

Design For People, LLC

1866 State Ave NE Olympia, WA 98506

ph: 360.791.7635

email: carl@forpeople.design

February 2, 2026

Community Planning and Development
601 4th Ave E – PO Box 1967
Olympia, WA 98501

RE: Design Review 2121 Adams St SE Olympia, WA 98501: Baker-Laffoon House + ADU Project

This project is an endeavor to create a new house and new attached ADU that strikes a balance between people and place. Barbara Baker and Jeanette Laffoon, long time friends and residents of Olympia, approached me to design a home in which they could retire and live comfortable amongst family, friends, and community. Both have strong, yet distinct tastes. One is drawn to Arts and Crafts style architecture, the other has more Modern inclinations. I realized this natural contradiction could be an opportunity to create a structure that was respectful of its place not only in space, but also in time.

Barbara and Jeanette purchased one of the last viable lots in the South Capitol neighborhood and wanted something modest and efficient. The location immediately demanded attention to the historical context. In reference to the surrounding homes' age, form, and exterior features, the house has two stories, traditional massing, clearly defined entries facing the street, no visible garage, and a strictly human scale. Slight differences are proposed to designate the main house from the attached ADU. Where the main house is more in keeping with early 1900's design with a steep pitched roof, lap siding, and vertically oriented windows, the ADU would establish the home's relationship to the year 2026 with a lower sloped shed roof, panel siding, and uniquely detailed, exposed wood beams.

Many of the neighboring homes have had various additions over their lifespan, and this design echoes the evolving nature of older homes. It will be 100 years younger than its neighbors, yet still fit the visual pattern: its twin masses representing where the neighborhood began and where it is now; one owner's traditional tastes and the other owner's modern leanings.

This house attempts to pay respect to its people and its place.

Sincerely,



Carl Kagy, Designer

Baker-Laffoon House + ADU



SITE INFO:

PARCEL AREA = 5790 SQFT
 LANDSCAPE AREA = 1867 SQFT
 BUILDING AREA = 2746 SQFT
 IMPERVIOUS AREA = 2746 SQFT

OWNER:

BARBARA BAKER & JEANETTE LAFFOON
 2121 ADAMS ST SE
 OLYMPIA, WA 98501

APPLICANT:

BARBARA BAKER & JEANETTE LAFFOON
 2121 ADAMS ST SE
 OLYMPIA, WA 98501

Design Review - Cover Sheet

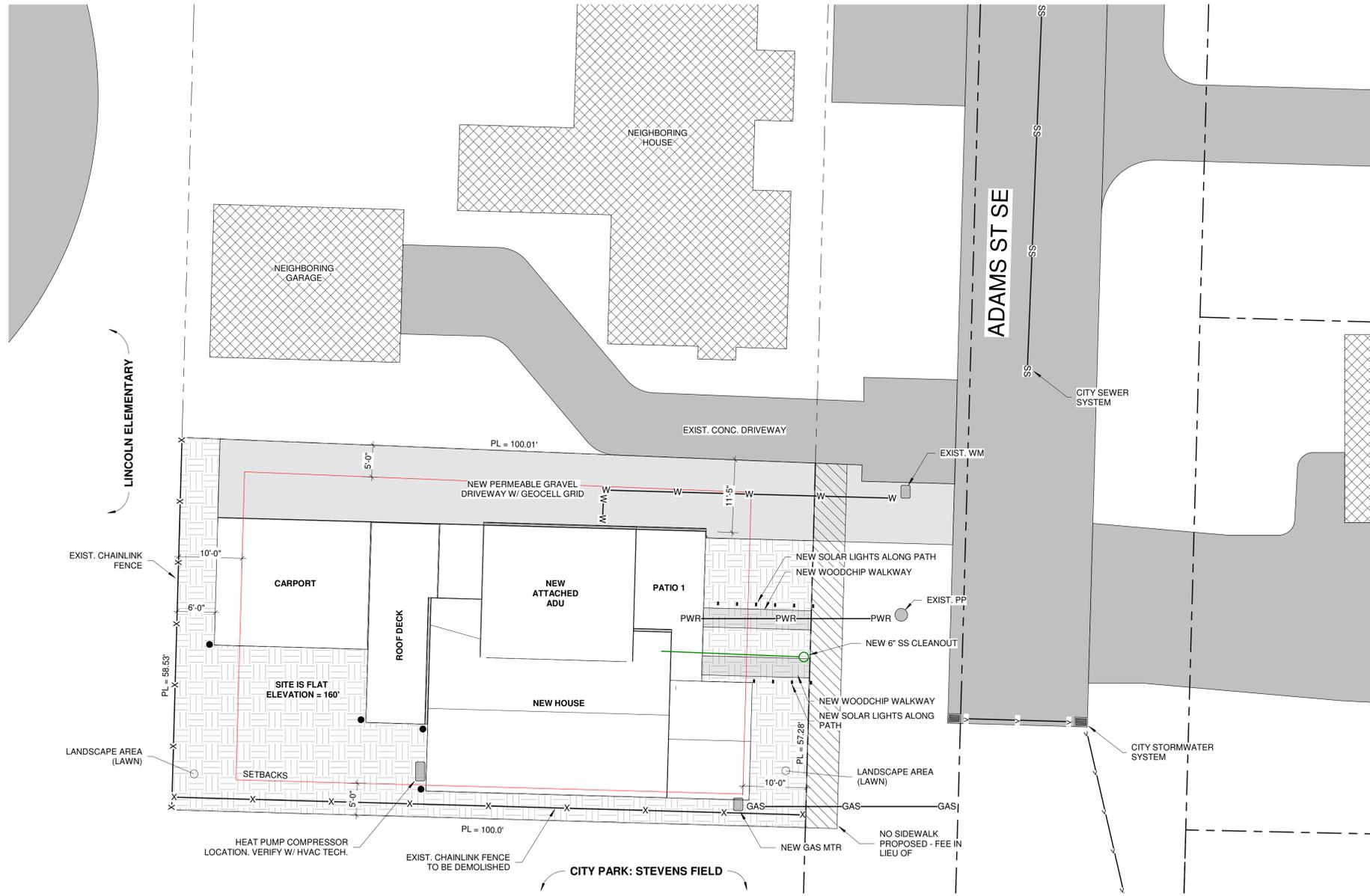
Project number	25-014	A1	Scale
Date	2/2/2026 4:46:24 PM		
Design by	CK		
Drawn by	CK		

No.	Description	Date

Name: Barbara Baker & Jeanette Laffoon
 Project: Home
 Parcel: 43300100602
 Project Address: 2121 Adams St SE
 Olympia, WA 98501

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Note: Rendering is visual in nature and may not accurately depict the presence, location, nor extent of all structural, building, all site features. See plans.



1 A2 Site & Landscape Plan
1" = 10'-0"

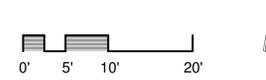
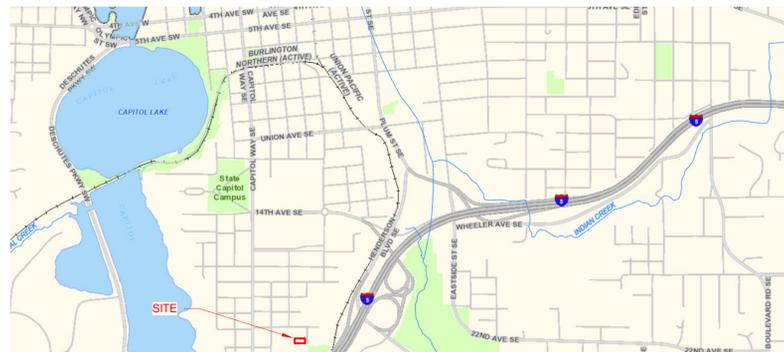
Site Data

Parcel: 43300100602
 Address: 2121 Adams St SE Olympia, WA 98501
 Zoning: R 6-12
 Lot Size: 13 Acre (5790sf)
 Legal: CROSBYS C DONATION CLAIM
 BLA0320540L TR B Document 3591808
 Maximum Impervious Coverage: 55%
 Maximum Development Coverage: 75%

Site & Landscape Notes

1. Lot at present is flat.
2. Lot at present is 100% lawn with minor encroachment of Himalayan Blackberry from the South.
3. Lot at present has no trees.
4. No additional landscaping is proposed.

Vicinity Map



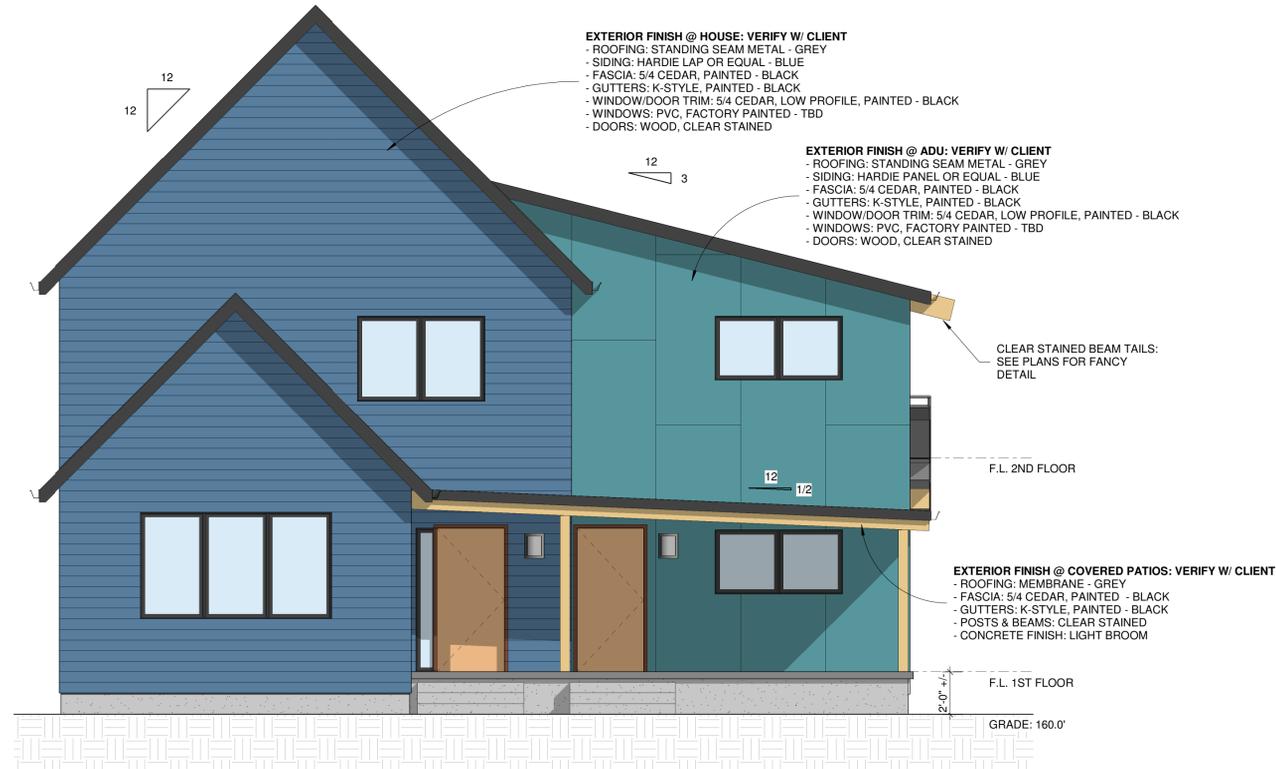
Design Review - Site & Landscape Plan		A2	
Project number	25-014	Design by	CK
Date	2/2/2026 4:46:24 PM	Drawn by	CK
		Scale As indicated	

No.	Description	Date

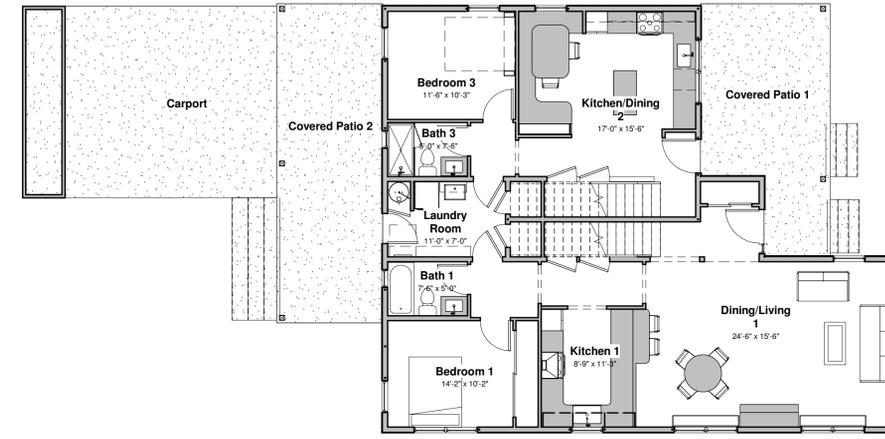
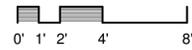
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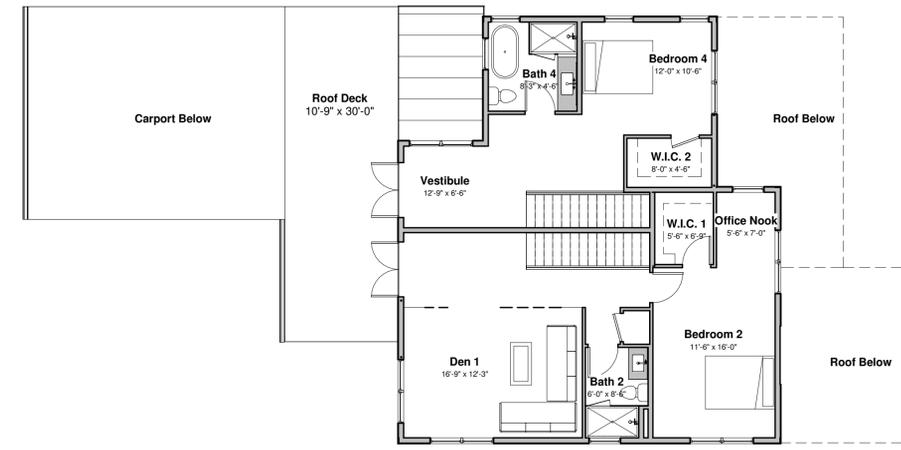
3



1 Design Review Elevation - East
 A3 1/4" = 1'-0"



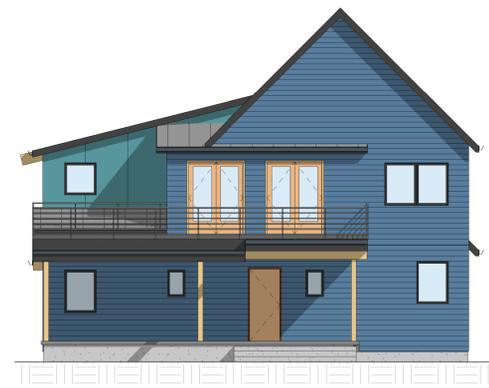
5 Design Review - 1st Floor
 A3 1/8" = 1'-0"



6 Design Review - 2nd Floor
 A3 1/8" = 1'-0"



2 Design Review Elevation - South
 A3 1/8" = 1'-0"



3 Design Review Elevation - West
 A3 1/8" = 1'-0"



4 Design Review Elevation - North
 A3 1/8" = 1'-0"

Design Review - Elevations

Project number	25-014	A3	Scale As indicated
Date	2/2/2026 4:57:10 PM		
Design by	CK		
Drawn by	CK		

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