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 Applicat	tion			
A.2. Land Use Applicat	tion			
A.3. Affidavit				
A.4. Rehabilitation Cost Summary & Receipts				
A.5. Before and After Photos				
A.6. Architectural Plan	s			
A.7. Historic Designati	on / Contributin	g to a District		
3. Exhibit B DRAFT Special Tax Valuation Agreement				
	Category			
X Public Hearing		Legislative		
Public Meeting		X Quasi-judicial		
Work Session	Informat	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 and Preservation Agreements to be	•	. • .		

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

<u>WAC 254-20: Special Valuation for Historic Properties</u> 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 <u>WAC 254-20-120</u>. Upon execution of said agreement between the owner and the local review board, the local review board shall approve the application.

Per <u>BMC 17.90.070</u>, 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	\$279,274.01 ¹		
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 of4)	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: \$		

BREAKDOWN OF QUALIFIED EXPENSES in REFERENCE to LI'S HANDYMAN SERVICE INVOICE

 ${\it Costs \ associated \ with \ the \ upper-story \ bathroom \ addition \ and \ deck \ are \ shown \ as \ subtractions, \ in \ \ {\it red}}$

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
200.0	-2 doors for new bathroom and closet	\$	(734.15
Doors	Labor to install 13 Doors	\$	1,950.00
D0013	-2 doors for new bathroom and closet	\$	(300.00
What are Barre	Cut hole in exterior wall for door	•	
Kitchen 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
Exterior Time	-1/2 for unqualified expansion section	\$	(112.50
Futanian Fuancian		•	•
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	Ś	(704.46
Exterior Siding	Labor to install cedar siding	\$	2,214.00
LACETION SIGNING		\$	
Cl	-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 unqualifed expansion	\$	(1,458.2
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
ı umung	-139 sq ft for unqualifed expansion	\$	(2,502.0
Eloors			• •
Floors	Floor material and install labor for 1,100 sq ft	\$	27,500.0
n! !!	-139 sq ft for unqualifed 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 unqualifed expansion	\$	(729.10
General	Additional overhead from GC	\$	2,808.20
		\$	14,040.98
	I Additional PIVI costs from (a)		17,040.90
Project Management	Additional PM costs from GC		267 077 0
	Sub-Total:	\$	
	Sub-Total: Tax:	\$ \$	23,581.98
	Sub-Total: Tax: Total Qualified LJ expenses:	\$ \$ \$	23,581.98 291,559.0 2
	Sub-Total: Tax:	\$ \$ \$	267,977.04 23,581.98 291,559.02 323,863.64
	Sub-Total: Tax: Total Qualified LJ expenses:	\$ \$ \$	23,581.98 291,559.0 2
	Sub-Total: Tax: Total Qualified LJ expenses: LJ's Invoice Total:	\$ \$ \$ \$	23,581.98 291,559.0 2 323,863.64

^{*}Total Qualifying Amount Paid to \sqcup 's = Total Paid to \sqcup '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.
- O Discovery shows possible use as boarding home and then single family home.
- O Renovations found from ~2013 to convert house to duplex.
- O Purchased by us (Cody Haese and Emily Hazlip) Nov 2020 as a duplex





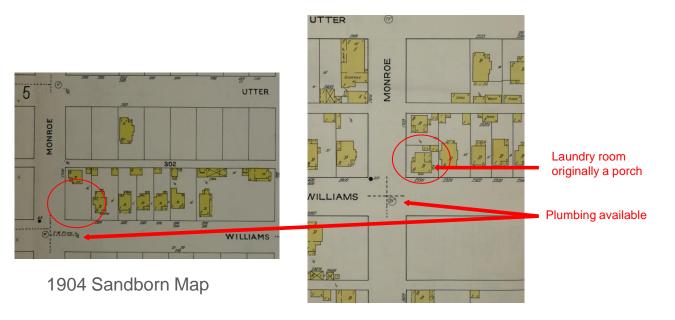


Project Overview

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?



1913 Sandborn Map

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



Laundry Room



Kitchen



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
 - o Replace old roof



Before - different siding style on laundry room



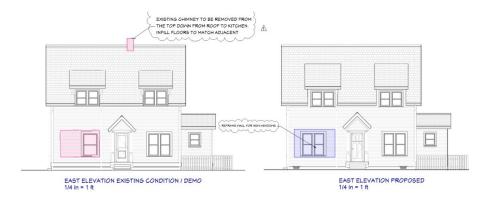
During - Replacing Old Roof

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.



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.



Exterior Casing Crown Moulding

Green - Original profile

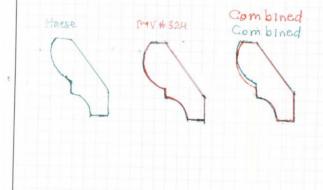
Red - Knife available for closest profile

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

no Hacse Res /	Monroe of.
CALCULATED BY RUB V	OF / 7/12/22
CHECKED BY	DATE

Goal morning Cody. 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 amparison. This is so close I think you would be waisting your money to pay for custom knives. One you decide if our knike is oken not pluse left me know.

Thanks, ReB.



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 4 to exterior via gableiroof 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.

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.

TIER 2

EXTERIOR WALL INSULATION

1 Insulate open wall cavities with fiberglass insulation, supported with twine to specification

UNDER FLOOR INSULATION:

a 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.

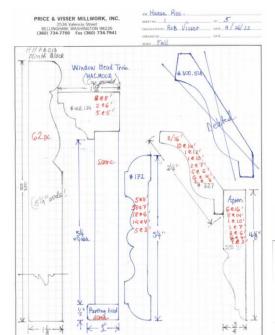
Original Mouldings

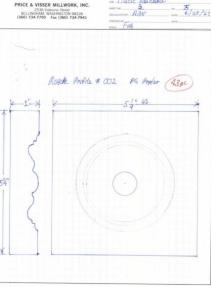
- 5 ¼" Flat Casing
- Door and Window Entablature features a Parting Bead, Frieze, and Bead and Cove Cornice.
 - Funny upside-down version in upstairs bathroom.
- Windows are trimmed with Sills
- Tall Plinth blocks on Doors
- Corner blocks (this one found behind one of the chimney's!)
- Tall Baseboard



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.

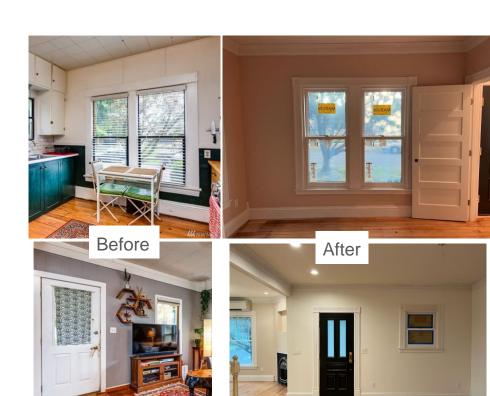
Corner beads replaced in kind and added to corners where they previously might have existed when originally built.

No crown moulding for 8' ceilings



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.



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 5panel 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.













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 ½" T&G fir found at local architectural salvage.



Patch over old bathroom





Refinished existing wood. Patches at removed wall.

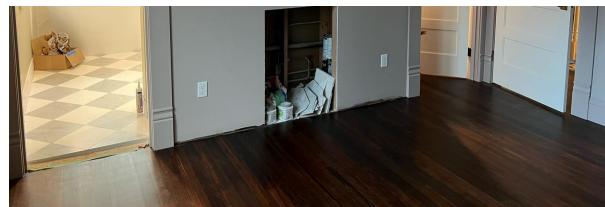


New Wood Floor

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





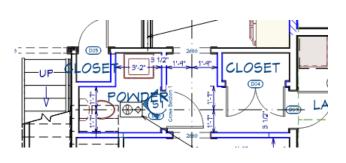
New 3 ¼" T&G Fir matches refinished original wood.

Bathrooms

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







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.









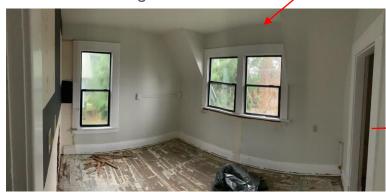


Upstairs Kitchen Conversion

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



In Progress





After

The Walls Have Treasure



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



Table Cloth?

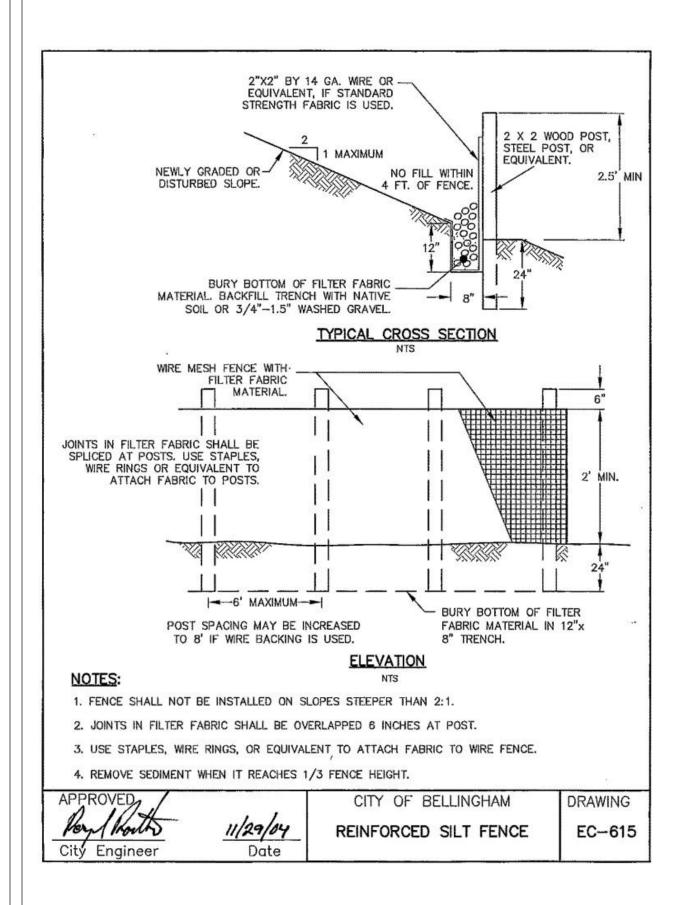
EXISTING CRAWLSPACE ACCE

6×6 PT POST ON 27" \times 27" \times 8" PAD. DEMO EXISTING ADJACEN

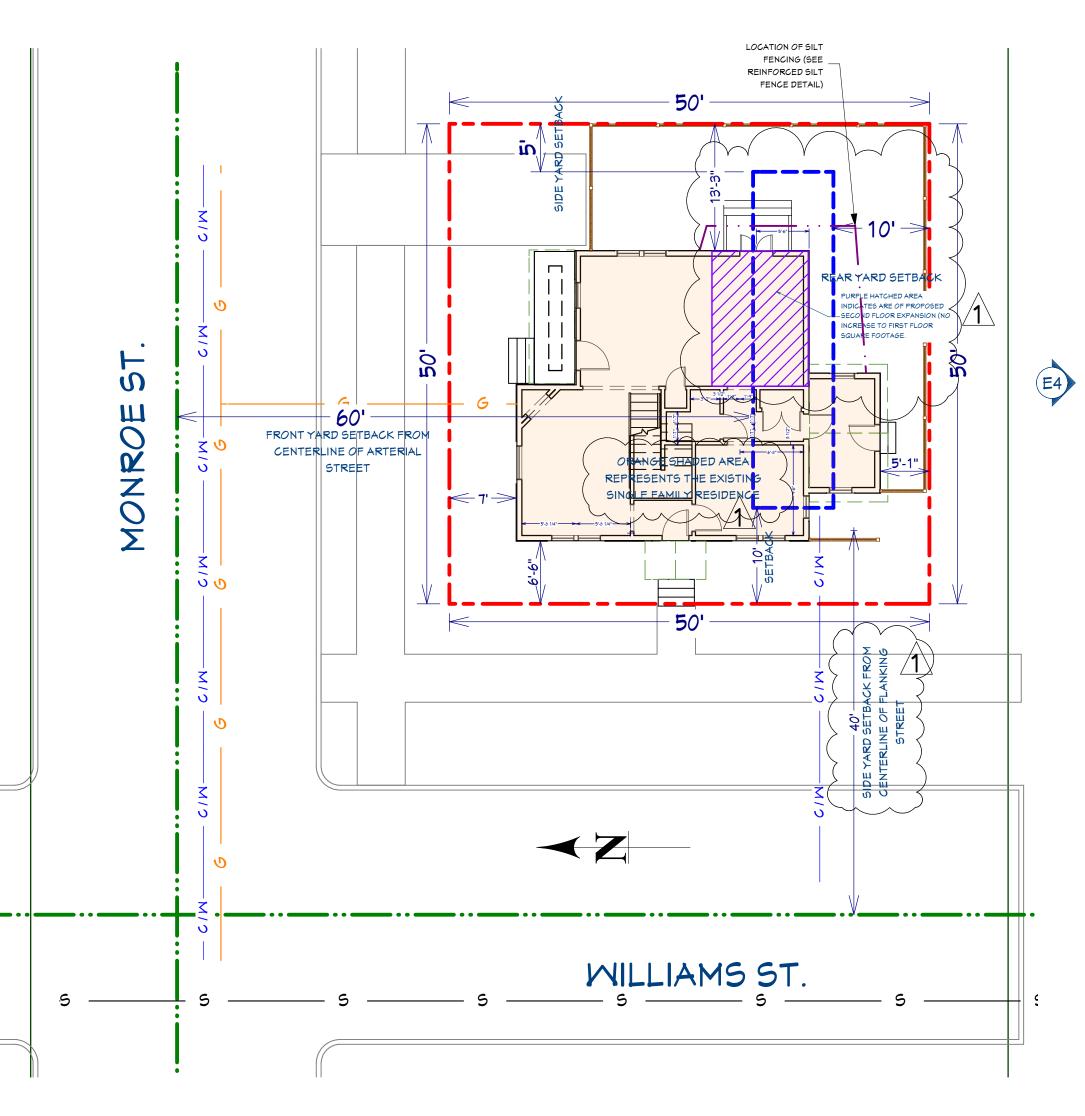
STRUCTURAL DRAWING S1.0

POST AND PAD. SEE

-EXISTING FOUNDATION VENTS TO REMAIN (TYP.)



NOTE: CONTACT THE MASHINGTON STATE DEPARTMENTS OF COMMERCE LEAD PAINT PROGRAM AT 360.586.5323 (LEAD) AND/OR VISIT MMM.COMMERCE.MA.GOV/LEAD OR EMAIL THE LEAD PROGRAM LBPINFO@COMMERCE.WA.GOV BEFORE RENOVATING OR REMODELING ACTIVITIES IN PRE-1978 RESIDENTIAL BUILDINGS OR CHILD OCCUPIED FACILITIES TO ENSURE COMPLIANCE WITH APPLICABLE LEAD REGULATIONS.



SITE PLAN 1 in = 10 ft

LAND USE INFORMATION

ADDRESS: 1717 MONROE ST. BELLINGHAM, WA 98225

PROPERTY ID: 51591

PARCEL NUMBER: 3802243770360000

LOT SIZE: 50' × 50'

LOT AREA: 2,497 SF.

LEGAL DESCRIPTION: SUPPLEMENTAL MAP OF WHATCOM W 1/2 OF LOT 9 BLK 302

CUT AND FILL ESTIMATES: THERE WILL BE NO SOIL DISTURBANCE

STORMWATER DETAILS: IMPERVIOUS AREA WILL NOT CHANGE WITH NEW ADDITION. EXISTING DOWNSPOUT LOCATIONS WILL BE RETAINED

FLOOR AREA: EXISTING- MAIN FLOOR 906 SF. SECOND FLOOR 692 SF. PORCH 36 SF.

> PROPOSED- NEW PRINCIPAL BATHROOM 139 SF.

> > TOTAL 1773 SF.

SHEET INDEX

- A-1 SITE PLAN AND FOUNDATION PLAN
- A-2 DEMO / PROPOSED FIRST AND SECOND FLOOR PLANS

FOUNDATION PLAN

1/4 in = 1 ft

- A-3 ENLARGED MASTER BEDROOM / BATHROOM PLAN
- DEMO / PROPOSED EAST AND NORTH ELEVATIONS
- DEMO / PROPOSED WEST AND SOUTH ELEVATIONS
- A-6 SECTION
- SECTION THROUGH POWDER ROOM
- A-8 ELECTRICAL PLANS, SCHEDULES
- A-9 WA ENERGY CODE WORKSHEETS
- S1.0 STRUCTURAL DRAWING
- 52.0 STRUCTURAL DRAWING

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

BLD2021-0460 1717 MONROE ST **RECEIVED** 10/19/2021 **CITY OF BELLINGHAM**

PERMIT CENTER

ADDITION HOUSE

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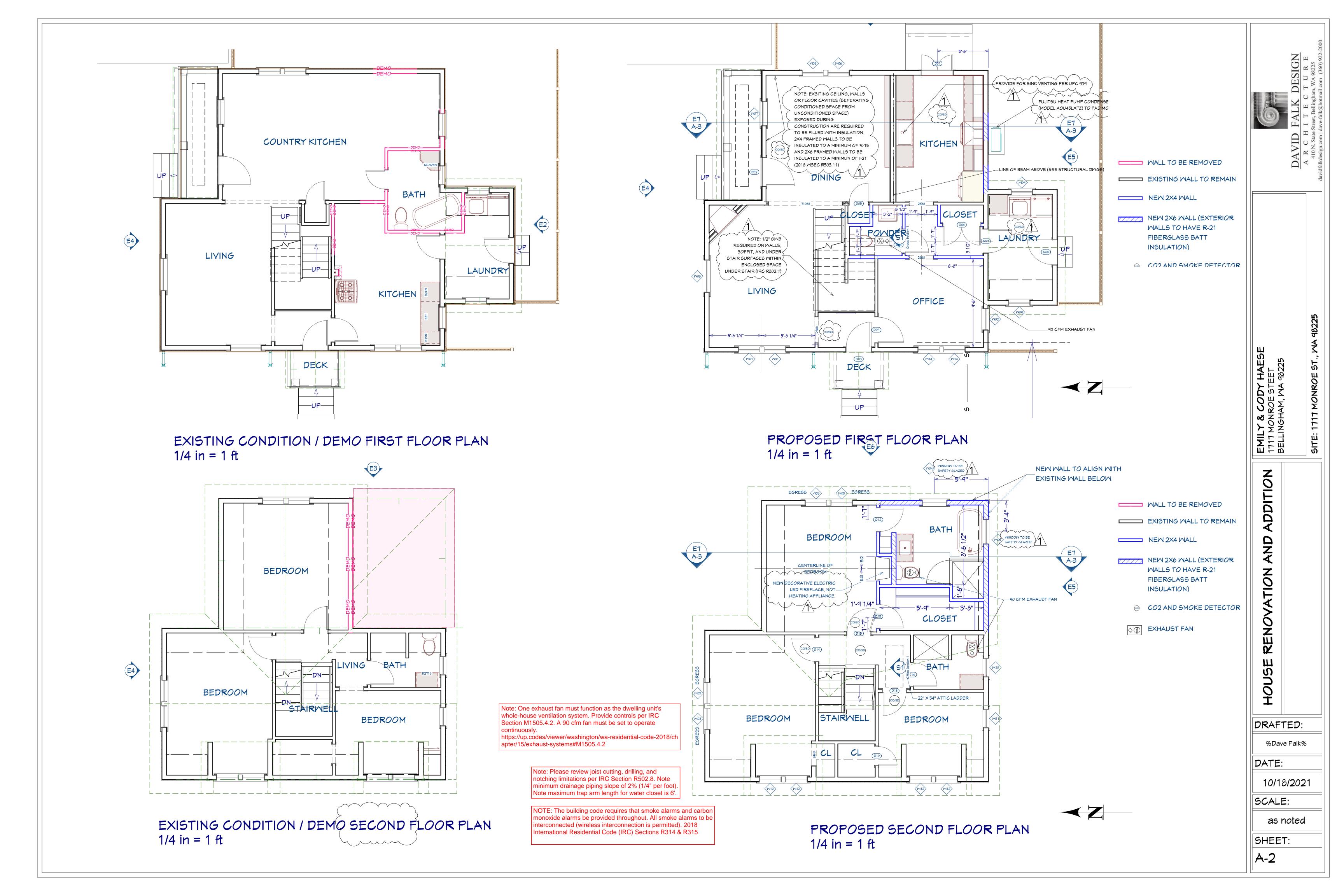
%Dave Falk%

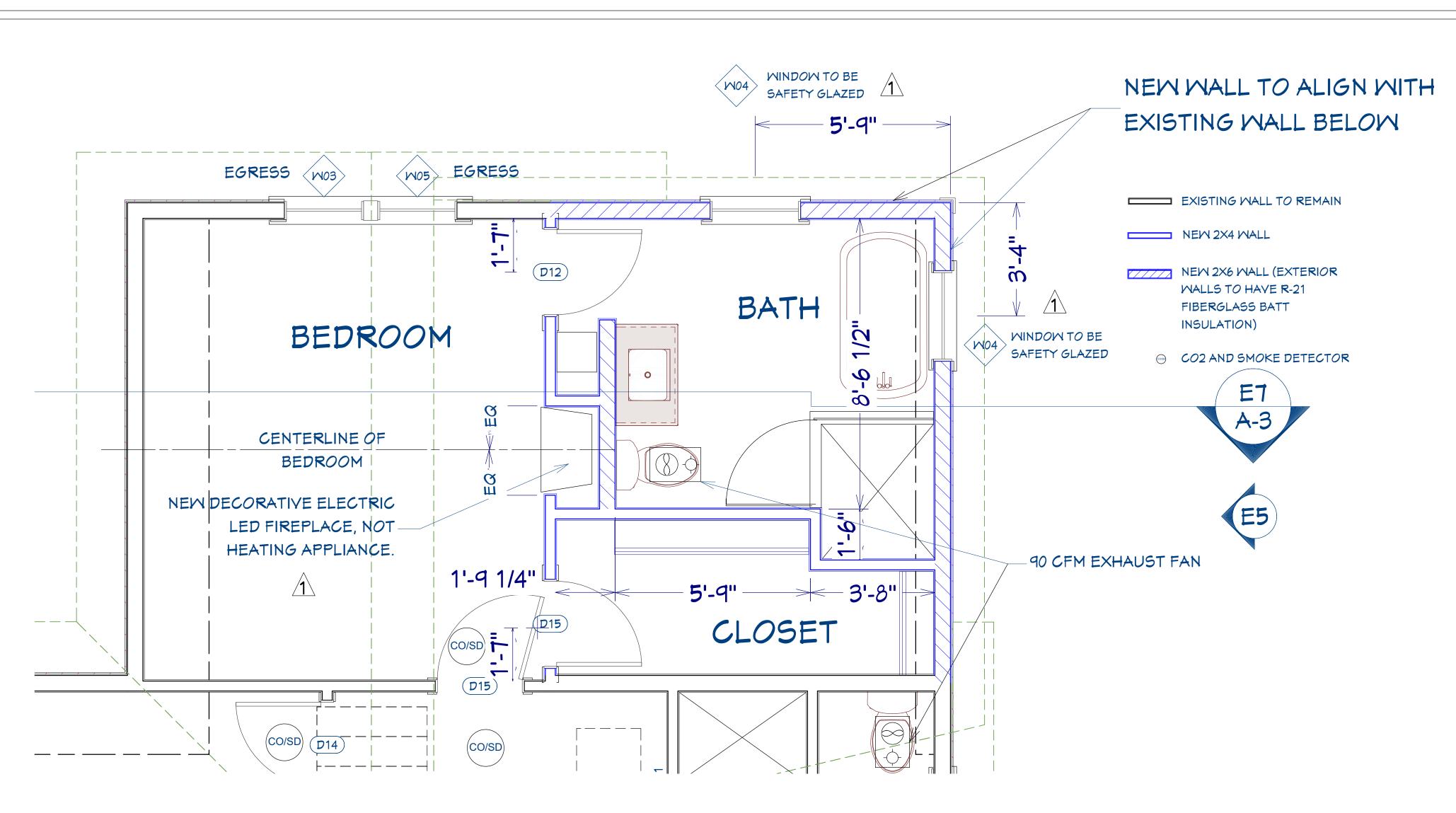
DATE:

10/18/2021 SCALE:

as noted

SHEET:





ENLARGED MASTER BEDROOM/BATHROOM PLAN
1/2 in = 1 ft



AVID FALK DESIGN

R C H I T E C T U R E

410 N. State Street, Bellingham, WA 98225

design.com | dave-falk@hotmail.com | (360) 922-

& COLOTION ON THE STREET SHAM, WA 48225

USE RENOVATION AND ADDITION

DRAFTED:

%Dave Falk%

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DATE:

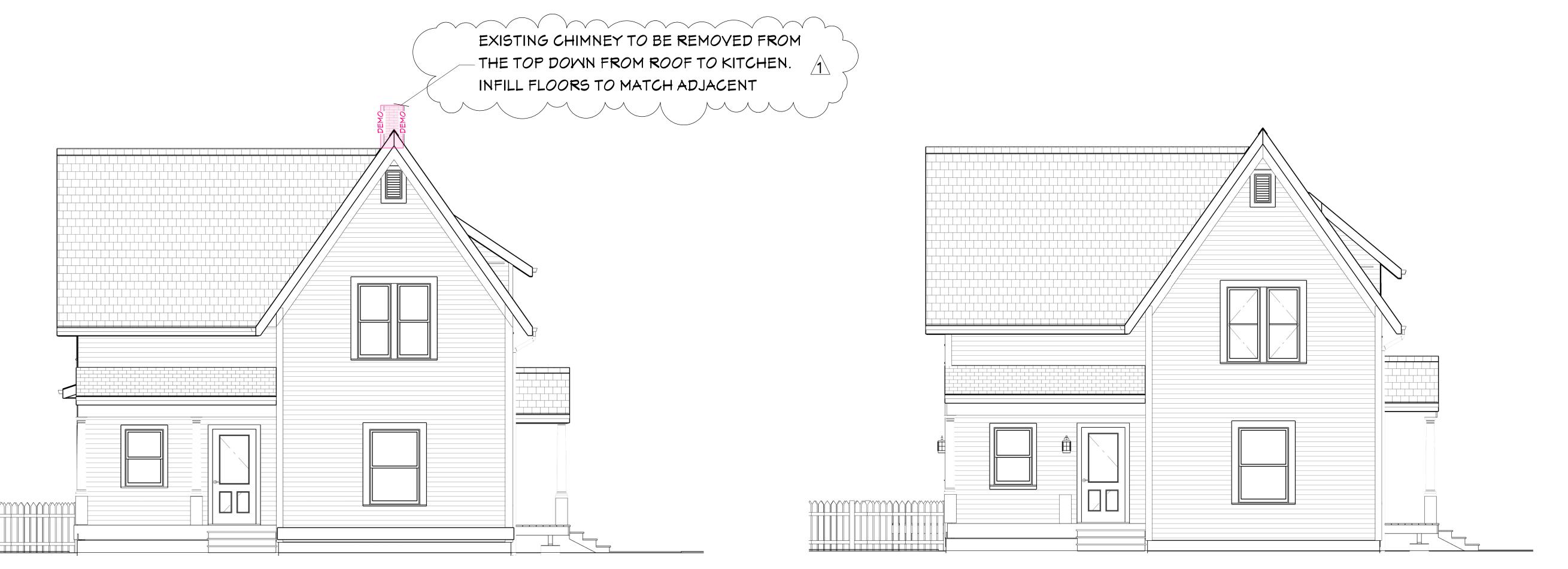
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NORTH ELEVATION EXISTING CONDITION / DEMO

1/4 in = 1 ft

NORTH ELEVATION PROPSED

1/4 in = 1 ft

HOUSE RENOVATION AND ADD

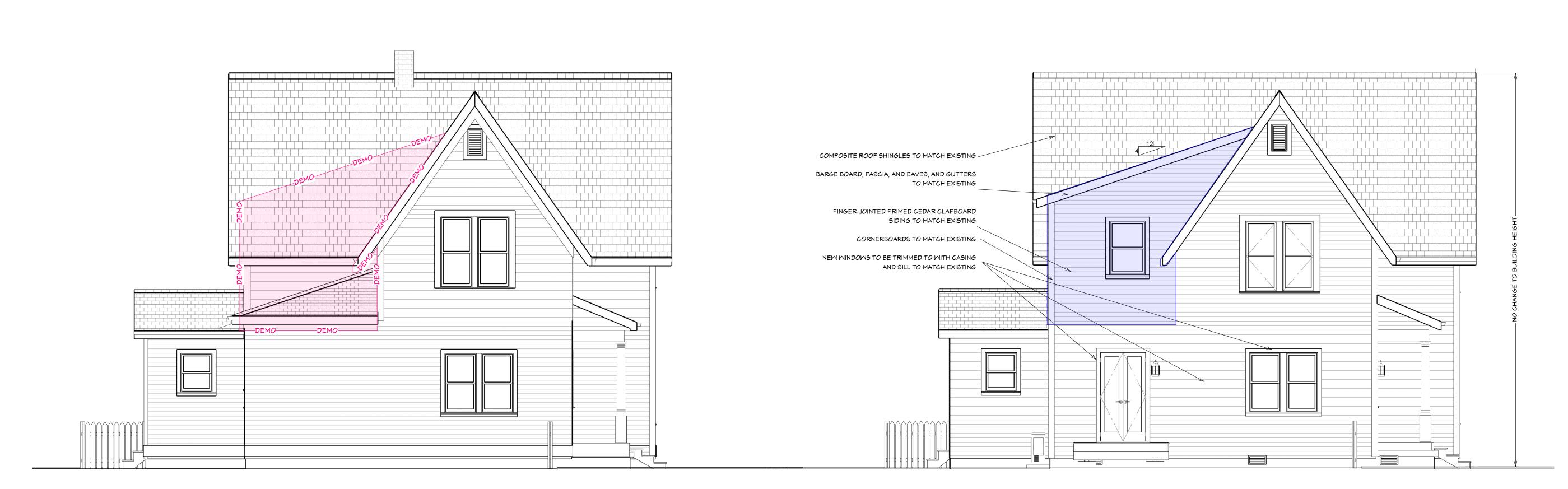
%Dave Falk%

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10/18/2021

SCALE: as noted

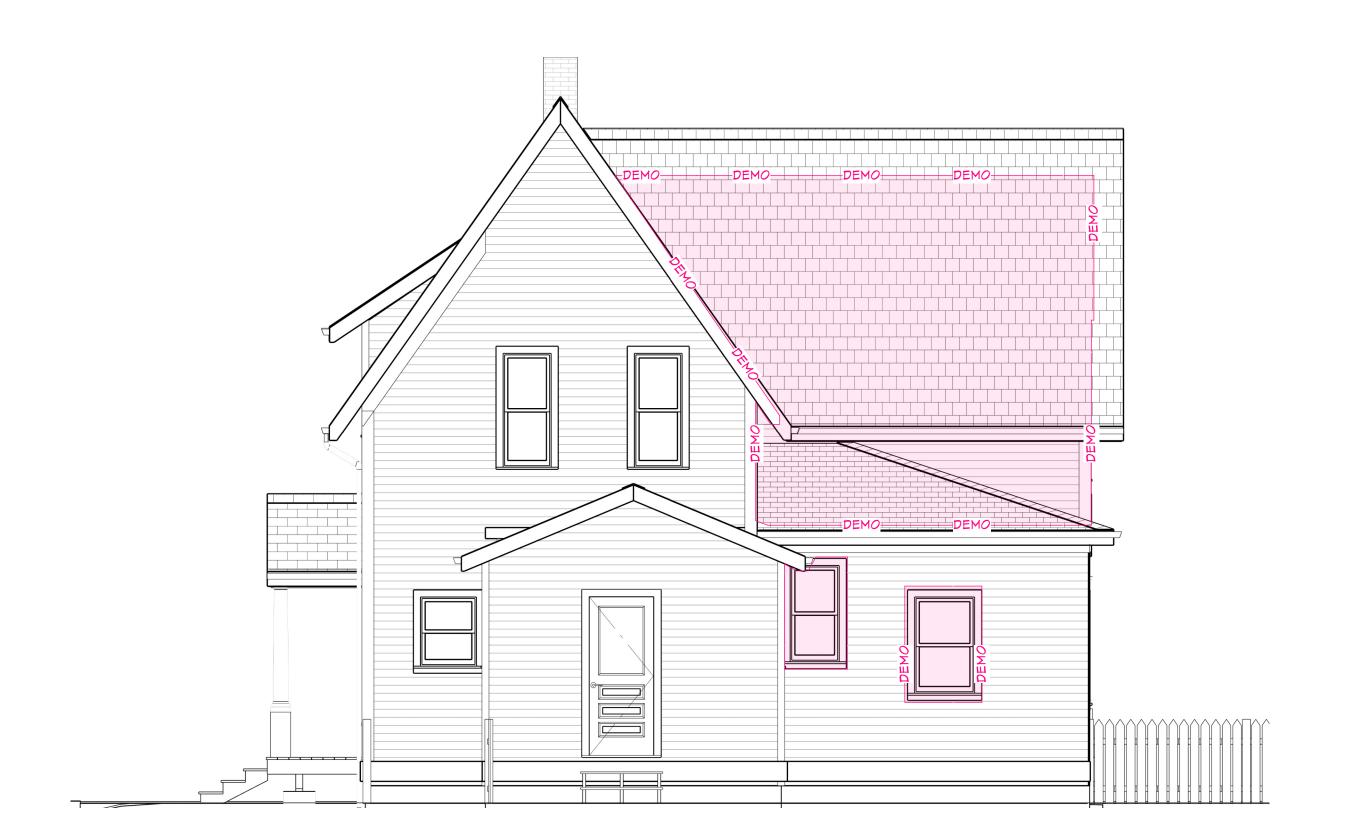
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WEST ELEVATION EXISTING CONDITION / DEMO 1/4 in = 1 ft

MEST 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

VID FALK DESIGN

7 MONROE STEET LINGHAM, WA 98225

OUSE RENOVATION AND ADDITION

DRAFTED:

%Dave Falk%

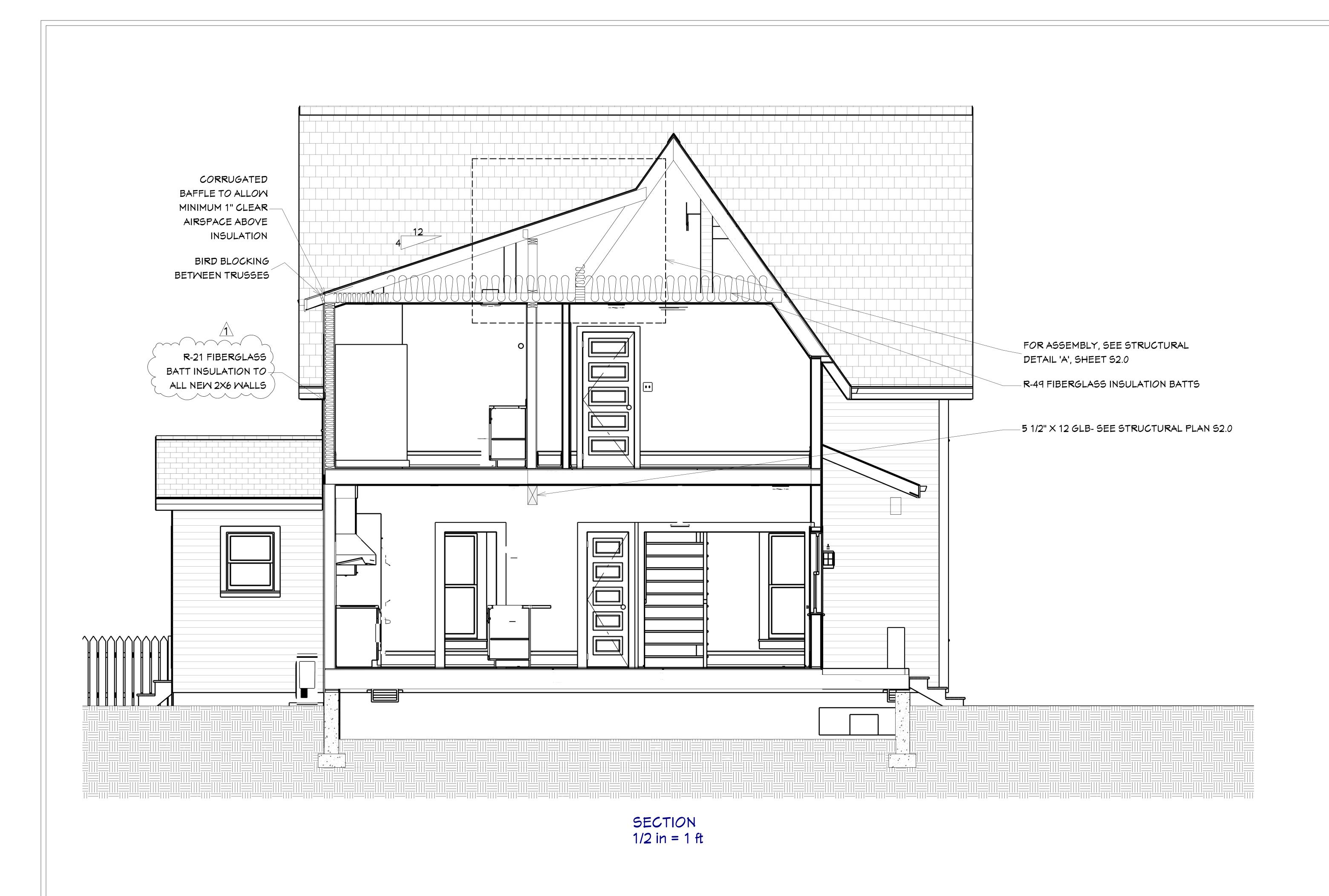
DATE:

10/18/2021

SCALE:

as noted

SHEET:
A-5



VID FALK DESIGN
R C H I T E C T U R E

A R C H I T E C T 410 N. State Street, Bellingham, davidfalkdesign.com | dave-falk@hotmail.c

1, WA 98225

TON 1717 MONROE STE BELLINGHAM, WA

HOUSE RENOVATION AND ADDITION

DRAFTED:

%Dave Falk%

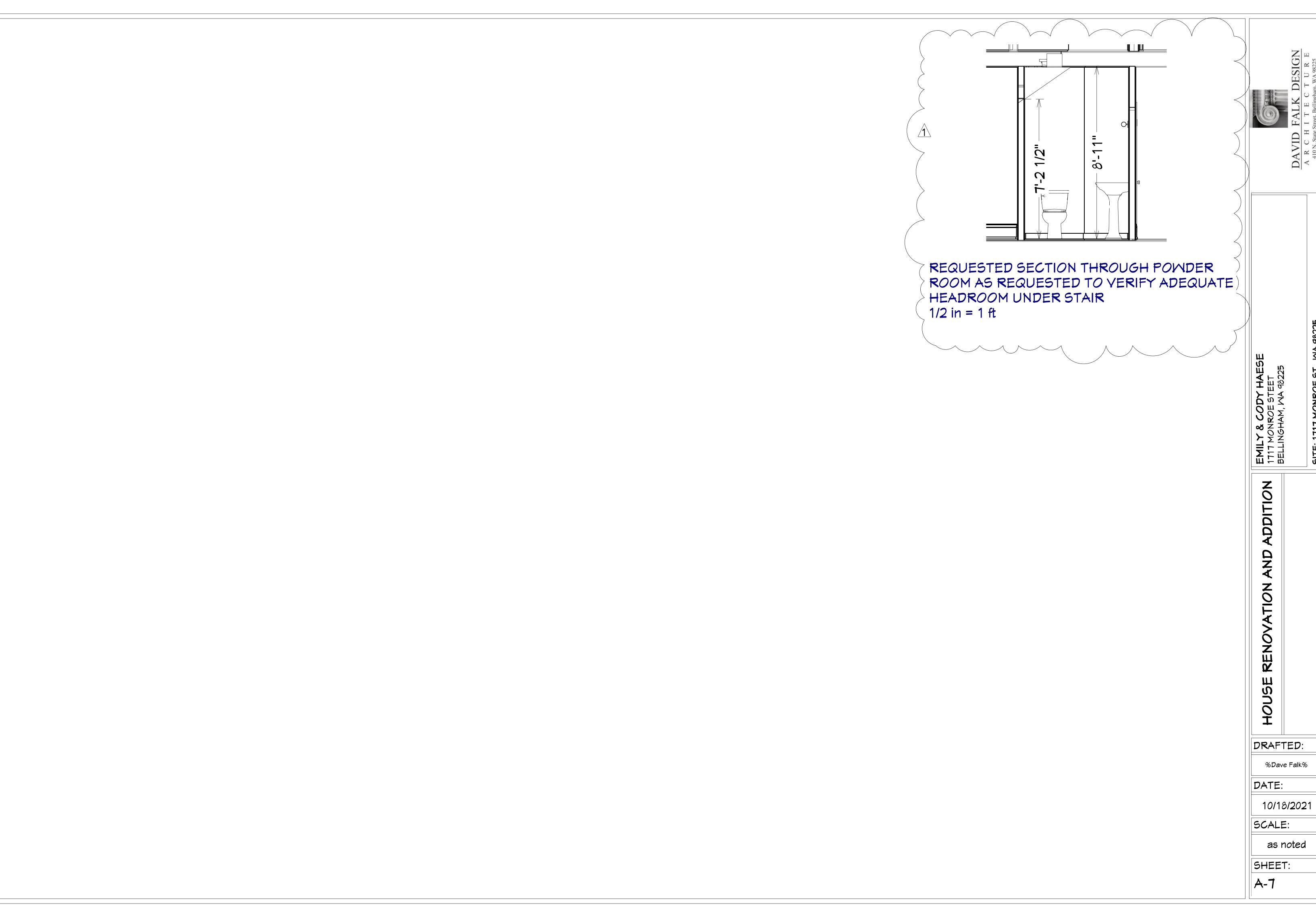
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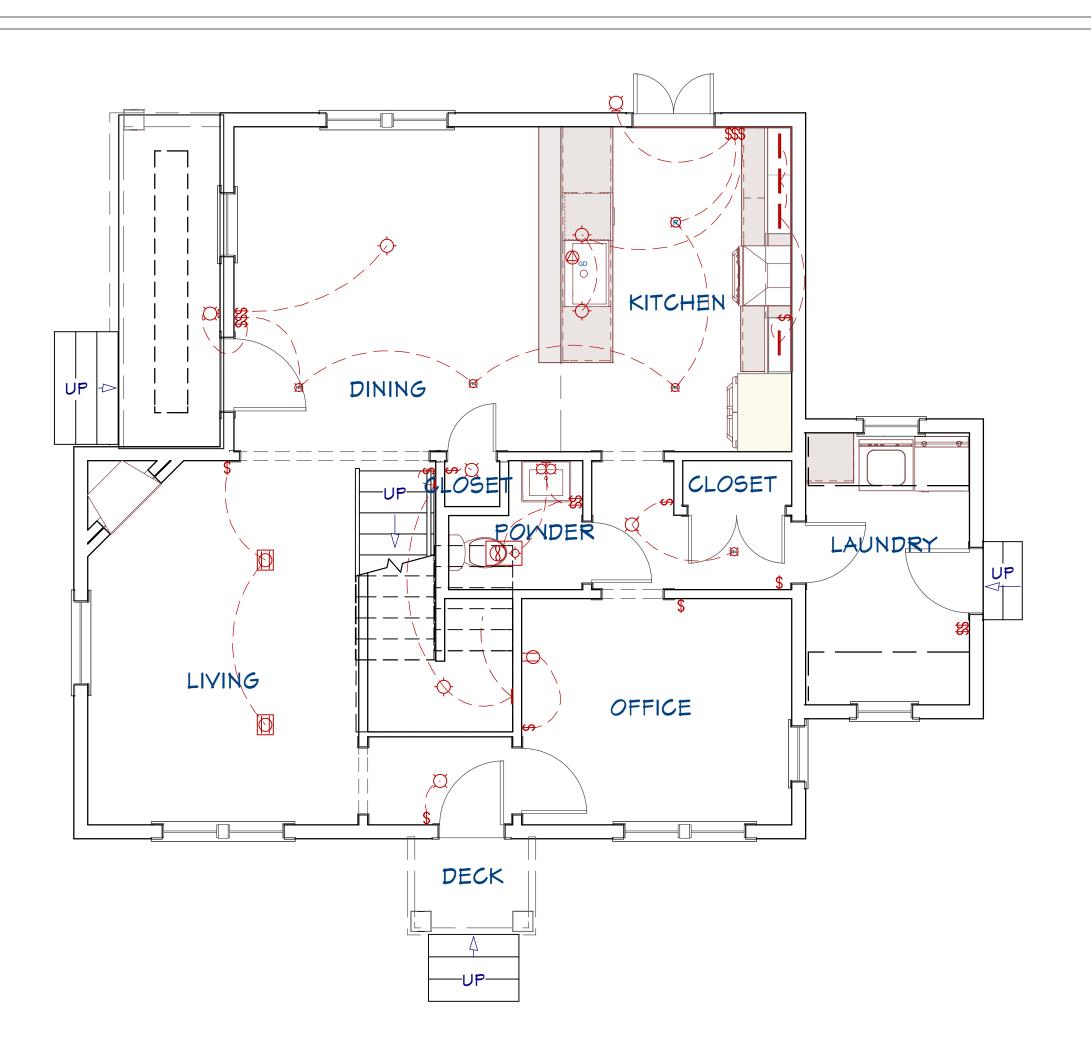
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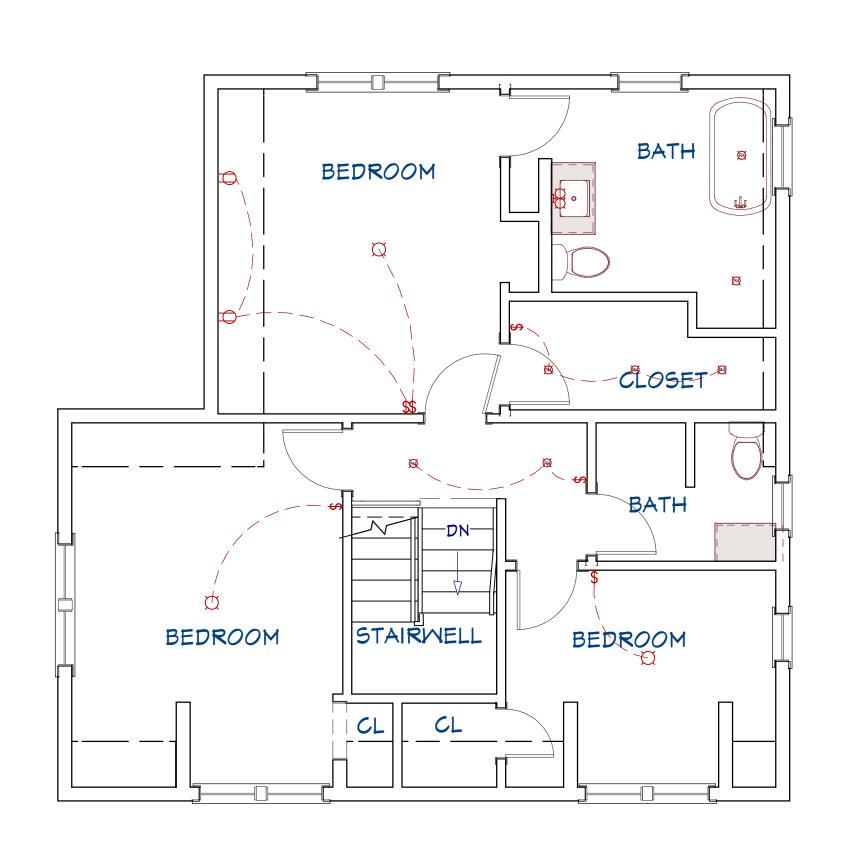
%Dave Falk%



					WINDOW SCHEDULE							
	NUMBER	MANUFACTURER	QTY	FLOOR	DESCRIPTION	MIDTH	HEIGHT	R/0	EGRESS	HEADER	CODE	U-FACTOR
	M01	NEW WINDOW TO MATCH EXISTING PAIR IN OFFICE	2	1	SINGLE HUNG	28 "	63 "	29"X64"		2X6X32" (2)		.30 OR LESS
\rightarrow	M02	NEW WINDOW TO MATCH EXISTING	1	1	SINGLE HUNG	28 "	63 "	29"X64"		2X6X32" (2)		.30 OR LESS
	M03	NEW CASEMENT TO MATCH EXISTING WINDOWS	2	2	SINGLE CASEMENT-HR	28 "	63 "	29"X64"	YES	2X6X32" (2)		.30 OR LESS
		NEW WINDOW TO MATCH EXISTING	2		SINGLE HUNG	32 "	48 "	33"X49"		2X6X36" (2)		.30 OR LESS
_	M05	NEW CASEMENT TO MATCH EXISTING WINDOWS	2	2	SINGLE CASEMENT-HL	28 "	63 "	29"X64"	YES	2X6X32" (2)		.30 OR LESS
_	M06	EXISTING TO REMAIN	2	1	DOUBLE HUNG	28 "	5 3 "	29"X54"		2X6X32" (2)		
	M07	EXISTING TO REMAIN	1	1		32 "	48 "	33"X49"		2X6X36" (2)		
	M08	EXISTING TO REMAIN	1	1	SINGLE HUNG	42 "	63 "	43"X64"		2X6X46" (2)		
	M09	EXISTING TO REMAIN	2	1	SINGLE HUNG		34 1/2 "	29"X35 1/2"		2X6X32" (2)		
>	M10	EXISTING TO REMAIN	1	2	SINGLE HUNG	24 "	57 "	25"×58"		2X6X28" (2)		
	W11	EXISTING TO REMAIN	1	2	SINGLE CASEMENT-HR	24 "	57 "	25"×58"		2X6X28" (2)		
	W12	EXISTING TO REMAIN	4	2	SINGLE HUNG	28 1/2 "		29 1/2"X42"		2X6X32 1/2" (2)		
	W14	EXISTING TO REMAIN	2	1	SINGLE HUNG	28 "	63 "	29"X64"		2X6X32" (2)		

> 1					DO	OR SCHEDUL	 E				
	NUMBER	MANUFACTURER	LABEL	QTY	FLOOR	SIZE	MIDTH	HEIGHT	R/0	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	266 8	1	1	2668 R IN	30 "	80 "	32"X82 1/2"	1 3/8"	
>	D07	SIMPSON 1675 5-PANEL	266 8	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	2060	1	2	2060 R IN	24 "	72 "	26"X74 1/2"	1 3/8"	
>	D12	SIMPSON 1675 5-PANEL	266 8	1	2	2668 L IN	30 "	80 "	32"X82 1/2"	1 3/8"	
	D13	EXISTING TO REMAIN	266 8	1	2	2668 R IN	29 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"	

FIRST FLOOR ELECTRICAL PLAN 1/4 in = 1 ft



SECOND FLOOR ELECTRICAL PLAN 1/4 in = 1 ft

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

NOTE: PLANS HAVE NOT BEEN REVIEWED FOR ELECTRICAL CODE COMPLIANCE (2020 NEC OR MAC 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 MMM.COB.ORG/ EPERMITS.



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 2'6" ▼



ADDITION

DRAFTED:

%Dave Falk%

DATE:

10/18/2021

SCALE:

as noted

SHEET:

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	avid Falk	Digitally signed by David Falk Date: 2021.04.23 10:47:02 -07'00'	Date 0	4/23/2021
	All Climate	e Zones (Table R402.1.1)		
	l l	R-Value ^a	13	U-Factor ^a
Fenestration U-Factor b		n/a		0.30
Skylight U-Factor ^b		n/a		0.50
Glazed Fenestration SHGC b,e	38	n/a		n/a
Ceiling e		49		0.026
Wood Frame Wall ^{g,h}		21 int		0.056
Floor		30		0.029
Below Grade Wall ^{c,h}	10/1	5/21 int + TB		0.042
Slab d,f R-Value & Depth		10, 2 ft		n/a

R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity that is less a 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.

"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 c 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.

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.

R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter f 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.

For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.

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.

2. Medium Dwelling Unit: 6 credits

All dwelling units that are not included in #1 or #3

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.

Heating Options	Fuel Normalization Descriptions		- select ONE ing option	User Notes
1	Combustion heating minimum NAECAb	0.0	0	
2	Heat pump ^c	1.0	•	
3	Electric resistance heat only - furnace or zonal	-1.0	0	
4	DHP with zonal electric resistance per option 3.4	0.5	0	
5	All other heating systems	-1.0	0	
Energy Options	Energy Credit Option Descriptions	energy op	- select ONE tion from eac tegory ^d	ch
1.1		0.5	0	
1.2	Efficient Building Envelope	1.0	0	
1.3	Efficient Building Envelope	0.5	0	
1.4	Efficient Building Envelope	1.0	0	
1.5	Efficient Building Envelope	2.0	0	
1.6	Efficient Building Envelope	3.0	0	
1.7	Efficient Building Envelope	0.5	0	
2.1	Air Leakage Control and Efficient Ventilation	0.5	•	
2.2	Air Leakage Control and Efficient Ventilation	1.0	0	
2.3	Air Leakage Control and Efficient Ventilation	1.5	0	
2.4	Air Leakage Control and Efficient Ventilation	2.0	0	
3.1ª	High Efficiency HVAC	1.0	0	
3.2	High Efficiency HVAC	1.0	0	
3.3ª	High Efficiency HVAC	1.5	0	
3.4	High Efficiency HVAC	1.5	0	
3.5	High Efficiency HVAC	1.5	0	
3.6ª	High Efficiency HVAC	2.0	0	
4.1	High Efficiency HVAC Distribution System	0.5	0	
4.2	High Efficiency HVAC Distribution System	1.0	0	
5.1 ^d	Efficient Water Heating	0.5		
5.2	Efficient Water Heating	0.5	0	
5.3	Efficient Water Heating	1.0	0	
5.4	Efficient Water Heating	1.5	0	
5.5	Efficient Water Heating	2.0	0	
5.6	Efficient Water Heating	2.5	0	
6.1 ^e	Renewable Electric Energy (3 credits max)	1.0		
7.1	Appliance Package	0.5		
	Total Credit	5	1.5	CLEAR FORM

 An alternative heating source sized at a maximum of 0.5 W/st (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)

d. 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

EMILY 1717 MC BELLING

AD ENO

DRAFTED:

%Dave Falk%

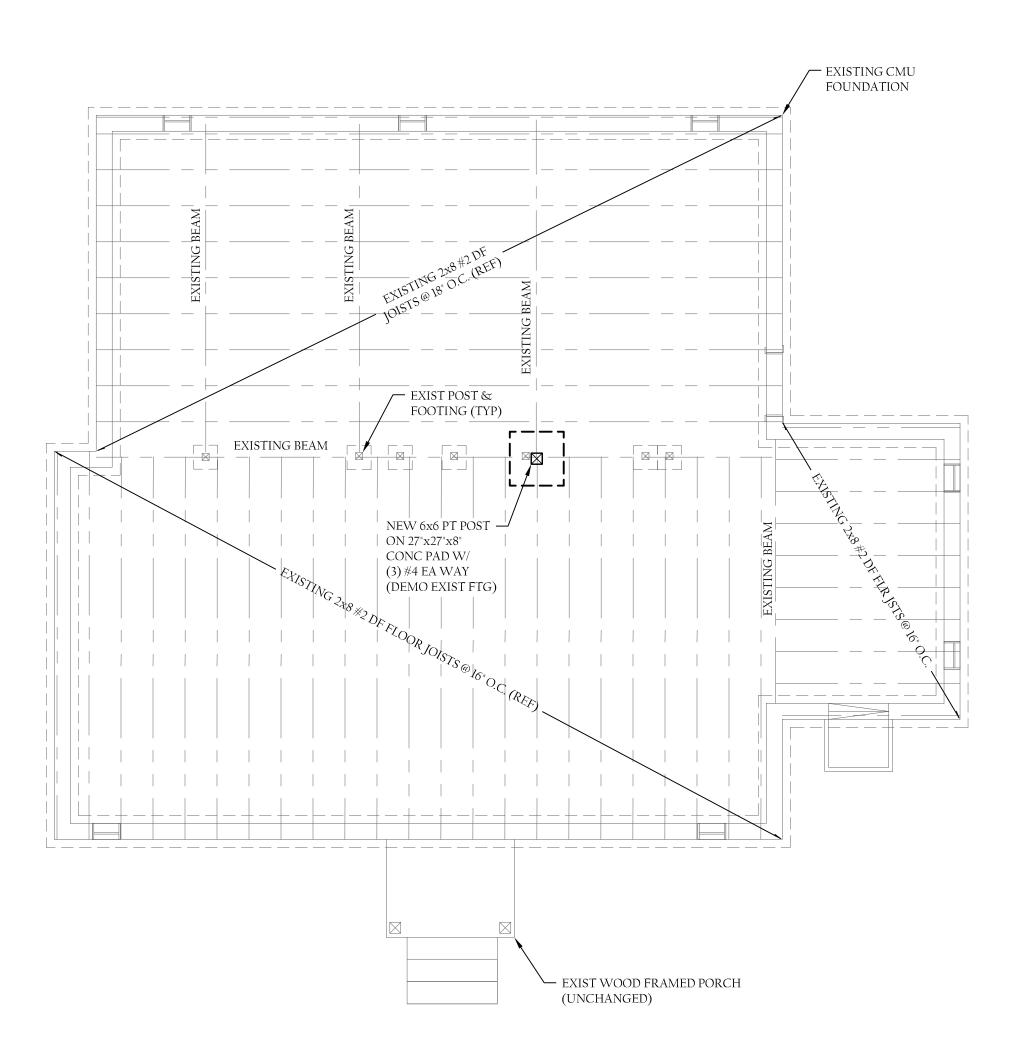
DATE:

10/18/2021

SCALE:

as noted

SHEET:





CONCRETE NOTES

#5 - #11

1. THE CONTRACTOR SHALL USE EXTREME CARE DURING EXCAVATION. WORK SHALL BE STOPPED AND THE OWNER CONTACTED IF ANY UNEXPECTED ITEMS ARE FOUND DURING EXCAVATION.

2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AFTER 28 DAYS.

3. CONCRETE REINFORCEMENT SHALL BE AS FOLLOWS: BAR DIA. #3 & #4 GRADE 40

4. THE CONCRETE SHALL BE KEPT MOIST OR PROTECTED DURING CURING.

5. 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.

6. EPOXY ANCHORS SHALL BE INSTALLED USING SIMPSON SET EPOXY IN ACCORDANCE WITH ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS.

7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS NOTED ON THE DRAWING BEFORE STARTING WORK.

8. REINFORCEMENT SHALL BE PROPERLY EMBEDDED - ALL REINFORCING STEEL SHALL HAVE A PROTECTION OF CONCRETE NOT LESS THAN THE FOLLOWING:

A) THREE INCHES (3") AT SIDES AND ON BOTTOMS OF FOOTINGS CAST AGAINST THE EARTH.

B) TWO INCHES (2") WHERE CONCRETE IS FORMED BUT SUBSEQUENTLY EXPOSED TO ACTION OF WEATHER OR GROUND FOR BARS LARGER THAN #5 AND ONE AND A HALF INCHES (1 1/2") FOR BARS #5 AND SMALLER.

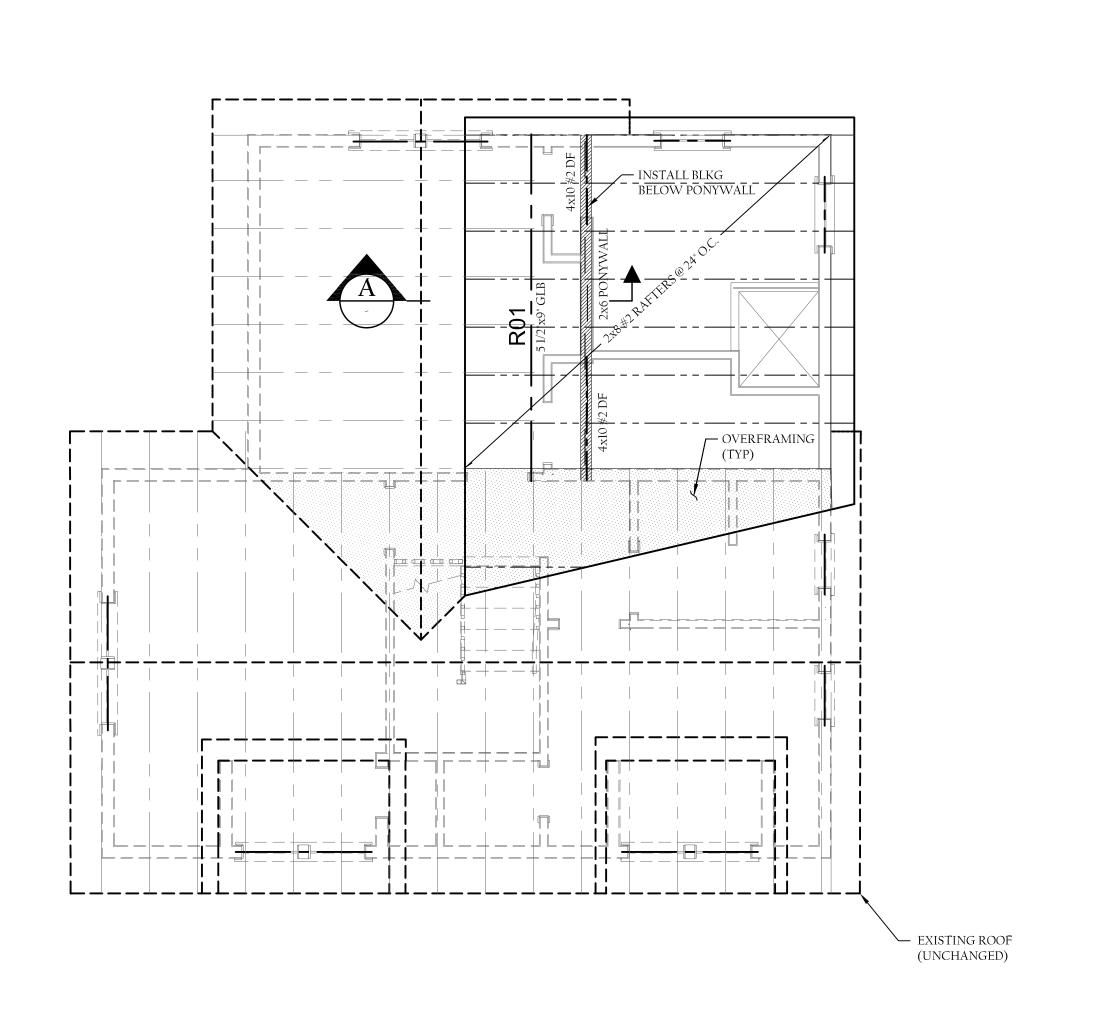
9. CONCRETE EXPOSED TO FREEZING SHALL HAVE AN AIR-ENTRAINING ADMIXTURE. AIR CONTENT BY VOLUME SHALL BE 4 TO 6 PERCENT, DETERMINED IN ACCORDANCE WITH ASTM C 231.

10. SEE ARCHITECTURAL DWGS FOR INFORMATION NOT SHOWN.

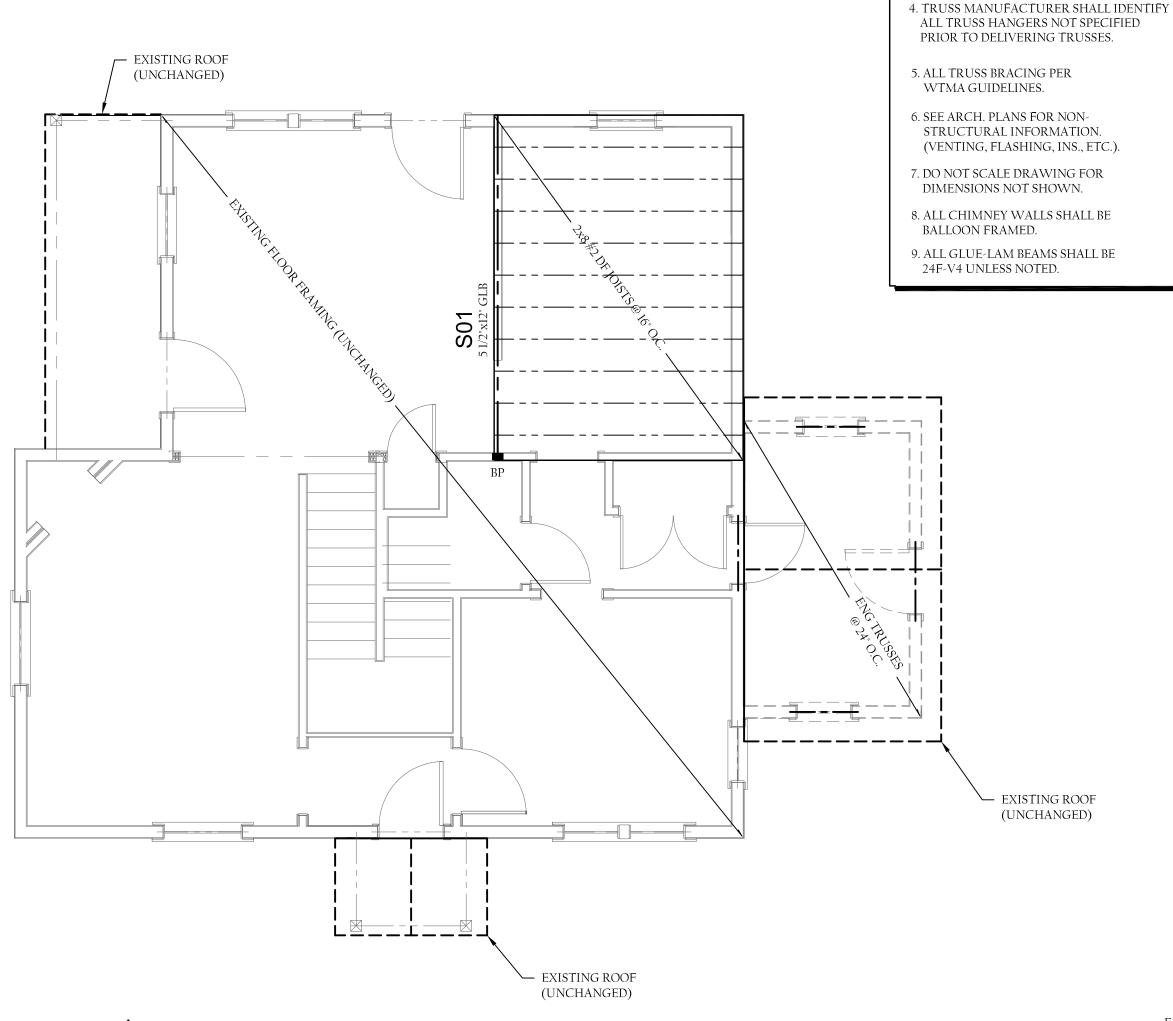
11. DO NOT SCALE DRAWING FOR DIMENSIONS NOT SHOWN

Emily & Cody Haese
1717 Monroe St.
Bellingham, WA
Foundation Plan & Notes

20397 Dwg No.



UPPER ROOF FRAMING PLAN



LOWER ROOF/SECOND FLOOR FRAMING PLAN

FASTEN NEW RAFTER TO EXIST W/ (4) 16d NAILS (TYP) — ROOF PER ARCHITECT — RAFTER PER PLAN — EXISTING RAFTERS DBL TOP PL BEAM — - CUT EXIST CEILING JOISTS AND HANG TO NEW BEAM W/ LUS26 (EA SIDE)





TRIMMER DETAILS

(1)TRIMMER+(1)KING

(2)TRIMMER+(1)KING

HDR

TYPICAL UNLESS NOTED ON DWGS

(2)2x AS NOTED

ON DWGS

INSTALL MULTIPLE STUDS

EQUAL TO BEAM WIDTH (MIN)

BEARING POINT FROM ABOVE

BEARING POINT-

OR SOLID #2 DF

PONY WALL

BEARING WALL

ROOF OVERFRAMING

FRAMING NOTES

1. GENERAL CONTRACTOR TO INSTALL ALL ADDITIONAL LATERAL DIAGONAL

SPECIFIED BY TRUSS MANUFACTURER.

BRACING IN ROOF SYSTEM AS

2. ALL PERIMETER AND BEARING WALL HEADERS TO BE 4x10 #2 D. FIR UNLESS NOTED OTHERWISE.

3. TRUSSES TO BE ENG. & CHECKED BY TRUSS MFG. & GENERAL

CONTRACTOR BEFORE INSTALLATION.

20397

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. <u>Term of the Agreement.</u> 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. <u>Hold Harmless.</u> 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. <u>Governing Law.</u> 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, administra	itors, succe	essors, and assigns until December 31, 2033.
APPROVED this Hazlip.	_day of	, 20 for the Owners, Cody Haese and Emily
STATE OF WASHING	_	ss
Signed and attested I	before me	this day of, 20
		DATED
		SIGNATURE OF NOTARY PUBLIC
		NAME PRINTED
		Notary Public TITLE

MY APPOINTMENT EXPIRES