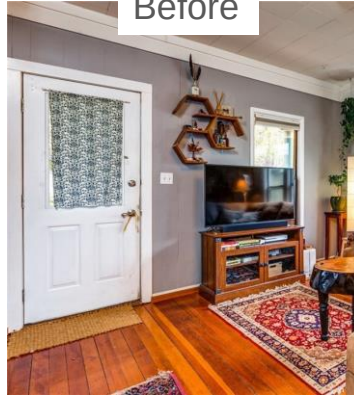


Downstairs Trim Package

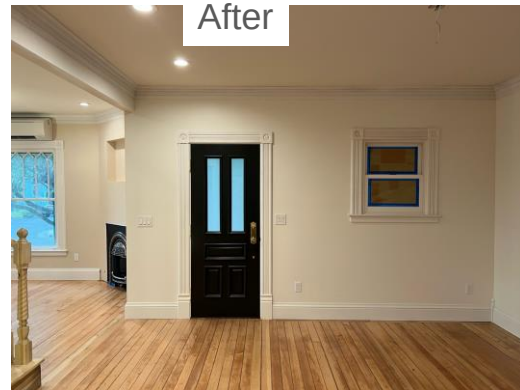
- Symmetrical profile casing popular in the late 1800's with matching rosette's
- Built up crown moldings elevate the first floor for common use areas and entertainment space.
- Design consistent with catalogue availability in the early 1900's. All interior trim made by local millwork Price and Visser.
- Plinth Blocks, Baseboards, and Corner posts same as upstairs
- Replaced modern crown molding with built-up version featuring period appropriate profiles.



Before



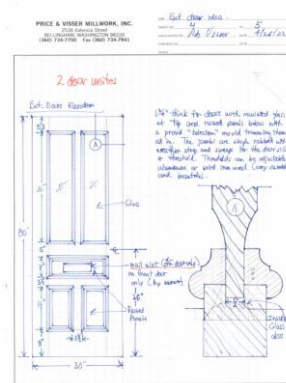
After



Doors

Two new front doors custom designed and built by local millwork Price and Visser. 5 panel layout and proportions consistent with turn of the century designs.

Interior doors replaced with 5-panel solid core doors similar to original doors used in house. Only a couple original doors remained and they were damaged and/or heavily covered in lead paint.



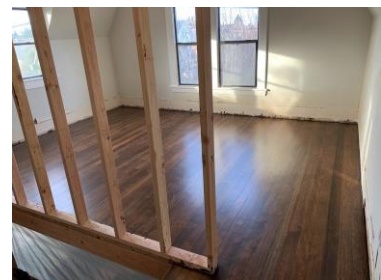
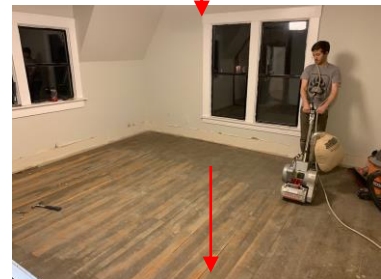
Refinished Wood Floor

Removed carpet and multiple layers of linoleum to refinish original hardwood floors



Original flooring on the 2nd story was refinished. Patches were done with flooring pieces saved from stair modifications and 3 1/4" old fir pieces found at architectural salvage yards.

Patches with wood from house



Refinished Wood Floor

First floor was completely refinished with no staining and a water based finish to bring out the “blonde” coloring of the fir. Patches were made with 3 ¼” T&G fir found at local architectural salvage.



Patch over old bathroom



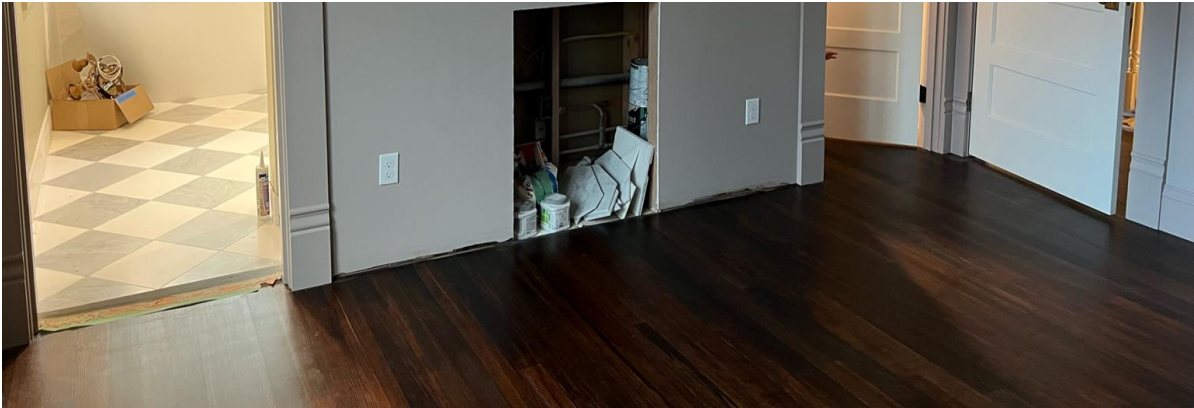
Refinished existing wood.
Patches at removed wall.



New Wood Floor

Primary Bedroom floor was only subfloor. Added new fir flooring to match existing fir floors on the rest of the 2nd floor including stain color and board width/lengths.

Original Refinished



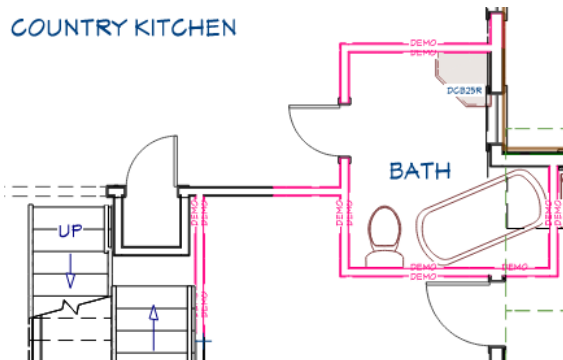
New 3 1/4" T&G Fir matches
refinished original wood.

Bathrooms

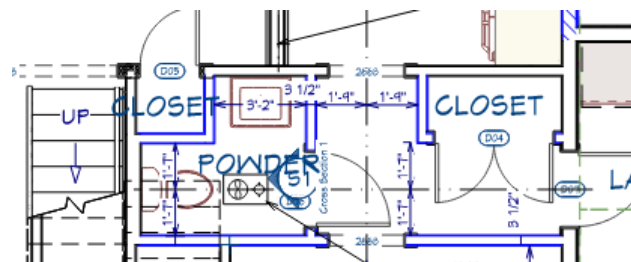
Removed 1st floor full bath and added a half bath under the stairs.



Before



After

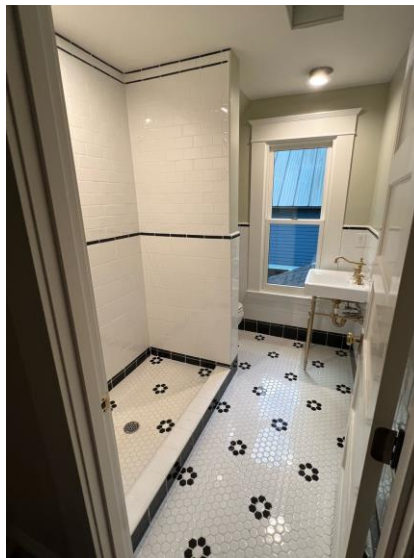


Bathrooms

Refinished original 2nd story ¾ bathroom. Used modern fixtures and traditional tiling materials/patterns. The goal was to create a timeless design with modern amenities.



Before

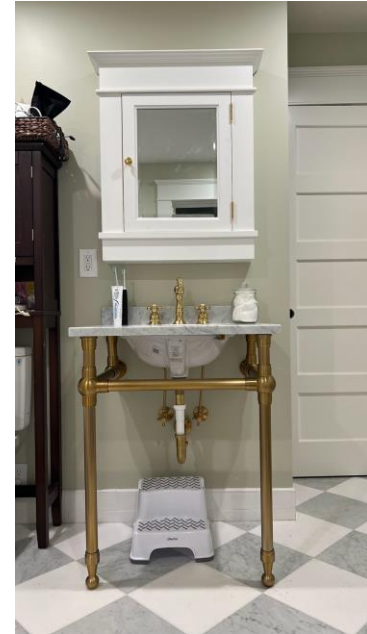


After



Bathrooms

Added 2nd story full primary bathroom. This was part of the square footage expansion and not included in the special valuation consideration. Used modern appliances and traditional tiling materials/patterns. The goal was to create a timeless design with modern amenities.



*Sink installed after application and not included in special tax valuation

Kitchen

- Spacing for modern appliances.
- Properly sized vent for Range BTU output. Air makeup installed above fridge hidden by cabinetry.
- Gas range installed but 240V outlet installed behind range for future electrical conversion if desired.
- Rolling Ladder for access to upper cabinets.

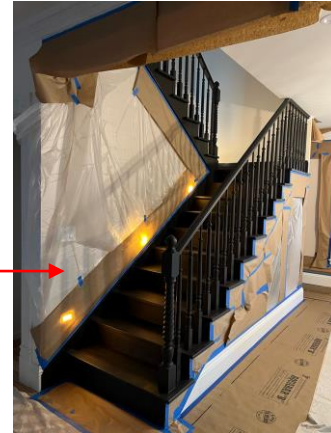


STAIRS

Timing of stairs was such that it falls outside of the 2 year window for Special Tax Valuation inclusion.

Original stairs were 45 degree angle and unsafe.

Door found behind drywall that connected to stairwell as well as kitchen door.



Upstairs Kitchen Conversion

Demo and floor refinishing was done before 2 year time period and is not included in Special Tax Valuation.

Before



In Progress



After

The Walls Have Treasure

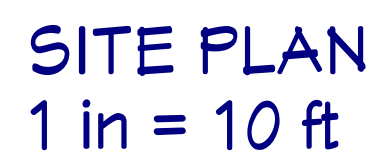
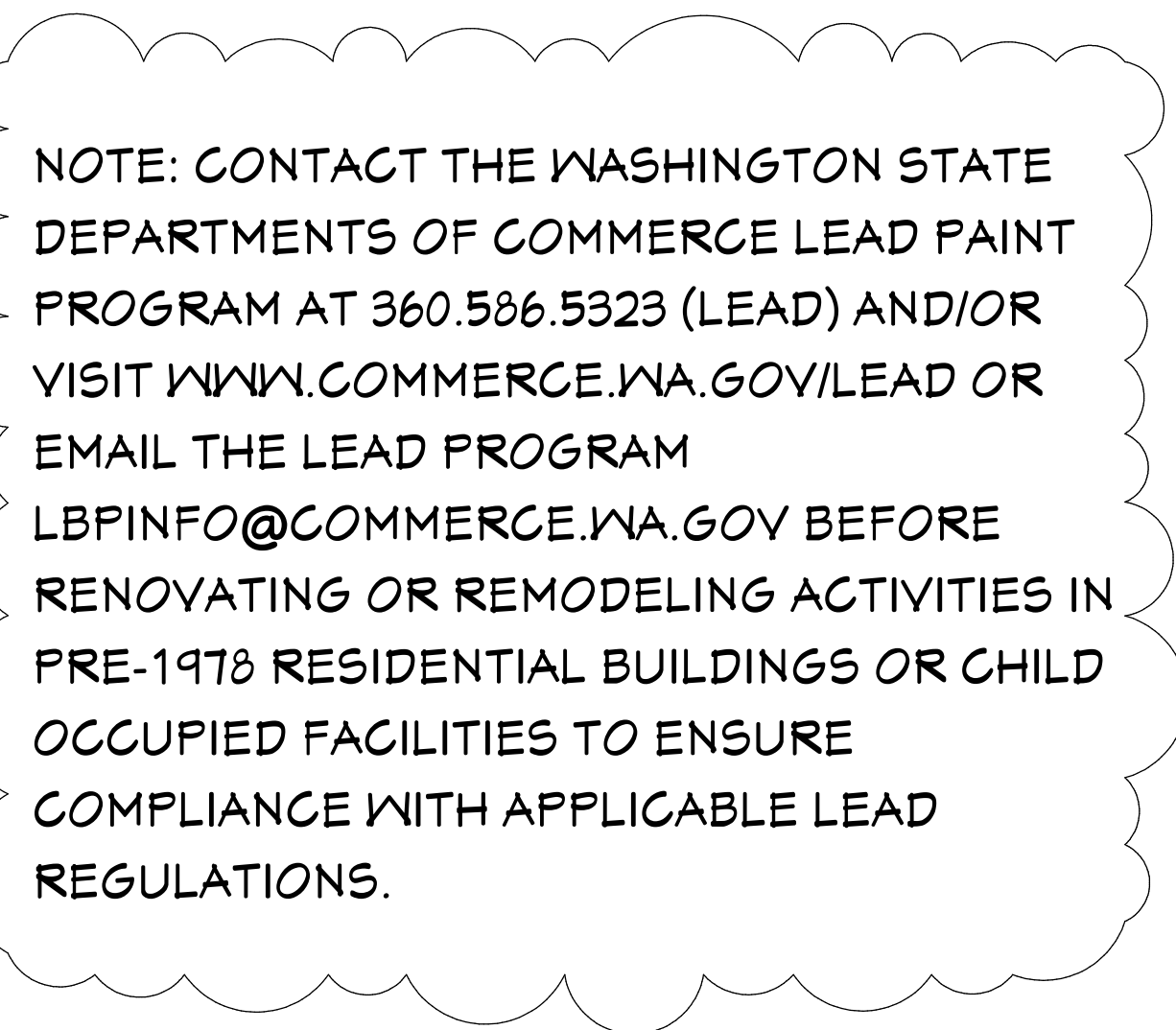


Possibly from "Birds and Nature, Vol. 12
No. 1" [June 1902]



Table Cloth?

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A-1	SITE PLAN AND FOUNDATION PLAN
A-2	DEMO / PROPOSED FIRST AND SECOND FLOOR PLANS
A-3	ENLARGED MASTER BEDROOM / BATHROOM PLAN
A-4	DEMO / PROPOSED EAST AND NORTH ELEVATIONS
A-5	DEMO / PROPOSED WEST AND SOUTH ELEVATIONS
A-6	SECTION
A-7	SECTION THROUGH POWDER ROOM
A-8	ELECTRICAL PLANS, SCHEDULES
A-9	WA ENERGY CODE WORKSHEETS

S1.0 STRUCTURAL DRAWING

S2.0 STRUCTURAL DRAWING

APPROVED
Subject to Field
Inspection
11/02/2021 1:01:55 PM
intorres

BLD2021-0460
1717 MONROE ST

RECEIVED
10/19/2021
CITY OF BELLINGHAM
PERMIT CENTER

EMILY & CODY HAESE
11717 MONROE STREET
BELLINGHAM, WA 98225

SITE: 1717 MONROE ST. WA 98225

HOUSE RENOVATION AND ADDITION

DRAFTED:

%Dave Falk%

DATE:

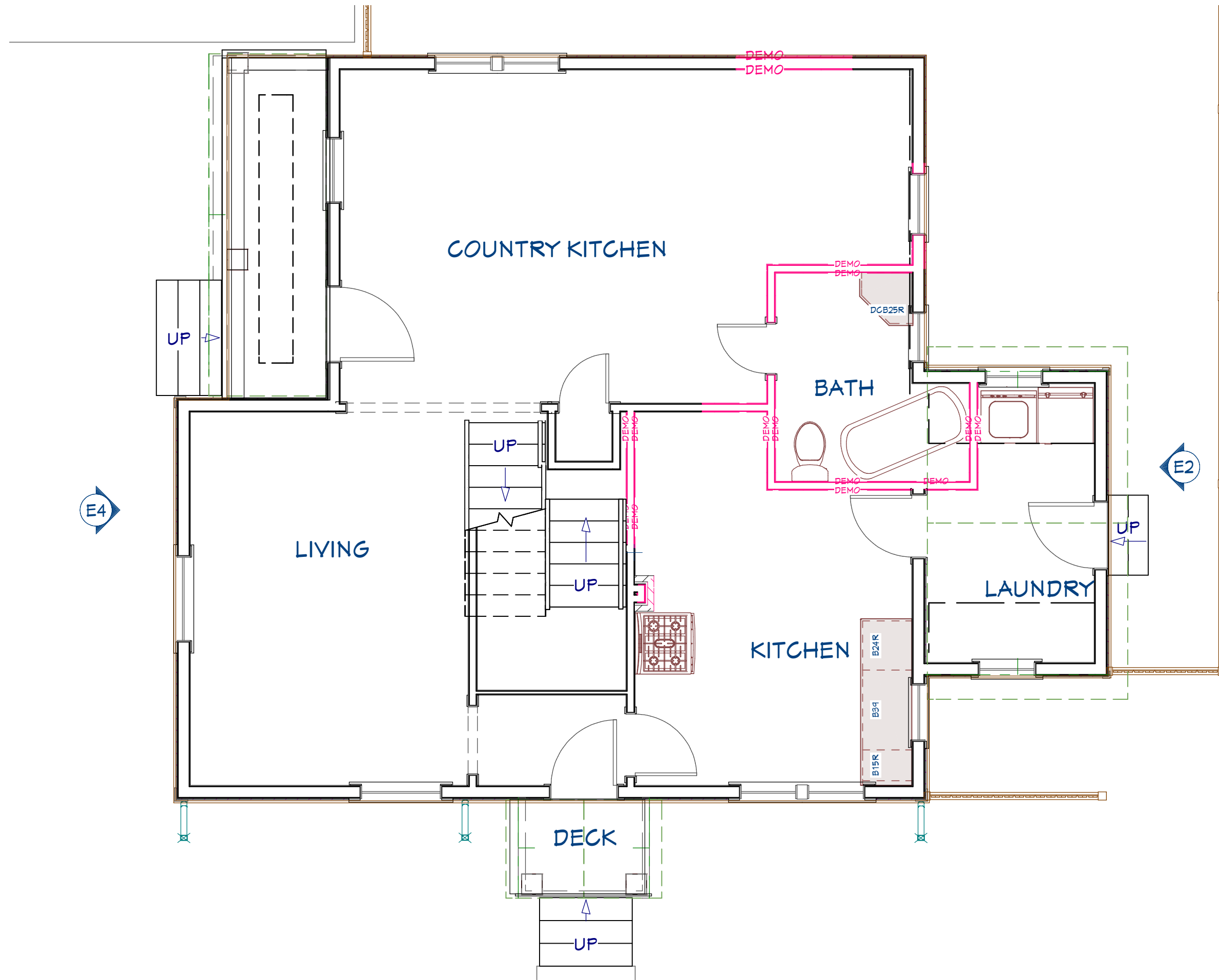
10/18/2021

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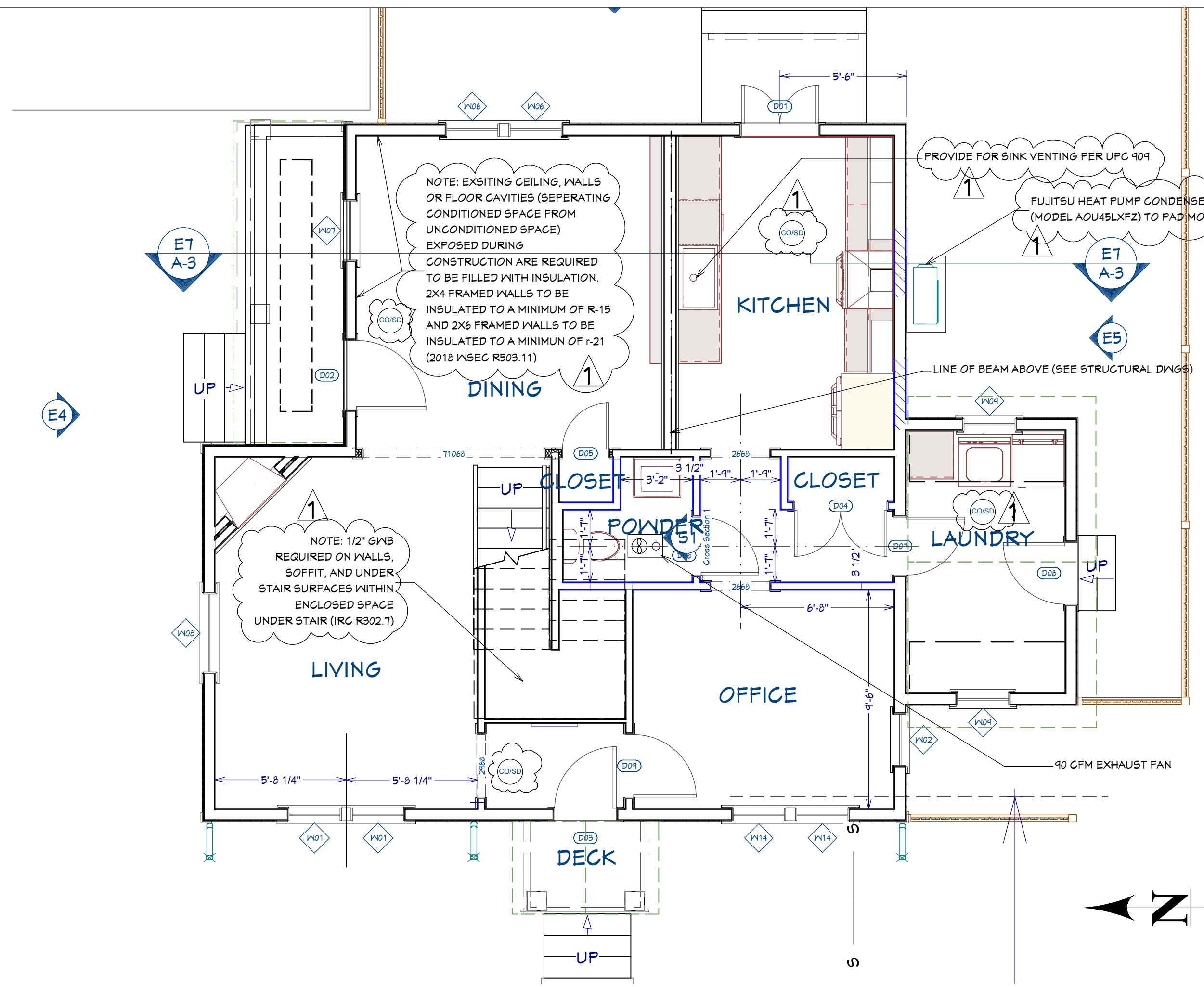
as noted

SHEET:

A-1

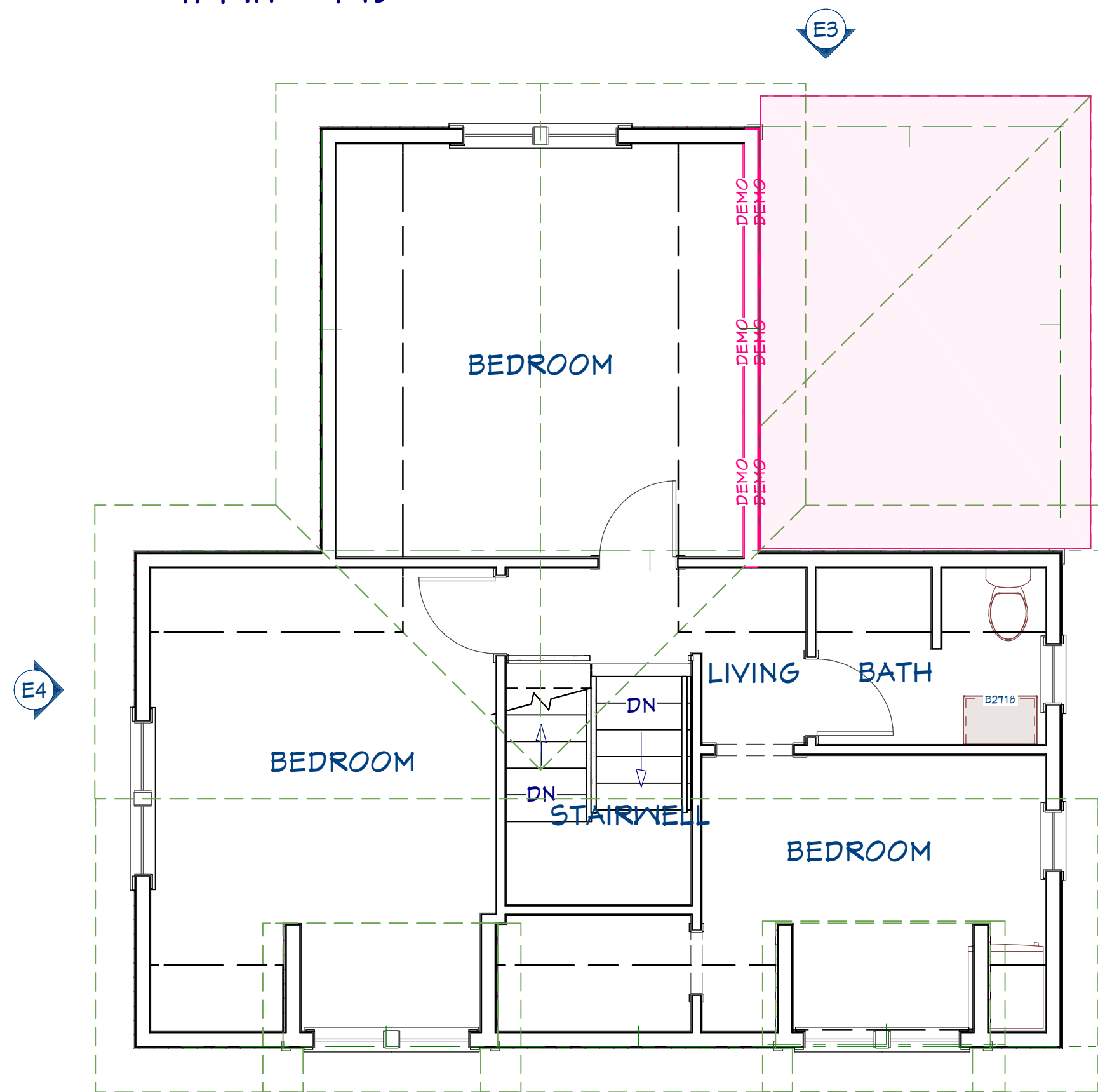


EXISTING CONDITION / DEMO FIRST FLOOR PLAN
1/4 in = 1 ft

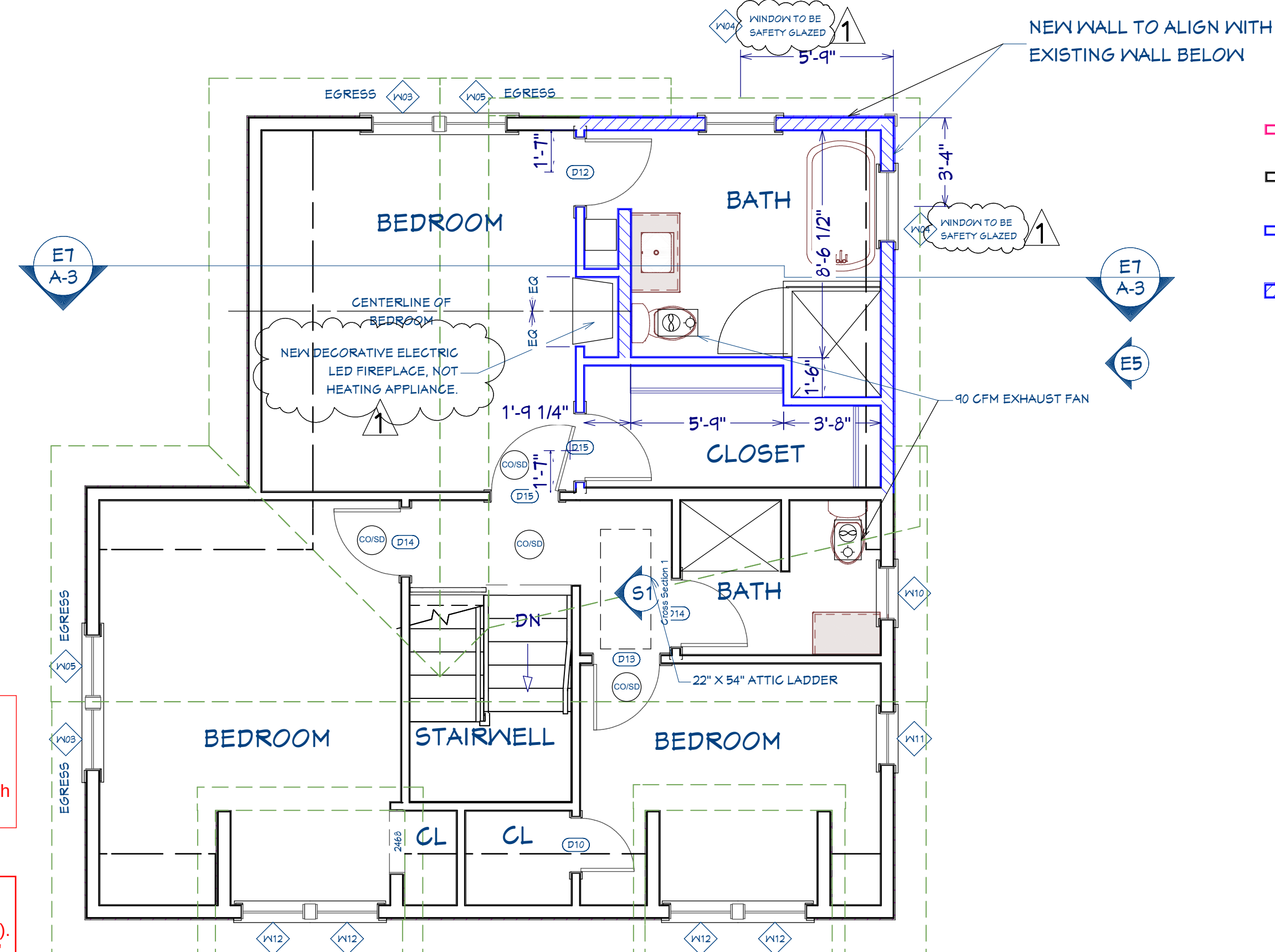


PROPOSED FIRST FLOOR PLAN
1/4 in = 1 ft

- WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW 2X4 WALL
- ▨ NEW 2X6 WALL (EXTERIOR WALLS TO HAVE R-21 FIBERGLASS BATT INSULATION)
- CO2 AND SMOKE DETECTOR



EXISTING CONDITION / DEMO SECOND FLOOR PLAN
1/4 in = 1 ft



PROPOSED SECOND FLOOR PLAN
1/4 in = 1 ft

- WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW 2X4 WALL
- ▨ NEW 2X6 WALL (EXTERIOR WALLS TO HAVE R-21 FIBERGLASS BATT INSULATION)
- CO2 AND SMOKE DETECTOR
- ⊠ EXHAUST FAN

Note: One exhaust fan must function as the dwelling unit's whole-house ventilation system. Provide controls per IRC Section M1505.4.2. A 90 cfm fan must be set to operate continuously.
<https://up.codes/viewer/washington/wa-residential-code-2018/chapter/15/exhaust-systems#M1505.4.2>

Note: Please review joist cutting, drilling, and notching limitations per IRC Section R502.8. Note minimum drainage piping slope of 2% (1/4" per foot). Note maximum trap arm length for water closet is 6'.

NOTE: The building code requires that smoke alarms and carbon monoxide alarms be provided throughout. All smoke alarms to be interconnected (wireless interconnection is permitted). 2018 International Residential Code (IRC) Sections R314 & R315

EMILY & CODY HAESE
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SITE: 1717 MONROE ST., WA 98225

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DATE:

10/18/2021

SCALE:

as noted

SHEET:

A-2



EAST ELEVATION EXISTING CONDITION / DEMO
1/4 in = 1 ft



EAST ELEVATION PROPOSED
1/4 in = 1 ft



NORTH ELEVATION EXISTING CONDITION / DEMO
1/4 in = 1 ft



NORTH ELEVATION PROPOSED
1/4 in = 1 ft

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SITE: 1717 MONROE ST., WA 98225

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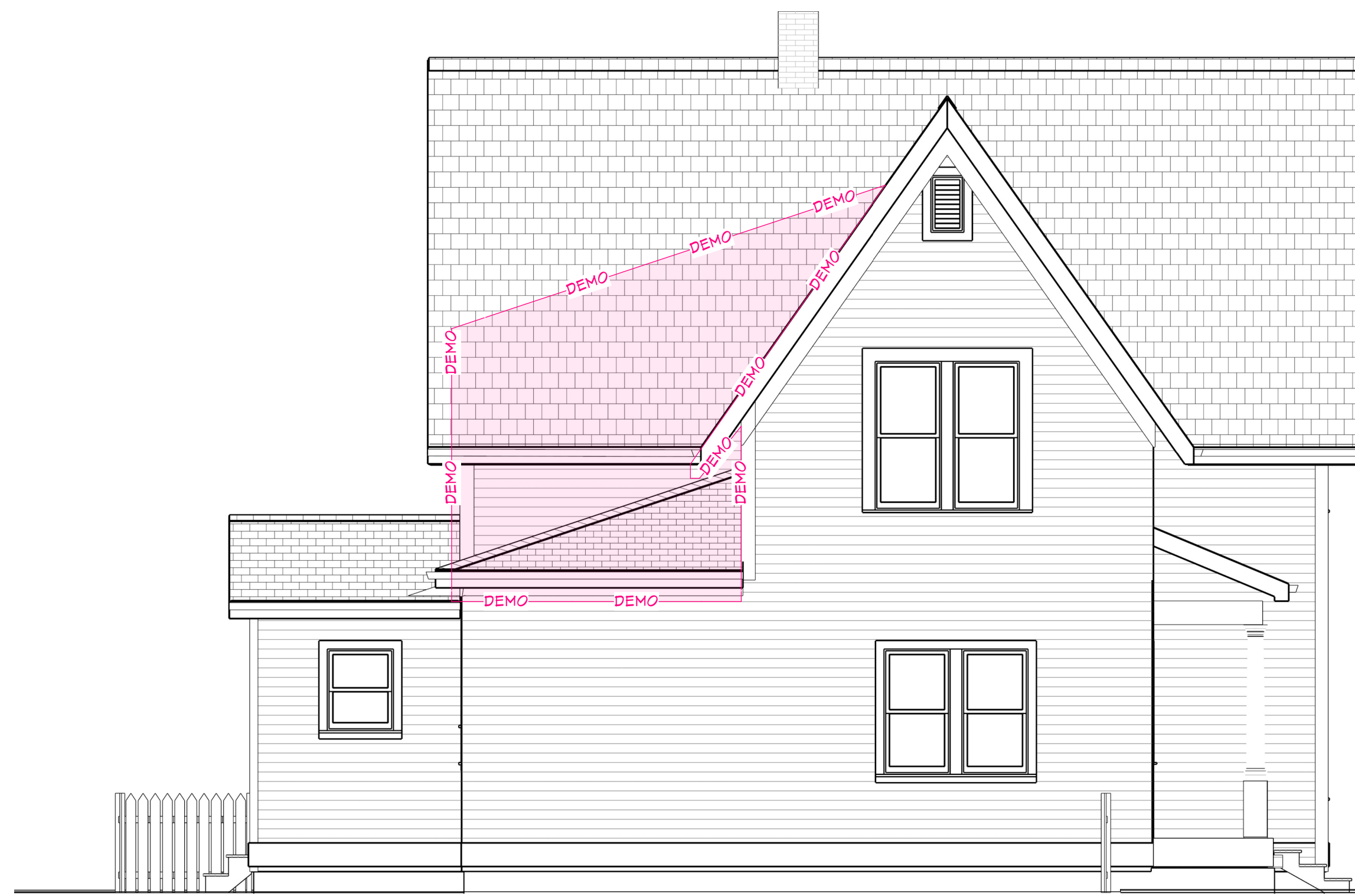
SCALE:

as noted

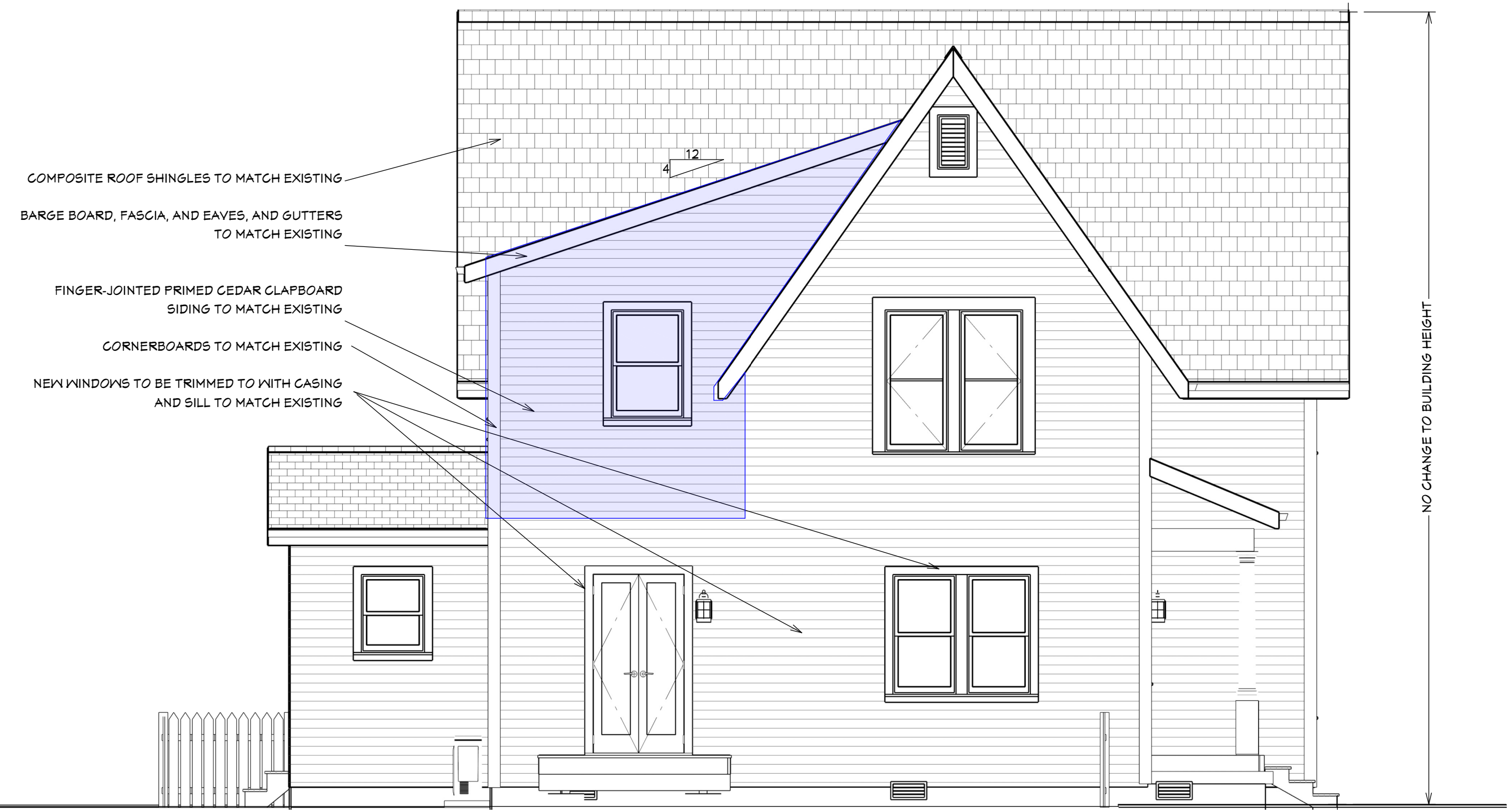
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A-4

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WEST ELEVATION EXISTING CONDITION / DEMO
1/4 in = 1 ft



WEST ELEVATION PROPOSED
1/4 in = 1 ft



SOUTH ELEVATION EXISTING CONDITION / DEMO
1/4 in = 1 ft



SOUTH ELEVATION PROPOSED
1/4 in = 1 ft

HOUSE RENOVATION AND ADDITION

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%Dave Falk%
DATE:
10/18/2021
SCALE:
as noted
SHEET:
A-5



SECTION
1/2 in = 1 ft

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1717 MONROE STREET
BELLINGHAM, WA 98225

HOUSE RENOVATION AND ADDITION

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DATE:

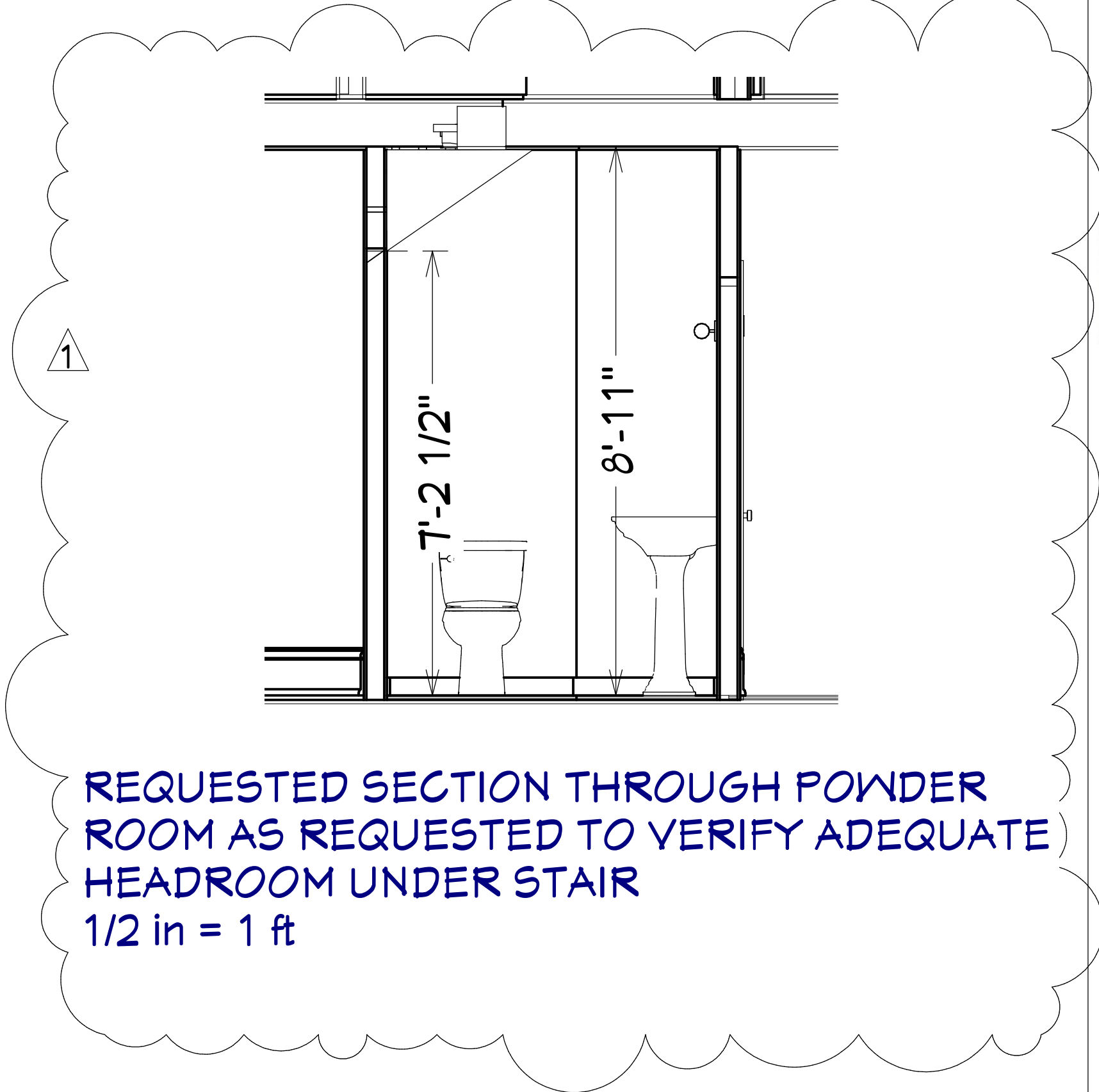
10/18/2021

SCALE:

as noted

SHEET:

A-6



REQUESTED SECTION THROUGH POWDER
ROOM AS REQUESTED TO VERIFY ADEQUATE
HEADROOM UNDER STAIR
1/2 in = 1 ft

EMILY & CODY HAESE
1717 MONROE STREET
BELLINGHAM, WA 98225

SITE: 1717 MONROE ST., WA 98225

HOUSE RENOVATION AND ADDITION

DRAFTED:

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DATE:

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SCALE:

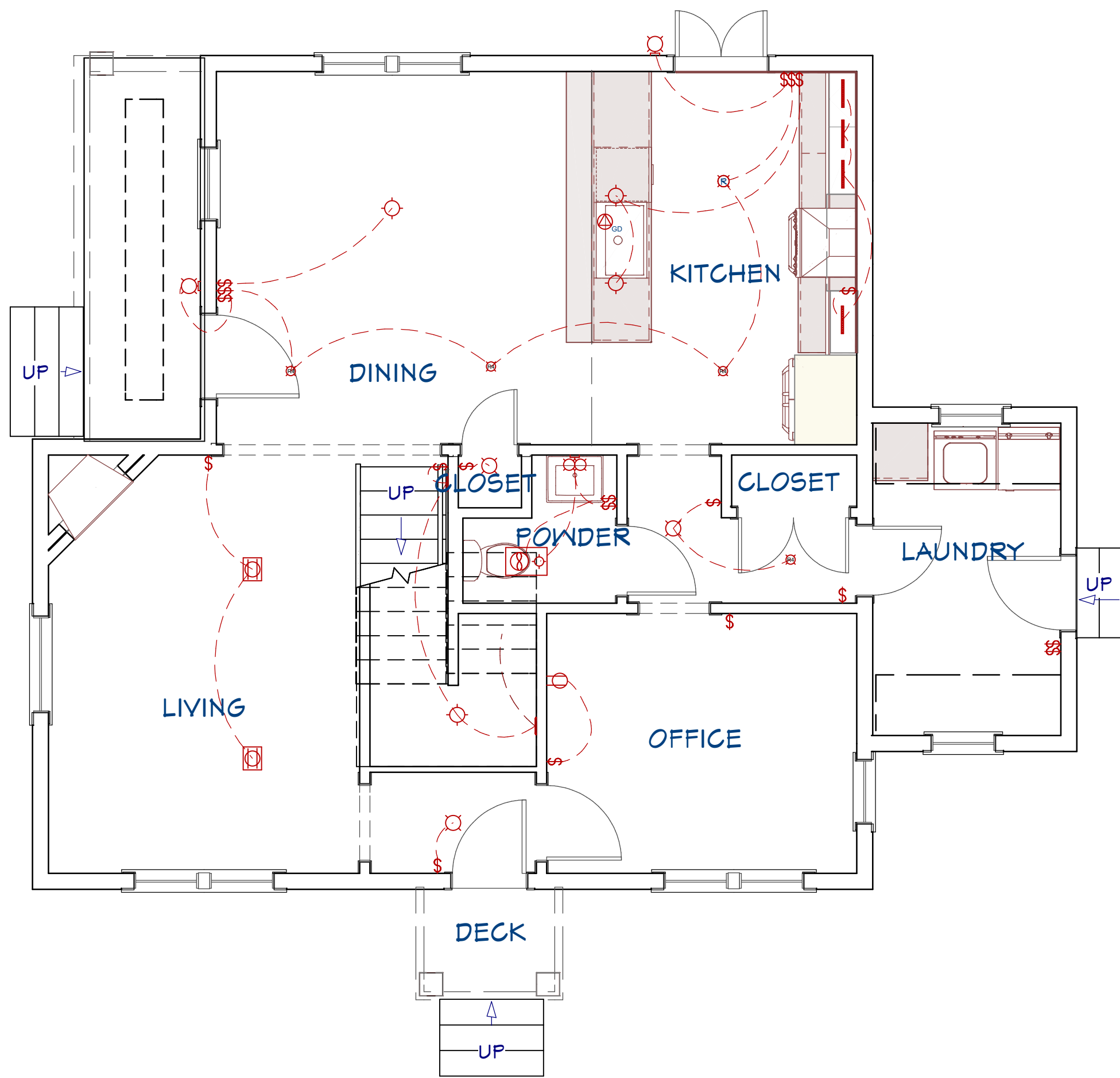
as noted

SHEET:

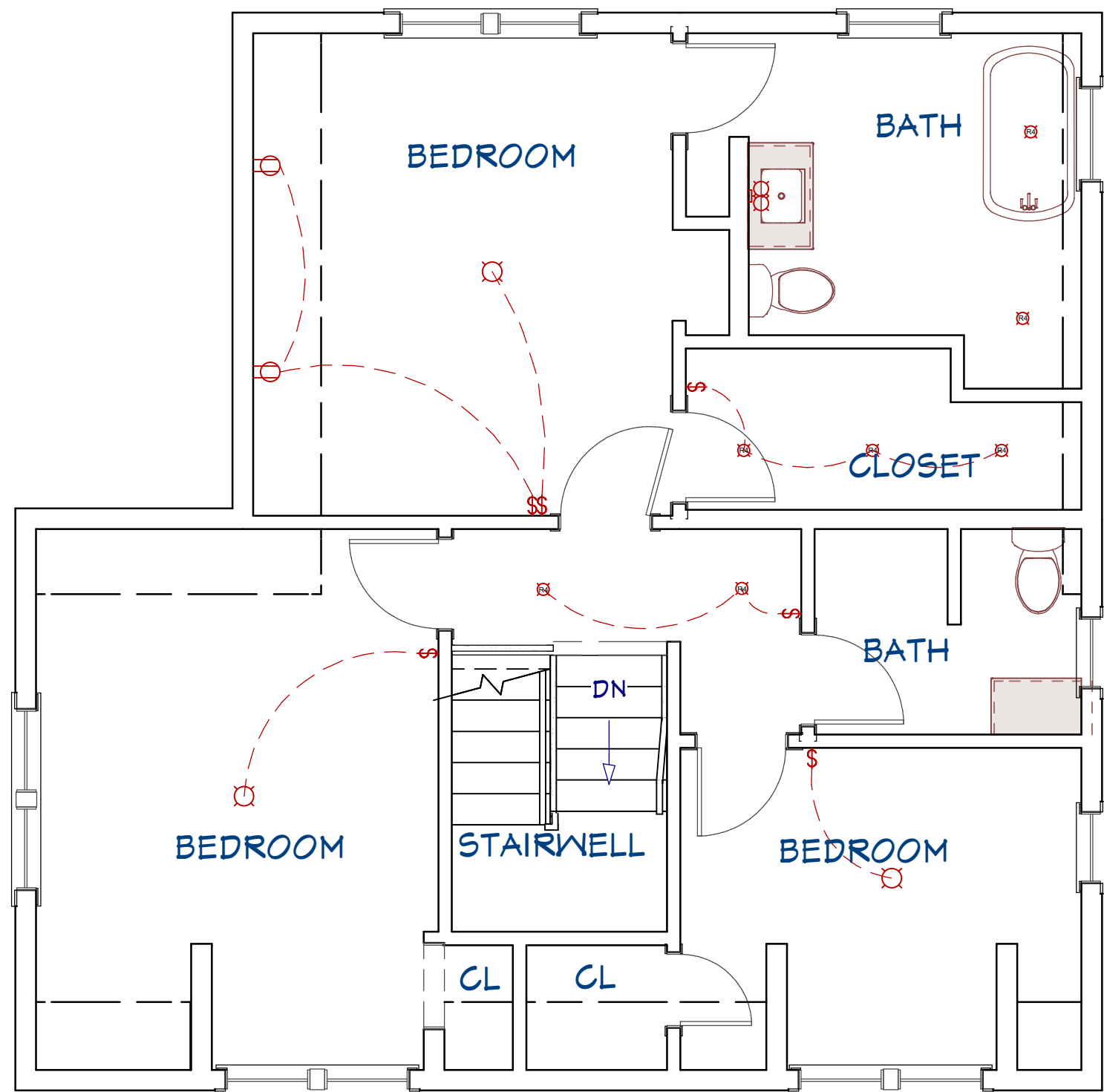
A-7



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FIRST FLOOR ELECTRICAL PLAN
1/4 in = 1 ft



SECOND FLOOR ELECTRICAL PLAN
1/4 in = 1 ft

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Sconce
	Chandelier Light Fixture
	LED Undercabinet Strip Light
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

NOTE: PLANS HAVE NOT BEEN REVIEWED FOR ELECTRICAL CODE COMPLIANCE (2020 NEC OR WAC 296-46B). SEPARATE ELECTRICAL PERMIT(S) REQUIRED. EACH PERSON PERFORMING ELECTRICAL WORK (ELECTRICAL CONTRACTOR OR PROPERTY OWNER) IS RESPONSIBLE FOR APPLYING FOR THEIR OWN PERMIT(S) ONLINE AT WWW.COB.ORG/EPERMIT.

WINDOW SCHEDULE											
NUMBER	MANUFACTURER	QTY	FLOOR	DESCRIPTION	WIDTH	HEIGHT	R/O	EGRESS	HEADER	CODE	U-FACTOR
W01	NEW WINDOW TO MATCH EXISTING PAIR IN OFFICE	2	1	SINGLE HUNG	28 "	63 "	29"x64"		2X6X32" (2)		.30 OR LESS
W02	NEW WINDOW TO MATCH EXISTING	1	1	SINGLE HUNG	28 "	63 "	29"x64"		2X6X32" (2)		.30 OR LESS
W03	NEW CASEMENT TO MATCH EXISTING WINDOWS	2	2	SINGLE CASEMENT-HR	28 "	63 "	29"x64"	YES	2X6X32" (2)		.30 OR LESS
W04	NEW WINDOW TO MATCH EXISTING	2	2	SINGLE HUNG	32 "	48 "	33"x49"		2X6X36" (2)		.30 OR LESS
W05	NEW CASEMENT TO MATCH EXISTING WINDOWS	2	2	SINGLE CASEMENT-HL	28 "	63 "	29"x64"	YES	2X6X32" (2)		.30 OR LESS
W06	EXISTING TO REMAIN	2	1	DOUBLE HUNG	28 "	53 "	29"x54"		2X6X32" (2)		
W07	EXISTING TO REMAIN	1	1	SINGLE HUNG	32 "	48 "	33"x49"		2X6X36" (2)		
W08	EXISTING TO REMAIN	1	1	SINGLE HUNG	42 "	63 "	43"x64"		2X6X46" (2)		
W09	EXISTING TO REMAIN	2	1	SINGLE HUNG	28 "	34 1/2 "	29"x35 1/2"		2X6X32" (2)		
W10	EXISTING TO REMAIN	1	2	SINGLE HUNG	24 "	57 "	25"x58"		2X6X28" (2)		
W11	EXISTING TO REMAIN	1	2	SINGLE CASEMENT-HR	24 "	57 "	25"x58"		2X6X28" (2)		
W12	EXISTING TO REMAIN	4	2	SINGLE HUNG	28 1/2 "	41 "	29 1/2"x42"		2X6X32 1/2" (2)		
W14	EXISTING TO REMAIN	2	1	SINGLE HUNG	28 "	63 "	29"x64"		2X6X32" (2)		

DOOR SCHEDULE											
NUMBER	MANUFACTURER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	THICKNESS	U-FACTOR	
D01	NEW OUTSWING FRENCH DOOR	3468	1	1	3468 L/R EX	40 "	80 "	42"x83"	1 3/4"	.30 OR LESS	
D02	EXISTING DOOR TO REMAIN	3068	1	1	3068 R EX	36 "	80 "	38"x83"	1 3/4"		
D03	EXISTING DOOR TO REMAIN	2868	1	1	2868 R EX	32 "	80 "	34"x83"	1 3/4"		
D04	SIMPSON 1675 5-PANEL (PAIR)	4068	1	1	4068 L/R IN	48 "	80 "	50"x82 1/2"	1 3/8"		
D05	SIMPSON 1675 5-PANEL	2068	1	1	2068 R IN	24 "	80 "	26"x82 1/2"	1 3/8"		
D06	SIMPSON 1675 5-PANEL	2668	1	1	2668 R IN	30 "	80 "	32"x82 1/2"	1 3/8"		
D07	SIMPSON 1675 5-PANEL	2668	1	1	2668 L IN	30 "	80 "	32"x82 1/2"	1 3/8"		
D08	EXISTING TO REMAIN	2868	1	1	2868 R EX	32 "	80 "	34"x83"	1 3/4"		
D09	EXISTING TO REMAIN	2968	1	1	2968 R IN	32 1/2 "	80 "	34 1/2"x82 1/2"	1 3/8"		
D10	EXISTING TO REMAIN	2068	1	2	2068 R IN	24 "	72 "	26"x74 1/2"	1 3/8"		
D12	SIMPSON 1675 5-PANEL	2668	1	2	2668 L IN	30 "	80 "	32"x82 1/2"	1 3/8"		
D13	EXISTING TO REMAIN	2668	1	2	2668 R IN	24 11/16 "	80 "	31 11/16"x82 1/2"	1 3/8"		
D14	EXISTING TO REMAIN	2668	2	2	2668 R IN	30 "	80 "	32"x82 1/2"	1 3/8"		
D15	SIMPSON 1675 5-PANEL	2668	2	2	2668 R IN	30 "	80 "	32"x82 1/2"	1 3/8"		



1675 INTERIOR PANEL

SERIES: [Interior Panel Doors](#)

TYPE: Interior Panel

APPLICATIONS: Can be used for a swing door, Dutch Door, pocket door, by-pass door, with barn track hardware, with pivot hardware and for any room in the home.

Construction Type: Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Panels: 3/8" VG Flat Panel (std), 3/4" RP (option), 1-1/4" RP (option)

Profile: Ovolo Sticking

GET A QUOTE

If you are interested in receiving a quote from a dealer, please select the options below and click on the "Request Dealer Quote" below.

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

WIDTH ▼

EMILY & CODY HAESE
1717 MONROE STREET
BELLINGHAM, WA 98225

SITE: 1717 MONROE ST., WA 98225

HOUSE RENOVATION AND ADDITION

DRAFTED:

%Dave Falk%

DATE:

10/18/2021

SCALE:

as noted

SHEET:

A-8



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2018 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family – New & Additions (effective February 1, 2021)

These requirements apply to all IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

Project Information	Contact Information
Renovation and addition to 1717 Monroe St.	David Falk, Architect
	360 922-2000

Instructions: This single-family project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. Based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Provide all information from the following tables as building permit drawings: Table R402.1 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and 406.3 - Energy Credits.

Authorized Representative	David Falk	Digitally signed by David Falk Date: 2021.04.23 10:47:02 -07'00'	Date	04/23/2021
---------------------------	------------	---	------	------------

All Climate Zones (Table R402.1.1)		
	R-Value ^a	U-Factor ^a
Fenestration U-Factor ^b	n/a	0.30
Skylight U-Factor ^b	n/a	0.50
Glazed Fenestration SHGC ^{b,e}	n/a	n/a
Ceiling ^e	49	0.026
Wood Frame Wall ^{e,h}	21 int	0.056
Floor	30	0.029
Below Grade Wall ^{e,h}	10/15/21 int + TB	0.042
Slab ^{d,f} R-Value & Depth	10, 2 ft	n/a
a	R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.	
b	The fenestration U-factor column excludes skylights.	
c	"10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.	
d	R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.	
e	For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.	
f	R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.	
g	For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.	
h	Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78% of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.	

2018 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family – New & Additions (effective February 1, 2021)

Each dwelling unit *in a residential building* shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) to achieve the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.

- Small Dwelling Unit: 3 credits**
Dwelling units less than 1,500 sf in conditioned floor area with less than 300 sf of fenestration area. Additions to existing building that are greater than 500 sf of heated floor area but less than 1,500 sf.
- Medium Dwelling Unit: 6 credits**
All dwelling units that are not included in #1 or #3
- Large Dwelling Unit: 7 credits**
Dwelling units exceeding 5,000 sf of conditioned floor area
- Additions less than 500 square feet: 1.5 credits**
All other additions shall meet 1-3 above

Before selecting your credits on this Summary table, review the details in Table 406.3 (Single Family), on page 4.

Summary of Table R406.2			
Heating Options	Fuel Normalization Descriptions	Credits - select ONE heating option	User Notes
1	Combustion heating minimum NAECA ^b	0.0	☐
2	Heat pump ^c	1.0	☒
3	Electric resistance heat only - furnace or zonal	-1.0	☐
4	DHP with zonal electric resistance per option 3.4	0.5	☐
5	All other heating systems	-1.0	☐
Energy Options	Energy Credit Option Descriptions	Credits - select ONE energy option from each category ^d	
1.1	Efficient Building Envelope	0.5	☐
1.2	Efficient Building Envelope	1.0	☐
1.3	Efficient Building Envelope	0.5	☐
1.4	Efficient Building Envelope	1.0	☐
1.5	Efficient Building Envelope	2.0	☐
1.6	Efficient Building Envelope	3.0	☐
1.7	Efficient Building Envelope	0.5	☐
2.1	Air Leakage Control and Efficient Ventilation	0.5	☒
2.2	Air Leakage Control and Efficient Ventilation	1.0	☐
2.3	Air Leakage Control and Efficient Ventilation	1.5	☐
2.4	Air Leakage Control and Efficient Ventilation	2.0	☐
3.1 ^a	High Efficiency HVAC	1.0	☐
3.2	High Efficiency HVAC	1.0	☐
3.3 ^a	High Efficiency HVAC	1.5	☐
3.4	High Efficiency HVAC	1.5	☐
3.5	High Efficiency HVAC	1.5	☐
3.6 ^a	High Efficiency HVAC	2.0	☐
4.1	High Efficiency HVAC Distribution System	0.5	☐
4.2	High Efficiency HVAC Distribution System	1.0	☐
5.1 ^d	Efficient Water Heating	0.5	☒
5.2	Efficient Water Heating	0.5	☐
5.3	Efficient Water Heating	1.0	☐
5.4	Efficient Water Heating	1.5	☐
5.5	Efficient Water Heating	2.0	☐
5.6	Efficient Water Heating	2.5	☐
6.1 ^a	Renewable Electric Energy (3 credits max)	1.0	☐
7.1	Appliance Package	0.5	☐
Total Credits		1.5	CLEAR FORM

- An alternative heating source sized at a maximum of 0.5 W/sf (equivalent) of heated floor area or 500 W, whichever is bigger, may be installed in the dwelling unit.
- Equipment listed in Table C403.3.2(4) or C403.3.2(5)
- Equipment listed in Table C403.3.2(1) or C403.3.2(2)
- You cannot select more than one option from any category EXCEPT in category 5. Option 5.1 may be combined with options 5.2 through 5.6. See Table 406.3.
- 1.0 credit for each 1,200 kWh of electrical generation provided annually, up to 3 credits max. See the complete Table R406.2 for all requirements and option descriptions.

Please print only pages 1 through 3 of this worksheet for submission to your building official.



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EMILY & CODY HAESE
1717 MONROE STREET
BELLINGHAM, WA 98225

SITE: 1717 MONROE ST., WA 98225

HOUSE RENOVATION AND ADDITION

DRAFTED:

%Dave Falk%

DATE:

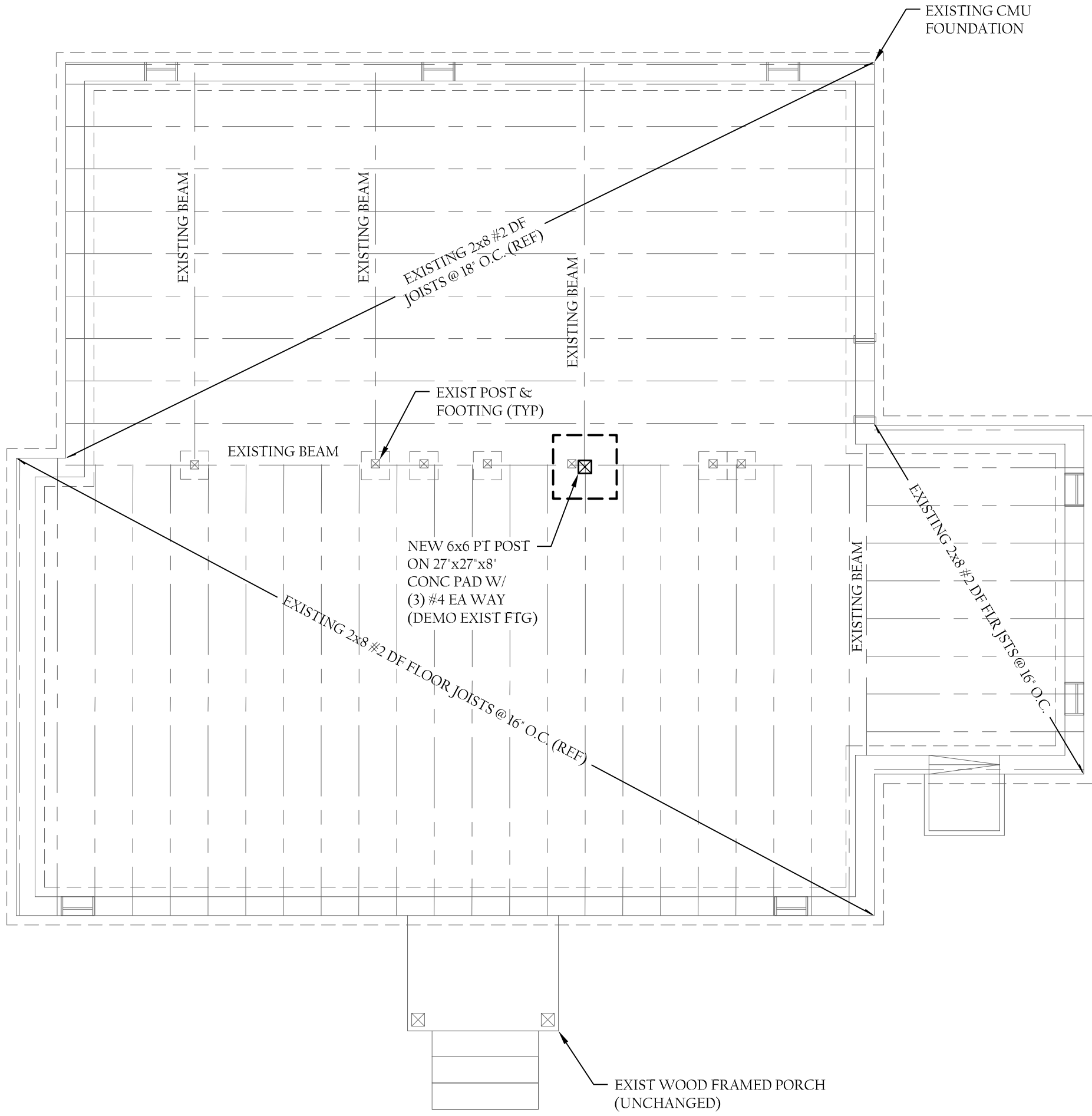
10/18/2021

SCALE:

as noted

SHEET:

A-9



 **FOUNDATION PLAN**
SCALE: 1/4"=1'-0"

CONCRETE NOTES

- THE CONTRACTOR SHALL USE EXTREME CARE DURING EXCAVATION. WORK SHALL BE STOPPED AND THE OWNER CONTACTED IF ANY UNEXPECTED ITEMS ARE FOUND DURING EXCAVATION.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AFTER 28 DAYS.
- CONCRETE REINFORCEMENT SHALL BE AS FOLLOWS:

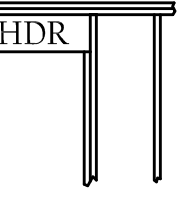
BAR DIA	GRADE
#3 & #4	40
#5 - #11	60
- THE CONCRETE SHALL BE KEPT MOIST OR PROTECTED DURING CURING.
- LAP SPLICES SHALL BE 42 BAR DIAMETERS LONG AND SHALL BE SPACED SO THAT ONE-HALF OR LESS OF THE TOTAL REINFORCEMENT IS SPLICED WITHIN THE REQUIRED LAP LENGTH.
- EPOXY ANCHORS SHALL BE INSTALLED USING SIMPSON SET EPOXY IN ACCORDANCE WITH ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS NOTED ON THE DRAWING BEFORE STARTING WORK.
- REINFORCEMENT SHALL BE PROPERLY EMBEDDED - ALL REINFORCING STEEL SHALL HAVE A PROTECTION OF CONCRETE NOT LESS THAN THE FOLLOWING:
 - THREE INCHES (3") AT SIDES AND ON BOTTOMS OF FOOTINGS CAST AGAINST THE EARTH.
 - TWO INCHES (2") WHERE CONCRETE IS FORMED BUT SUBSEQUENTLY EXPOSED TO ACTION OF WEATHER OR GROUND FOR BARS LARGER THAN #3 AND ONE AND A HALF INCHES (1 1/2") FOR BARS #5 AND SMALLER.
- CONCRETE EXPOSED TO FREEZING SHALL HAVE AN AIR-ENTRAINING ADMIXTURE. AIR CONTENT BY VOLUME SHALL BE 4 TO 6 PERCENT, DETERMINED IN ACCORDANCE WITH ASTM C 231.
- SEE ARCHITECTURAL DWGS FOR INFORMATION NOT SHOWN.
- DO NOT SCALE DRAWING FOR DIMENSIONS NOT SHOWN



Job No.	Project:				Emily & Cody Haese 1717 Monroe St. Bellingham, WA Foundation Plan & Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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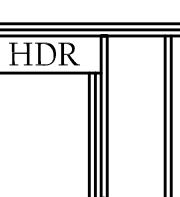
DVD1
DVDT Engineering, Inc.
Structural Engineering
(360) 933-1345



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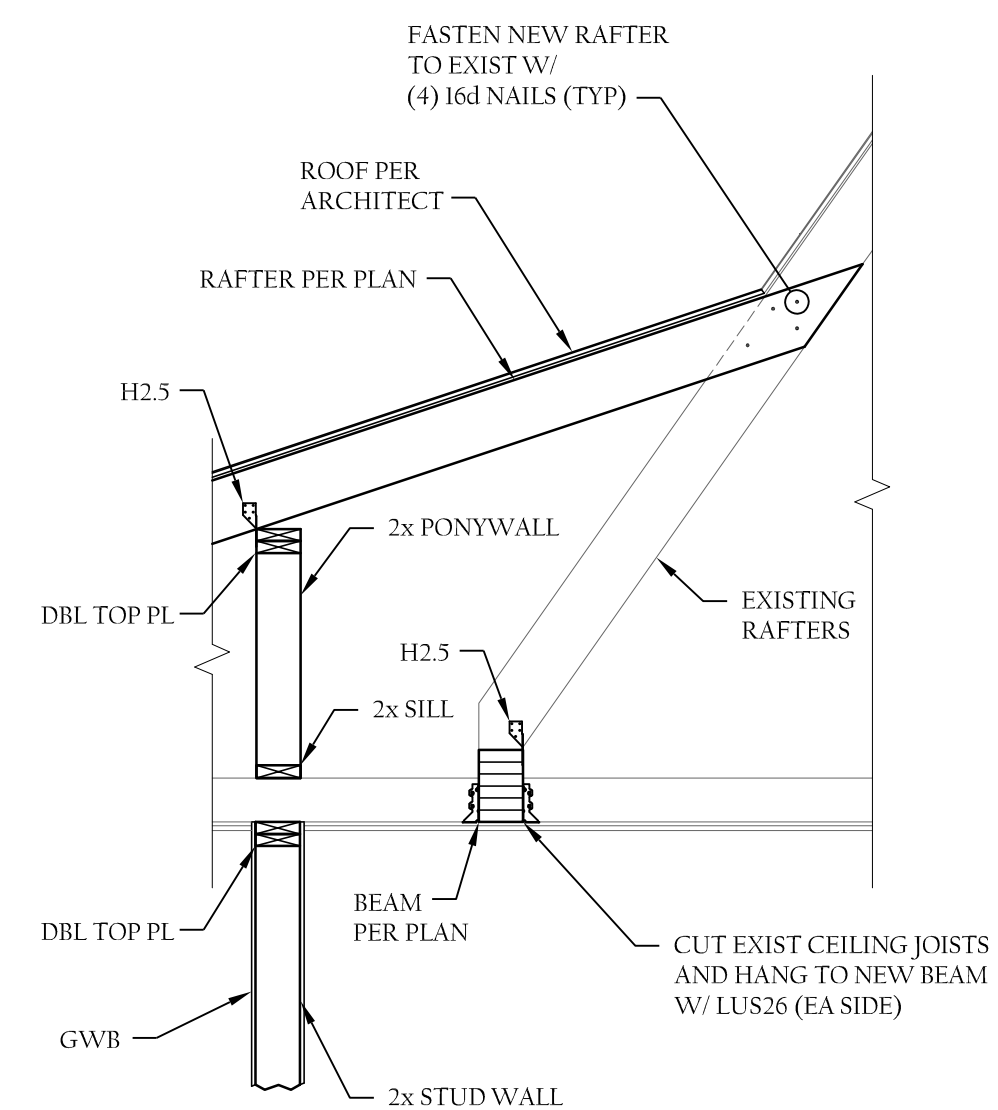
(1)TRIMMER+(1)KING

TYPICAL UNLESS
NOTED ON DWGS



(2)TRIMMER+(1)KING

(2)2x AS NOTED
ON DWGS



A SECTION
SCALE: 1/2"=1'-0"



Job No.	Project:	
20397	1717 Monroe St. Bellingham, WA	
Dwg No.	Rev.	
S2.0	1	Roof & Second Floor Framing Plan, Sections & Notes

EXHIBIT B: DRAFT Agreement for Special Tax Valuation

AFTER RECORDING RETURN DOCUMENT TO:

City of Bellingham - Planning and Community Development
210 Lottie Street
Bellingham, WA 98225

Reserved for Recording Purposes Only

DOCUMENT TITLE: *Agreement for Special Tax Valuation – 1717 Monroe Street, Bellingham
WA 98225*

GRANTOR(S): *City of Bellingham*

APPLICANT(S): Cody Haese and Emily Hazlip

LEGAL DESCRIPTION: The West half of Lot 9, Block 302, "Supplemental Map of the Town of Whatcom, Whatcom County, Washington, W.T., 1884," now a part of the consolidated City of Bellingham, Whatcom County, Washington, as per the map thereof, recorded in Volume 1 of Plats, page 42, in the Auditor's Office of said county and state.

ASSESSOR'S TAX/PARCEL NUMBER: 380224 377036 0000

AGREEMENT FOR SPECIAL TAX VALUATION

This Historic Preservation Agreement is entered into on this ____ day of _____, 20____ by and between Cody Haese and Emily Hazlip, (hereinafter referred to as APPLICANT) and the Historic Preservation Commission of the City of Bellingham, Washington (hereinafter referred to as the HISTORIC PRESERVATION COMMISSION).

WHEREAS APPLICANT is the owner of record of the historic property commonly known as 1717 Monroe Street, Bellingham, State of Washington, as legally described above, hereinafter referred to as PROPERTY; and

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

WHEREAS the HISTORIC PRESERVATION COMMISSION has determined that the PROPERTY has been 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 HISTORIC PRESERVATION COMMISSION 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 HISTORIC PRESERVATION COMMISSION 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 HISTORIC PRESERVATION COMMISSION 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 Washington Administrative Code 254-20-100.
2. APPLICANT agrees the property shall not be altered without the prior written consent of the HISTORIC PRESERVATION COMMISSION signed by a duly authorized representative thereof. No construction, alteration or 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 photographs included in the public record, 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 HISTORIC PRESERVATION COMMISSION, 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 HISTORIC PRESERVATION COMMISSION 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 HISTORIC PRESERVATION COMMISSION.
4. APPLICANT agrees to monitor the PROPERTY for its continued qualification for special valuation and notify the appropriate County Assessor within 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.
5. The APPLICANT and HISTORIC PRESERVATION COMMISSION 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.
6. 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 84.20.080 or upon expiration of the ten-year period of special valuation commencing January 1, 2024, and ending December 31, 2033.

7. Hold Harmless. The APPLICANT or its successors or assigns shall hold the State and the HISTORIC PRESERVATION COMMISSION harmless from any and all liability and claims which may be asserted against the State, the City of Bellingham, and/or the HISTORIC PRESERVATION COMMISSION as a result of this Historic Preservation Special Valuation Agreement or the participation by the APPLICANT in the Special Valuation Program.

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

9. This agreement runs with the land and is binding upon APPLICANT'S heirs, devisees, executors, administrators, successors, and assigns until December 31, 2033.

APPROVED this ____ day of _____, 20__ for the Owners, Cody Haese and Emily Hazlip.

STATE OF WASHINGTON
COUNTY OF WHATCOM

ss

Signed and attested before me this _____ day of _____, 20__.

DATED

SIGNATURE OF NOTARY PUBLIC

NAME PRINTED

Notary Public
TITLE

MY APPOINTMENT EXPIRES