

## Marygrace Goddu

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**From:** Marygrace Goddu  
**Sent:** Wednesday, April 10, 2019 6:33 PM  
**To:** Mike Auderer  
**Subject:** RE: ADU in Historic district  
**Attachments:** Maple Park Setbacks.PNG

Hi Mike. I am writing to offer some general guidance in response to your request and the attached drawing for a proposed ADU and garage addition at 301 Maple Park. This is an important historic Olympia home, listed on the local heritage register within the South Capitol Historic District.

Known as the Ogden House and also the George Mills House, it was constructed in 1896 and has been home to two Olympia Mayors, one of whom was also our State Treasurer. The home was also known for a time as the “Empty Arms” in the 1960’s, a period during which it served as an informal rooming house for bachelor attorneys lobbying the legislature or working for state agencies. It seems to have had many lives. The residence is noted for both its architecture and its history as “one of the most outstanding in Olympia” (Historic Property Inventory Form, 1985).

Any substantial alterations to properties which are on the heritage register or within a historic district must be reviewed by the City’s Heritage Review Committee. This committee documents facts and findings of their review and makes a recommendation to the City Building Official, who makes final determinations. The Review committee meets twice/month, and their review is typically done as part of the normal permitting process. However, the committee can be available for informal consultation. I urge you to consider taking advantage of their expertise. They include local architects and professional historians versed in construction and alterations, and are great at problem-solving. They are deeply invested in helping homeowners to meet their functional space needs while preserving the character of their historic property.

In making their recommendation, the Review Committee will apply the US Secretary of the Interior’s Standards for Treatment of Historic Properties. <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>, per OMC18.12.090C <https://www.codepublishing.com/WA/Olympia/?OlympiaNT.html> (sorry, this link won’t point you directly to that section of the city code – look for “municipal code” at left bar, and click on successive check boxes to get to it).

With regard to the proposed addition of an ADU specifically, I have these observations to share that may help you as you consider how to best fit it on the property :

The property is complicated due to the fact that it has two street-facing fronts. The historic front façade is on Maple Park, and the setback of the home is in alignment with the other homes facing Maple Park. (See attachment.) This uniformity in street front setback is characteristic not only for Maple Park, but throughout the South Capitol Historic District.

Both the City Codes and the SOI Standards speak to preserving character-defining features (which include “spatial relationships that characterize the property”) and “preserving the historic context and the merit of the district.” (OMC 18.105.030)

While City codes allow for a detached accessory structure “anywhere within the rear forty feet of the lot,” the question here may be where is the “rear” of the lot?

OMC 18.175.020 provides requirements and guidance for “Neighborhood Scale and Character.” It includes , “Maintain a consistent relationship to the street (i.e., building setbacks and entryways) as existing buildings.”

OMC 18.04.060.B, regarding Accessory Structures, notes under section 2 that “accessory structures shall be clearly incidental and subordinate to the use of the lot.”

The SOI Standards speak to the same issues, but are more specific to historic properties:

“Placing an addition on the rear or an another secondary elevation helps to ensure that it will be subordinate to the historic buildings. New construction should be appropriately scaled and located far enough away from the historic building to maintain its character and that of the site and setting. In urban or other built-up areas, new construction that appears as infill *within the existing pattern of development* can also preserve the historic character of the building, its site, and setting.” (italics added).

Give these parameters, I believe that it will be very important to make the proposed ADU subordinate to the primary residence, and to set it back as far as possible on the property to align it with or behind the Maple Park facing facades of the neighborhood, to preserve the character of uniformity along the street front.

There is additional guidance in the city design code and in the SOI Standards relative to additions and new construction regarding compatibility with the historic property in architectural style, massing and scale. I will not detail these now, because I believe placement on the lot is probably a threshold issue.

I’m happy to provide additional guidance and information when you are ready. Thank you for this early check-in.

**Marygrace L. Goddu | Historic Preservation Officer**

[Historic Preservation Program](#)

City of Olympia

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**From:** Mike Auderer <mike@olyconstruction.com>

**Sent:** Monday, April 8, 2019 10:47 AM

**To:** Marygrace Goddu <mgoddu@ci.olympia.wa.us>

**Cc:** Mike Auderer <mike@olyconstruction.com>

**Subject:** Fw: ADU in Historic distric

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**From:** Mike Auderer

**Sent:** Tuesday, April 2, 2019 7:46 AM

**To:** [mgoddu@ci.olympia.wa.us](mailto:mgoddu@ci.olympia.wa.us)

**Cc:** Mike Auderer

**Subject:** ADU in Historic distric

Hi Mary

Please see my email below to Brooke. Please provide your input. Proposed site plan attached.

Mike,

This property is in the historical district. There are some additional requirements for ADU's in this area. As far as zoning, this address is zoned for the ADU. I would encourage you to speak with our Historical Planner Marygrace Goddu before applying for the ADU. That way you can make sure that the ADU meets any historical requirements before you come up with the Architectural plans for the project. Marygrace can be contacted by email at [mgoddu@ci.olympia.wa.us](mailto:mgoddu@ci.olympia.wa.us) or by phone at 360-753-8031.

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Mike Auderer  
Office 360-451-3191

Preferred pronoun "Dude"

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Capitol Way

Maple Park Ave

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Franklin St

Jefferson St

17th Ave

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