



Meeting Minutes - Draft

Heritage Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Heritage Commission
Contact: Marygrace Goddu
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Wednesday, December 8, 2021

6:00 PM

1. CALL TO ORDER

Chair Davies called the meeting to order at 6:00 p.m.

1.A ROLL CALL

Present: 8 - Chair Holly Davies, Commissioner Jessica Hull, Commissioner Kenneth House, Commissioner Garner Miller, Commissioner Stephen Scott, Commissioner Gary Stedman, Commissioner Sheila Swalling and Commissioner Sharon Lumbantobing

Excused: 3 - Commissioner Audrey Henley, Commissioner Andrea Pareigis and Commissioner Susan Rohrer

1.B OTHERS PRESENT

Historical Preservation Officer Marygrace Goddu

2. APPROVAL OF AGENDA

The agenda was approved as amended to add a review of language for historic home plaque for the Tamblin-Meyer House as Item B, and moving the Commission Work Plan to Item 6C.

3. APPROVAL OF MINUTES

[21-1187](#) Approval of November 8 2021 Heritage Commission Meeting Minutes

The minutes were approved.

4. PUBLIC COMMENT - None

5. ANNOUNCEMENTS - None

6. BUSINESS ITEMS

6.A [21-1193](#) Review of *Guidance for Solar Installations for Locally Designated Historic Properties*

Commissioner Miller raised the installation at 400 17th St SE as a study case for the issues before the Commission and invited Commissioner Swalling to share her concerns.

Commissioner Swalling noted that the application of solar on the street facing south roof elevation in this instance meets the commission's current guideline, allowing this visible location when other placements are not "viable" (meeting 80% or better total solar resource fraction, TSRF). However, she is troubled by the arrangement, which uses a stair-step placement of panels to follow the shape of the roof with angular lines. This arrangement is visually distracting. However, the color is dark and there isn't currently any option offered by the solar industry for panels that follow the angles of the rooflines.

Commissioner Davies noted that the panels recently approved for the home on 18th St. were on the front and did not meet the viability requirements but were allowed because they specifically were not visually distracting. These were located on the roof of a shed dormer that had very little slope and so are not very visible.

Commissioner Miller posed whether the commission would have denied the application at 18th if it had been more visible.

Commissioner Davies asked if the commission would consider denying low efficiency panels in high-visibility locations.

Commissioner Lumbantobing shared the Secretary of the Interior's (SOI) Standard #9, "new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property," and Standard #10, New additional and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

She suggested that as long as building owners respect the historic materials and the installations are reversible, the commission should not regulate local. She likened it to paint color, it is reversible. She noted that it is important that we not provide a disincentive for listing homes, we don't want to discourage people from owning historic homes. She argued that we can follow the SOI Standards and still allow solar in visible locations.

Commissioner Davies added that she supports this but also would like to continue to encourage historic building owners to minimize visibility of panels and accessory panels. Commissioner Miller agreed that we should continue to provide guidance about placement in low visibility locations.

Ms. Goddu suggested that staff review be the general rule, deferring to the Review

Committee in cases where character of the property is compromised, historic materials are negatively impacted, or accessory panels and conduit are proposed for visible locations.

With further discussion it was suggested that proposals for panels that are not flat to the roof or otherwise conforming with the shape of the roof (to the degree that the industry standards provide capacity to do so) or other anomalies also receive committee review.

Ms. Goddu will revise the current guidance accordingly and bring a revised draft to the next commission meeting for consideration.

The decision was discussed and continued to the Heritage Commission.

6.B [21-1221](#) ADDED DURING MEETING - Review of Language for Tamblin-Meyer House Plaque

The commission reviewed and agreed on the proposed language. No vote was taken, and Ms. Goddu was authorized to make minor changes if needed to accommodate the language within the space limitations of the circular plaque.

The discussion was discussed and closed.

6.C [21-1188](#) Heritage Commission 2022 Work Plan

Ms. Goddu recapped the discussion from the November retreat.

Commissioner Lumbantobing made note of the observation of the trainer from NAPC that Olympia is well-situated in regard to the integration of historic preservation principles, values, and goals into the City's various plans particularly the Comprehensive Plan.

Commissioners discussed how to approach exploration of a 4th Ave E historic district, how to gather information to help to draw district boundaries, helpful information tools, and an approach that begins by talking to property owners. Recent success stories and information from Tacoma's program on the benefits of listing may be helpful.

Ms. Goddu shared a "Strategy On A Page" (SOAP) planning document, summarizing the work plan. The city's required WP format is lengthy and difficult to read. All appreciated the format. Commissioner Lumbantobing suggested adding "partnering" as an additional core strategy box on the page. Commissioners agreed that committees should meet to develop lists of the specific events and activities that will be the focus of each of the core strategy areas.

The discussion was discussed and closed.

7. COMMITTEE REPORTS

Heritage review committee's report was covered by item 6A.

8. OTHER TOPICS

Ms. Goddu provided a staff report that included the following:

- The Howard Point Marker has been installed on East Bay Drive
- The second Art Crossings dedication was held last Saturday
- At City Council 12/7:
 - Special Tax Valuations were approved
 - Howard Park Naming was approved
- A Cultural Access Resolution will be on the 12/14 Council Agenda. If approved a cultural access initiative will go to voters for approval on April 26, 2022.
- The City's Complete Streets Grant for PW/Transportation improvements at 4th Ave E and Plum Streets was received by the Dept. of Archaeology and Historic Preservation and recommended for approval to the State DOT.
- Our Thurston County Grant application for funds to document Olympia's music history was recommended to the Board of County Commissioners for approval.

9. ADJOURNMENT

The meeting adjourned at 7:44 p.m.