



Meeting Minutes

Heritage Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Heritage Commission
Contact: Marygrace Goddu
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Wednesday, October 27, 2021

6:00 PM

Online and via phone

1. CALL TO ORDER

Chair Davies called the meeting to order at 6:03 p.m.

1.A ROLL CALL

Present: 6 - Chair Holly Davies, Commissioner Jessica Hull, Commissioner Audrey Henley, Commissioner Kenneth House, Commissioner Garner Miller and Commissioner Andrea Pareigis

Excused: 3 - Commissioner Susan Rohrer, Commissioner Stephen Scott and Commissioner Sheila Swalling

Absent: 2 - Commissioner Gary Stedman and Commissioner Sharon Lumbantobing

1.B OTHERS PRESENT

Historic Preservation Officer Marygrace Goddu
Climate Program Manager Dr. Pamela Braff
South Capitol Neighborhood Resident Victor Minjares

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

3.A [21-1226](#) Approval of September 22, 2021 Heritage Commission Meeting Minutes

Three amendments were proposed to the 9/22 draft minutes:

1. Item No. 2 (Approval of Agenda) - added the word "Tribal" before Land Acknowledgement;
2. Item No. 6B - added "an article by Erica Avrami titled Preservation and Social Inclusion" added "be given less weight and" to the sentence regarding architectural integrity;
3. Item No. 7 - move the text under 7A to 7B

The minutes were approved as amended.

4. **PUBLIC COMMENT - None**

5. **STAFF ANNOUNCEMENTS - None**

6. **BUSINESS ITEMS**

6.A [21-1020](#) PUBLIC HEARING AND DETERMINATION regarding individual Heritage Register nomination (#21-0381).

Chair Davies opened the Public Hearing at 6:19 p.m.

Ms. Goddu provided a summary of the Heritage Review Committee's review and recommendation, she summarized the findings of eligibility for Special Valuation:

- historic home included in a historic district or individually registered;
- application filed no later than two years after beginning the work; and
- per applicant's documentation, expenditures total at least 25% of the assessed value of the property, exclusive of land value, prior to the rehabilitation and meet eligible expenses criteria; and
- rehabilitation work meets historic preservation standards

Homeowner Sam Meyer discussed his personal and family history in the home. He shared additional research he had completed on the home's builder, Maude Tamblin, who ran unsuccessfully for the statewide Lands Commissioner position in 1912, the first year that women were eligible to run for statewide elected offices other than the Superintendent of Public Instruction.

Chair Davies closed the Public Hearing at 6:25 p.m.

Commissioners noted the home is in excellent condition and is a strong, well-preserved example of the Tumwater Lumber Mills construction and style.

Commissioner Miller moved, seconded by Commissioner Henley, to approve the Heritage Review Committee recommendation to list Tamblin-Meyer Residence at 208 18th Ave SE on the Olympia Heritage Register. The motion passed unanimously.

6.B [21-1027](#) **Special Tax Valuation:** 317 4th Avenue East, Annie's Artist Studios

Ms. Goddu presented findings of the Heritage Review Committee that the building and its rehabilitation meet the eligibility requirements for Special Valuation per OMC 3.60:

The recent rehabilitation of this historic property meets the Secretary of the Interior's Standards for Rehabilitation, the property is individually registered as the Montgomery

Ward Building, constructed in 1928; the application was filed no later than two years after beginning work, and per the applicant's documentation, reviewed by staff, the qualified rehabilitation expenses total at least 25% of the assessed value of the structure prior to rehabilitation.

The Heritage Review Committee found the work completed sufficiently or fully complies with the applicable standards for treatment despite some loss of integrity at the front exterior facade. All preservation requirements set by the City for the rehabilitation prior to permitting were met.

Commissioners noted the owner did a very good job overall. While some changes were made that diminish its historic character, particularly the loss of the glass tile clerestory window treatment (replaced for maintainability and energy saving) and the entryway mosaic (partially removed for an ADA ramp replacement), they are not significant alterations to character-defining elements of the property.

Chair Davies moved, seconded by Commissioner House, to concur with the recommendation of the Heritage Review Committee, and forward the subject application to City Council with a recommendation that it be approved for Special Property Tax Valuation based on adherence to the Secretary of the Interior's Standards for Rehabilitation and compliance with program requirements. The motion passed.

6.C [21-1029](#) *Review of Guidance for Solar Installations for Locally Designated Historic Properties*

Ms. Goddu introduced Dr. Pamela Braff as a resource to the Commission's discussion and recapped the recent Heritage Review Committee (HRC) discussion about the Commission's solar guidance and the HRC's recommendation that the full committee discuss and consider amendments to it. Suggested amendments were offered to the section addressing placement on primary elevations.

Chair Davies noted the TSRF of 80% was created by the industry as a tool to estimate payback period and cost-effectiveness and the threshold for payback is dropping as the cost of solar falls.

Commissioner Miller offered that, when drafting the guidance, the 80% was seen as a balance point at which the energy savings is sufficient mitigation for the impact to historic integrity. Chair Davies suggested the 80% TSRF is not a strong metric for our purposes and should be dropped. Commissioner Hull gave support to the point that Commissioner Swalling made in the HRC discussion, which was that solar should be allowed on the front of the home as long as it doesn't become a "dominant feature" of the facade. She acknowledged, however, that this is a subjective measure and may be difficult to consistently apply. Commissioner House said he is not troubled by the current wording of the guidelines without amendment and sees no need to update; while the 80% is not a strong metric, the policy nevertheless discourages front of home placement.

Attending member of the public, Victor Minjares, was recognized and invited to comment. He asked why the Commission allowed replacement of single-paned windows at 208 18th Ave SW; he suggested the longevity of solar should be of concern to the Commission and they should consider introducing a requirement for quality and longevity into the solar guidance.

Chair Davies thanked him for his comments. She noted solar installation is a reversible treatment, unlike the removal and replacement of historic windows. The window rehabilitation at the mentioned property was cause for concern, but the replacement was done with great care to replicate original design and preserve original window frames.

Chair Davies suggested deferring further discussion and action on the matter until a future meeting in which more Commissioners are present.

The discussion was held and closed.

7. COMMITTEE REPORTS

Heritage Review Committee:

Commissioner Miller stated the HRC reviewed the Special Valuation for Annie's Studios and the solar application in the South Capitol in the month of October.

Marketing and Outreach Committee:

Commissioner Rohrer was unable to be present and had submitted a note that the Thurston County grant review is underway. They received six grants and all were passed on to the County Commissioners. The grant awards should be announced in December.

Survey and Designation Committee:

Commissioner Hull reported they plan to meet in December following the Commission retreat.

Policy Ordinance and Guidance - No report.

8. OTHER TOPICS

8.a. Commission Retreat Planning

The Commission Retreat is planned for November 8, and will begin at 4:00 p.m. at the Capitol Theater, with thanks to the Olympia Film Society for providing a great venue.

8.b. Retiring Members and Recruitment

The Commission has two retiring members, Commissioners Swalling and Rohrer. The City has begun advertising vacancies to recruit new members. Commissioners are encouraged to reach out to individuals in the community who may be interested, especially those who can bring professional skills in architecture and preservation to the table; and, as always, the City is seeking diversity.

9. ADJOURNMENT

The meeting adjourned at 7:26 p.m.