



Meeting Minutes - Draft

Heritage Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Heritage Commission
Contact: Marygrace Goddu
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Monday, March 22, 2021

12:00 PM

ON SITE at 301 Maple Park

Heritage Review Committee ON SITE at 301 Maple Park

1. CALL TO ORDER

Vice Chair Miller called the meeting to order at 12:00 p.m.

1.A ROLL CALL

Present: 9 - Chair Holly Davies, Commissioner Jessica Bieber, Commissioner Audrey Henley, Commissioner Kenneth House, Commissioner Garner Miller, Commissioner Andrea Pareigis, Commissioner Susan Rohrer, Commissioner Stephen Scott and Commissioner Gary Stedman

Excused: 1 - Commissioner Sheila Swalling

OTHERS PRESENT

Historic Preservation Officer Marygrace Goddu
Homeowners Eric and Kelly Dightman

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

3.A [21-0280](#) Approval of January 25, 2021 Meeting Minutes

Chair Davies requested the first sentence of the final paragraph to be amended to read, "The Committee discussed and did not reach an agreement whether, if detailed to replicate the original window design, the product can be an acceptable replacement." The January 25, 2021 Heritage Review Commission minutes were approved as amended.

The minutes were approved as amended.

4. BUSINESS ITEMS

4.A [21-0274](#) Permit #12-0330, Dightman ADU and Garage, 301 Maple Park

The committee asked questions about the exact planned location of the proposed ADU, and discussed the design details of the ADU, the proposed garage, and the access and visibility of each.

Findings of fact and reasons for determination:

The homeowner was able to clarify by showing the property line and the setback as measured from that point, which is within the sidewalk edge, resulting in a deeper setback margin from the sidewalk than was previously understood. Though an exact measurement from the property line was difficult to take, the actual setback from the sidewalk will be about 14 to 15 feet. The covered porch of 5' in depth at the north west end of the ADU, closest to the primary residence, visually adds to the setback to a degree.

The size of the proposed structure meets city code requirements.

The corner lot configuration and existing non-conforming structures at the south edge of the property drive city determination to consider the Franklin Street side as the front property line, as the "least non-conforming" configuration.

Date of construction of the existing garage addition at the south edge of property is unknown.

Commissioner House noted that although he would prefer a setback in alignment with the façade of the home, the proposed setback is close to that of the homes in the district.

Commissioner Bieber noted that while the proposed ADU is prominent in relation to the historic home, the homeowners have taken care with the design to make it compatible.

It was further noted that the materials of both new structures are consistent with the original home, the simplified roofline of the ADU (versus earlier design reviewed by the committee in 2019) and the window design are very good; and the placement and design of the garage are subordinate to the original home.

The committee addressed two concerns: proximity to Maple Park and conformance with typical setbacks along Maple Park and in the district; and the degree to which the addition would be subordinate to the original home, especially given its location.

The committee was in agreement that together, the compatibility of design and the additional margin of setback for the ADU as demonstrated by the owner sufficiently mitigate these concerns, and the new construction is acceptable and meets the SOI Standards, in particular Standard #9, "New additions, alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment."

Chair Davies moved, seconded by Commissioner Bieber to approve the construction of the ADU as presented in the plans discussed on site. The motion passed unanimously.

Chair Davies moved, seconded by Commissioner House to approve the construction of the garage as presented in the plans discussed on the site. The motion passed unanimously.

5. ADJOURNMENT

The meeting adjourned at 12:47 p.m.