



Meeting Minutes

Heritage Commission

City Hall
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Olympia, WA 98501

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Tuesday, February 27, 2018

6:30 PM

Room 207

Joint Special Meeting with the Design Review Board

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m.

1.A ROLL CALL

Present: 8 - Chair Kat Kelly, Commissioner Holly Davies, Commissioner Dwayne Harkness, Commissioner Tamara Hayes, Commissioner Benjamin Helle, Commissioner Garner Miller, Commissioner Rachel Newmann and Commissioner Nicholas Vann

Excused: 2 - Vice Chair Stephen Austin and Commissioner Sheila Swalling

Absent: 1 - Commissioner Suzanna Pratt

OTHERS PRESENT

Design Review Board members:

Tom Carver, Duane Edwards, Robert Findlay, Joseph LaValle, Marnie McGrath, and Angela Rush

Community Planning & Development City staff:

Deputy Director of Leonard Bauer
Associate Planner Catherine McCoy
Historic Preservation Officer Michelle Sadlier

2. APPROVAL OF AGENDA

The agenda was amended with Item 3.A being split in two parts so Item 3.B could take place earlier.

The agenda was approved as amended.

3. BUSINESS ITEMS

3.A [18-0199](#) Introductions: The Design Review Board and Heritage Commission

Members of each Board introduced themselves and the work of their citizen advisory committees.

The discussion was completed.**3.B** [18-0196](#) Missing Middle Housing Analysis

Mr. Bauer presented a briefing on the Missing Middle Housing project, which is currently underway. Issues raised by Commissioners/Boardmembers included:

- Whether the initiation of the Missing Middle Housing project was being driven by a need for this type of housing or by developers. (Mr. Bauer's response: The driver is the need for housing that bridges the gap between subsidized housing and higher-end market-rate housing under population density forecasts.)
- Whether demolition forecasts would creep up the way they have in other parts of Puget Sound. (Mr. Bauer's response: TRPC study indicates demolition figures in the Olympia/Tumwater/Lacey area are very low and, in many cases, result in a vacant parcel rather than redevelopment. The City will be keeping an eye on future trends.)
- The fact that historic districts like South Capitol already have this pattern of infill development so there's a precedent. (Mr. Bauer's response: The goal is to get more variety of housing to match the needs and price points of a changing population, not increase density requirements. The minimum and maximum density requirements will not change as a result of the proposed changes to zoning code.)
- The fact that historic districts may be vulnerable to change, especially for transient housing, and the need to protect their special character. Some of the currently proposed housing types might not be compatible with the existing character. (Mr. Bauer's response: We'll make a note of this and consider it in our ongoing review of the proposal.)

The discussion was completed.**4. OTHER TOPICS****4.A** [18-0198](#) Certified Local Government Review of Nomination for National Register of Historic Places: Capital Savings & Loan Association (425 Franklin St SE)

The Commission supported the nomination of the former Capital Savings & Loan Association building at 425 Franklin St SE for National Register of Historic Places under the applicable criteria. The Commission also attached an additional suggestion that the justification for Criterion A be strengthened.

The recommendation was recommended for approval.**5. ADJOURNMENT**

The meeting was adjourned at 8:40 p.m.