

## Overview

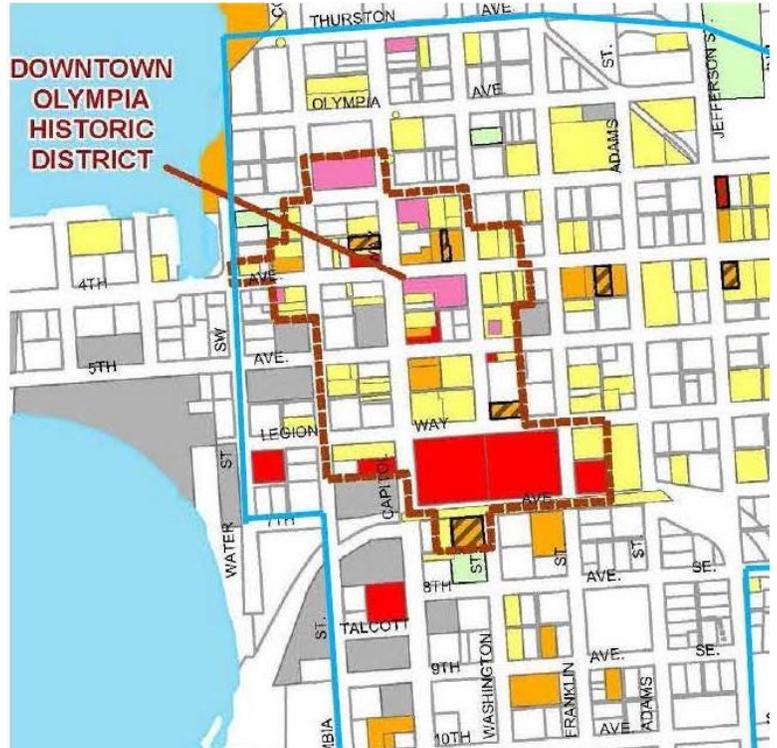
A key objective of the design guidelines is to reinforce the historic character of the downtown core. The Secretary of Interior's Standards for the Treatment of Historic Properties (SOI) guides all developments in the Historic District and for register properties.

## Current Approach

A development application may be subject to the SOI standards only, or if the change is more substantial both the SOI and other design guidelines will apply. The SOI standards are not written in the Code, so transparency is lacking. Also, the review process for minor vs. substantial alterations is not clear upfront.

## Proposal

Clarify the review authority as outlined below. Improve transparency by including the SOI Standards in the Code. New construction with a contemporary design character is encouraged so long as the building does not detract from the overall historic character in the District.



Historic Property Designation	Type of Development+	Secretary of the Interior's Standards for Rehabilitation	New Downtown Design Guidelines (18.120)	Review Authority
Individually Designated Register Property	Rehabilitation or Minor Alteration	✓		OHC
	Substantial Alteration	✓	✓	JDRB
"Contributing" Property in Historic District	Rehabilitation or Minor Alteration	✓		OHC
	Substantial Alteration	✓	✓	JDRB
"Non-Contributing" Property* in Historic District		✓	✓	JDRB
New Construction in Historic District		✓	✓	JDRB

OHC = Olympia Heritage Commission    JDRB = Joint Heritage Commission/Design Review Board

<b>Additional Proposals</b>	
1	<p>18.105 will be updated to include the SOI Standards written out in full (with language to clarify that the most current version of the SOI Standards will supersede)</p> <p>18.105 applies to all historic districts</p>
2	<p>Include criteria for determining whether a project is a “minor” vs. “substantial” alternation.</p> <p>PROPOSED DEFINITIONS:</p> <p>“Substantial alteration means:</p> <ul style="list-style-type: none"> <li>• Adding building stories, except that adding one story (e.g.: penthouse) that is setback at least fifteen feet from all building facades facing a public street (not an alley) is considered a minor addition.</li> <li>• Adding new building rooms, structures or spaces to an existing building that are visible from a public street (not an alley).</li> <li>• Adding structural building elements to the building façade facing as public street (not an alley) such as new alcoves, entries, porches balconies, etc.</li> <li>• Any other added element to a building visible from a public street (not an alley) that the City may identify as a substantial addition that is not identified as a “minor addition” below.</li> </ul> <p>“Minor alteration” means:</p> <ul style="list-style-type: none"> <li>• Adding new building rooms, structures or spaces to an existing building that are <u>not</u> visible from a public street (not an alley)</li> <li>• One added story (e.g.: penthouse) that is setback at least fifteen feet from all building facades facing a public street (not an alley)</li> <li>• Added weather protection such as a canopy, awning or marquee, provided it meets all other applicable guidelines and regulations.</li> </ul>
3	<p>Formally designate specific contributing and non-contributing properties as determined by the National Register of Historic Places designation report for the Downtown historic district.</p>
4	<p>Define:</p> <ul style="list-style-type: none"> <li>• Individually designated Olympia Heritage Register property</li> <li>• Designated “Contributing” property in a historic district</li> <li>• Designated “Non-Contributing” property in a historic district</li> <li>• Vacant parcel in a designated historic district.</li> </ul>
5	<p>The Building Design section of the new downtown design guidelines will include a short article titled Downtown’s Designated Historic Properties. This will include intent statements and administrative direction, but no additional design requirements. (See page 11 of the Building Design section.)</p> <p>New construction and substantial alterations in the Core (character area) District will be subject to an additional design requirement. This area includes the Downtown Historic District. (See pages 1-3 of the Building Design section)</p>