

1027 Summit Ave E - Narrative for Special Tax Valuation Program

September 2023

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Background of the Property

1027 Summit Ave E is located in the Harvard-Belmont Landmark District in Capitol Hill, Seattle, on the traditional lands of the Duwamish People. The home was built by architect Everett J. Beardsley, who lived there for a short time with his family when the home was completed in 1927. The house is “the hacienda” to the neighboring Hacienda apartment buildings, and as such, it shares the same Spanish Colonial Revival styling. We have lived in this home since 2019, when we bought the property from the previous owner, Elinor Gordy.

Rehabilitation Project

We are submitting the rehabilitation work described in this document for Special Tax Valuation consideration. We believe the work complies with the *Secretary of Interior’s Standards for Rehabilitation* and the Certificates of Approval issued to us by the Landmarks Preservation Board.

The rehabilitation work in scope for this Special Tax Valuation submission occurred between June 2022 and May 2023. Our intention was to build a garage to match the original, which we had previously torn down due to excessive rot in the framing. As part of this project, we included a new bedroom and bathroom addition above the garage, following the design recommendations of the ARC, and as outlined in our Certificate of Approval. (The addition above the garage should not be considered as part of the Special Tax Valuation; for that reason, the costs and photos in this submission do not pertain to that new construction.)

In addition to replacing the garage, we made repairs to the roof, and we remodeled several other rooms in the house to address water damage from previously deferred maintenance. These rooms include two bathrooms, a mudroom, and three bedrooms. The type of changes

include replacing flooring, bathroom fixtures, light fixtures, and attic insulation; upgrading electrical, plumbing, and fire alarms; and adding new closets. The interior changes were not subject to the same standards of preservation as the exterior, but we enjoyed making design choices that were in line with the existing quirky, maximalist aesthetic. Additionally, whenever possible, our contractors chose materials that are sustainable and which should increase the home's energy efficiency.

Photographs

Here is a list of photographs that show the state of the affected rooms before and after rehabilitation work.

[Powder Room](#)

[Mudroom](#)

[Principal Bedroom](#)

[Main Bathroom](#)

[Bedroom 1 Closet](#)

[Bedroom 2 Closet](#)

[Garage](#)

More photos available upon request.

Costs Incurred

A breakdown of costs can be found here: [link](#).

This breakdown is based on the calculated square footage which can be found here: [link](#).

We believe as much as \$ 508,727.81 of the rehabilitation costs are eligible for this Special Tax Valuation.

Conclusion

We believe the information above includes everything that is needed to consider this submission for the Special Tax Valuation program. We want to thank: the Landmarks Preservation Board for their time and guidance; Triple Bottom Line Construction and its subcontractors for the rehabilitation work; Office of Ordinary for their design work; and Emily Keeney for providing some of the photographs used in this submission.

Sincerely,

Amy and Austin Vandergon
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Garage before





Garage before

Garage before





Garage before

Garage after



 3BLC
TRIPLE BOTTOM LINE
CONSTRUCTION
3BLC.COM

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Public
Facilities
(604) 684-0000

1027

NO PARKING





Garage after

Before



APA
ORIENTED STRAND BOARD
SIZED FOR SPACING

THICKNESS 5/8 IN.
56 2/3 SIPS
PPF-104 HUD-04-04
7 1/2 CIP

540

STRENGTH HEADS

THIS PRODUCT IS NOT FOR SLOPED ROOFS

SPACE ALL EDGES
SEPARAR TODOS
LOS BORDES 1/4

APA
ORIENTED STRAND BOARD
SIZED FOR SPACING

WARNING - AVERTISSEMENT



After

Before





Before







Before







Before



Before



Before







Before





